







This fantastic brand-new bespoke detached family home circa 2270 sq ft is situated in a superb position on Woodlands Lane opposite the park and nearby the local primary school. Benefitting from 5 double bedrooms, 4 bathrooms, separate living room, garage, superb kitchen/dining/family room, Utility and guest cloakroom, good sized driveway, and excellent sized rear garden. This home will be finished to a high level of specification.

- Brand New detached family home nestled tastefully into a mature sought-after lane.
- Magnificent master suite with a vaulted ceiling and full height window.
- 4 further double bedrooms & 3 bathrooms
- Excellent sized rear garden
- Fantastic fully fitted Kitchen/ dining/ family room
- Separate sitting room
- Parking for at least 3 cars
- Garage & Utility
- Finished to a high level of specification.

## SPECIFICATION

**KITCHEN / DINING / FAMILY** - A superb multifunctional room with French doors leading out into the garden. Luxury contemporary fully fitted units with a large island and breakfast bar and space for comfy seating.

**WORK SURFACES** - Solid granite surface worktops.

**APPLIANCES** - Integrated appliances by Bosch or equivalent to include double oven, induction hob, down draught extractor, microwave, dishwasher, and fridge/ freezer.

**LIGHTING** - Downlighters to open plan Kitchen/Living area & all bathroom areas.





## LOUNGE

HEATING - Gas Central Heating provided by Worcester Bosch Combi boiler with radiators to ground, first and second floor.

FLOORING - Karndean flooring to ground floor and carpets to remainder.

BEDROOM 1 - Bay window, fitted wardrobes and En-suite Bathroom.

BEDROOM 2 - Fitted wardrobes and En-suite bathroom

BEDROOM 3 - Fitted wardrobes.

BEDROOM 4 - Fitted wardrobes.

MASTER SUITE / BEDROOM 5 – Good sized wardrobe/store and En-suite Bathroom.

BATHROOM & EN SUITES - Contemporary sanitaryware, High quality fittings to include Roca sanitaryware, fully tiled walls and floors. Illuminated mirrors, and LED lighting

WINDOWS - UPVC flush double-glazed casement windows.





**GARDEN** - Generous rear garden. With paved patio area, professionally prepared and laid to lawn areas, external lighting, cold water tap to front and rear, electric power points to front and rear, EV charging point to front.

**SECURITY** - For peace of mind, a security system with CCTV cameras.

**WARRANTY** - 10-year new build structural warranty

**LOCATION** Woodlands Lane sits on the West side of the ever-popular Shirley town, which benefits from an arrange of good shopping along the Stratford Road and has easy access to the larger town of Solihull where you can find a larger selection of High St chains, many restaurants, and cinema. Shirley has access to good motorway network links to London and Birmingham alike, Birmingham City centre, NEC, and Birmingham airport.

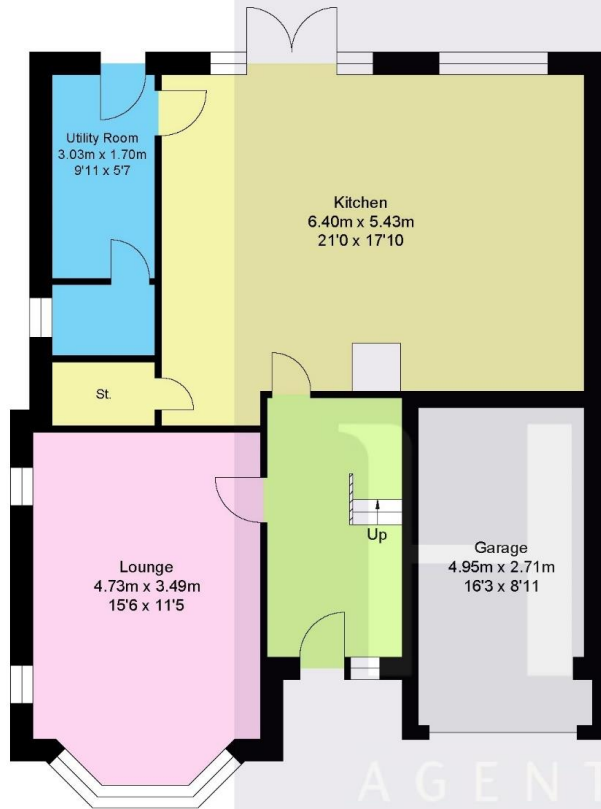
Due to supply issues, the specification may vary from the above but will be substituted with equivalent products.



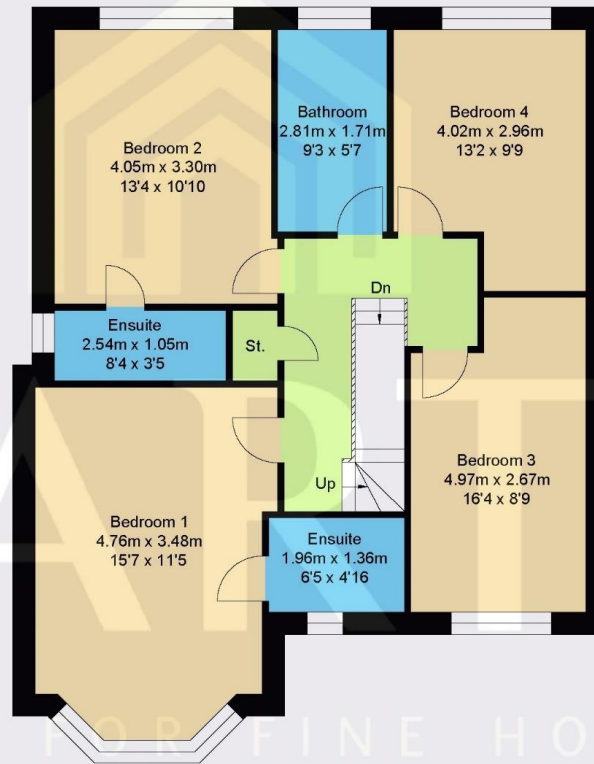


**Main House Area 2270.75 square feet**

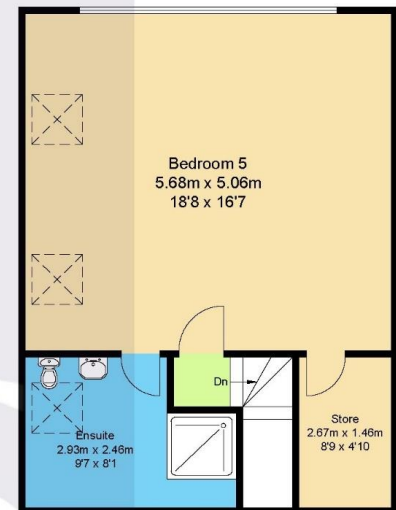
**Ground Floor**



**First Floor**



**Loft Floor**



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