



**Plot 4 , Cherry Lane Gardens,
off Jarvis Street Eckington,
Worcestershire
WR10 3AS**

**Guide Price
£ 1,350,000**



BUY A PLOT FROM LOCKLEY HOMES AND TAKE ADVANTAGE OF STAMP DUTY SAVINGS OF AT LEAST £68,750 *

Available to reserve off plan and ready end of 2026, Cherry Lane Gardens is 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.

Covered porchway leads through to the large hallway with downstairs wc and doors off to all rooms. Two reception rooms with one being a lounge and the other a home office, door through to the impressive open plan kitchen dining family room. This room has bifold doors which open up onto the garden area ideal for entertaining, painted shaker style cabinetry with soft closing doors and drawers with integrated Siemens appliances and Quooker 3-in-1 hot water tap, door through to the utility room with plumbing and electrics for washing machine and tumble dryer. Upstairs there are five bedrooms with bedrooms one, two and three having an ensuite with bedrooms one and two both having dressing rooms, family bathroom.

Outside there is a double garage with with electric car charging point. Turfed garden areas with open views from the rear garden and 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 4 Jarvis Street, Eckington
Main House Area 2893.01 square feet
Garage Area 399.23 square feet
Total Area 3292.24 square feet



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