

1 NEWCOURT GARDENS  
SOLIHULL  
B91 1NY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An impressive six-bedroom family home set on a private gated development, finished to the highest standards and conveniently located close to Solihull town centre.

Ground floor: reception hall, dining room, drawing room, kitchen/breakfast room, guest cloakroom, utility, larder cupboard.

First floor: master bedroom with dressing room and en suite bathroom, guest bedroom with en suite shower room, two further bedrooms, family bathroom, study.

Second floor: guest bedroom with en suite shower room, bedroom six, family shower room, storage cupboard.

Outside: integral double garage, lawned gardens.

Approximate gross internal floor area TBC. EPC rating TBC.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Newcourt Gardens is an exclusive new homes site boasting just five luxurious properties, situated in one of Solihull's premier avenues. Alderbrook Road is located close to the centre of Solihull, within easy reach of a plethora of independent retailers, restaurants, designer brand shops and the prestigious Touchwood shopping centre. With fabulous leisure facilities nearby and beautiful parks and green spaces including Blythe Valley nature reserve for outdoor pursuits and family days out. This location is renowned for its Outstanding Ofsted rated local schooling, for primary schools there is Augustine's Catholic primary school, Blossomfield infant and nursery school, Cranmore infant school and secondary schools including Tudor Grange academy, St Peters Catholic school along with excellent transport links to Kind Edwards VI grammar school, King Edwards Edgbaston, Warwick School for boys and the Kings High School for girls.

### Description of Property

Newcourt Gardens is a private gated development with just five large family homes just off Alderbrook Road. This property is finished to the highest of specifications, boasts six double bedrooms over three storeys, and is close to the local amenities of Dorridge as well as Solihull.

The attractive reception hall has an oak staircase and full-size picture windows allowing the space to fill with natural light, perfectly complimenting the high gloss ceramic tiled floor finish. The hallway leads to the stunning living accommodation including the dining room, drawing room, and the kitchen/breakfast room as well as providing access to a guest cloakroom. The generous size drawing room has an oak effect Amtico floor finish and features a contemporary flush gas fire and provides access to the rear garden through double French doors. The spacious kitchen/breakfast room is sure to become the heart of this fabulous home, being the perfect place for both family mealtimes and entertaining friends. While being a stylish and bright area because of the floor to ceiling windows and double French doors leading to the rear garden that take up one side of the room, the kitchen/breakfast room is also incredibly practical. Stylishly fitted with a shaker style, the kitchen has extensive wall and floor cupboards and is surmounted with an attractive complimentary work surface. An oversized island provides a vast space to prepare meals. Quality appliances include an integrated fridge, freezer, and dishwasher. Other smart features include a boiling tap, a glass-fronted wine cooler and an spring tap. A gas hob, suite of 4 ovens, warming plates, and attractive overhead extractor

bordered with LED lighting complete the comprehensive kitchen design.

The larder cupboard and utility area can be accessed from the kitchen/breakfast room. The utility room boasts a washing machine and tumble dryer.

### Description of Property continued

The master bedroom with Juliet balcony and views over the rear garden can be found on the first floor. The suite incorporates a fully fitted dressing room and luxuriously appointed en suite bathroom. The spacious and expensively fitted suite includes a free-standing oval bath, twin circular basins set into attractive vanity units, concealed WC and separate walk-in shower cubicle.

The first floor also boasts a guest bedroom with deluxe en suite shower room, two further double bedrooms, a spacious and lavish fully tiled family bathroom, and a study. Both the ground and first floor accommodation benefit from underfloor heating.

The second-floor accommodation comprises of two further bedrooms, one with en suite shower room, a storage cupboard, and a family shower room.

A truly wonderful family home which is now ready and available for immediate occupation.

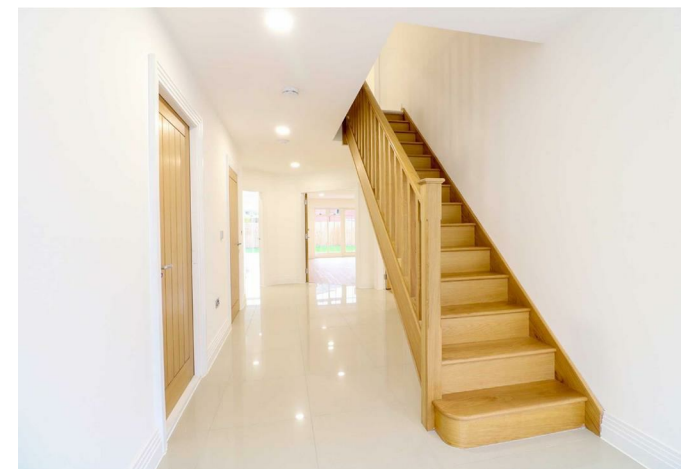
### Gardens and Grounds

The smartly enclosed rear garden can be approached from the beautiful French doors in either the family breakfast kitchen or drawing room. A pedestrian access is also conveniently situated via the utility room.

Enclosed in fencing the garden is laid mainly to lawn to the rear of the house together with a further extensive area of lawn to the right side of the house which is discreet and screened (an ideal area for childrens trampolines or outdoor play parks).

Wrapping around the rear perimeter of the property is the patio area, an ideal place for garden furniture, a place to relax and unwind.

There is an extensive block paved driveway to the front of the house providing parking for numerous vehicles and access to the double garage as well as the front entrance to the house. A small landscaped area softens the look and is lit with bollard lighting.





### Services

We understand that mains water, gas and electricity are connected.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Directions

From Sutton Coldfield, head out from the High Street (A5127), turn right onto Tamworth Road (A453). At the roundabout, take the fourth exit onto the A38. Merge onto the M6 toll via the ramp to Coventry toll road. Merge onto the M42, at junction 5 take the A41 exit to Solihull. At the roundabout, take the third exit onto Solihull Bypass/A41 and then take the exit towards Solihull/Town Centre. At the roundabout, take the second exit onto Warwick Road and at the next roundabout take the first exit onto Lode Lane. At the roundabout, take the third exit onto Blossomfield Road and turn right onto Alderbrook Road. New Court Gardens can be found on the right-hand side approached from the private road and gated entrance, identified by Agents For Sale notice.

### Terms

Tenure: Freehold

Local authority: Solihull Metropolitan Borough Council, 0121 704 6000

### Viewings

All viewings of Newcourt Gardens are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Ground Floor



| Energy Efficiency Rating                    |          |           |
|---------------------------------------------|----------|-----------|
|                                             | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92 plus) <b>A</b>                          |          |           |
| (81-91) <b>B</b>                            |          |           |
| (69-80) <b>C</b>                            |          |           |
| (55-68) <b>D</b>                            |          |           |
| (39-54) <b>E</b>                            |          |           |
| (21-38) <b>F</b>                            |          |           |
| (1-20) <b>G</b>                             |          |           |
| Not energy efficient - higher running costs |          |           |
| <b>England &amp; Wales</b>                  | <b>1</b> | <b>1</b>  |
| EU Directive 2002/91/EC                     |          |           |

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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