



**Plot 1 , Cherry Lane Gardens,  
off Jarvis Street Eckington,  
Worcestershire  
WR10 3AS**

**Guide Price  
£750,000**



Picture shows a previous development by Lockley Homes



Picture shows a previous development by Lockley Homes



### **BUY A PLOT FROM LOCKLEY HOMES AND TAKE ADVANTAGE OF STAMP DUTY SAVINGS OF AT LEAST £17,500**

Available to reserve off plan and ready end of 2026, a beautifully crafted collection of just 6 exclusive homes which are a mix of elegant bungalows and houses and are set in the heart of the charming village of Eckington.

Step inside the property into the spacious hallway, with separate cloakroom and double doors leading through to the impressive kitchen dining living room. Painted shaker style cabinetry with stone worktops and integrated Siemens appliances, Quooker 3-in-1 hot water tap and double doors leading out to the rear garden area. Door leads through to the utility room having a Villeroy & Boch farmhouse butlers sink with stone worktops and plumbing and electrics for washing machine and tumble dryer. Two bedrooms with the main bedroom benefitting from a dressing area with fitted wardrobes and ensuite bathroom with Burlington sanitaryware and luxurious vanity unit with ceramic/Porcelain wall and floor tiling from Madarin Stone & Porcelanosa.

Outside there is a double garage with electric car charging point. Turfed garden areas with paved patio and pathways (as shown on the site plan).

Agents Note - All external photos are Computer Generated Images and internal photos show previous finishes of Lockley homes.

\* Stamp Duty figures are based on a single home ownership.

## Specification

Impeccable taste, supreme quality and incredible attention to detail characterise the interiors of Cherry Lane, Gardens.

### Kitchen and utility

Painted shaker style cabinetry with soft-closing doors and drawers  
Stone worktops, upstands and splashback to hob area  
Ceramic under-mount sink with Quooker 3-in-1 hot water tap  
Siemens integrated multi-function oven & Siemens touch operated induction hob  
Siemens integrated combination microwave oven  
Siemens wall mounted extractor hood  
Siemens integrated fridge/freezer  
Siemens integrated dishwasher  
Caple premium integrated under-counter dual zone wine cooler  
Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink  
Plumbing and electrics ready for washing machine and tumble dryer

### Bathroom, en suites and WC

Burlington sanitaryware and luxurious vanity units  
Large wall hung bespoke cut mirrors  
Traditional towel ladder radiators in a chrome finish  
Shaver sockets in a chrome finish  
Luxury Ceramic/Porcelain wall and floor tiling from Mandarin Stone & Porcelanosa

### Interior finishes

Feature staircase with oak handrail, oversized oak newels & frameless glass balustrades  
Matt paint finish to all ceilings and walls  
Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities  
Oak internal doors (glazed doors to selected rooms)  
Door fittings, light switches and sockets in a brushed chrome finish  
Bespoke fitted wardrobes to master bedroom  
Glazed French doors where indicated on floorplans

## Heating, Electric and Lighting

Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor  
Worcester Bosch boiler (mains gas)  
Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)  
Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites  
PV Solar Panels fitted to all homes with controls fitted in loft/garage  
TV points to all bedrooms, living room, dining/family area and study (where applicable)  
TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial  
Master BT telephone point fitted to all homes

### Exterior finishes

Electric car charging points to all homes  
Turfed garden areas with paved patios and pathways as shown on site plan  
Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)  
External waterproof socket and tap to rear of property  
Private double garage with power and light

### Security and warranty

Two-year Homeowner Warranty from Lockley Homes  
Ten-year Premier Structural Warranty  
Multi-point locking mechanisms to external doors  
Security alarms to all homes

**Plot 1 Jarvis Street, Eckington**  
**Main House Area 1430.95 square feet**  
**Garage Area 397.94 square feet**  
**Total Area 1828.89 square feet**

**Ground Floor**

