



Four Ashes Road, Solihull

Guide Price £1,995,000



PROPERTY OVERVIEW

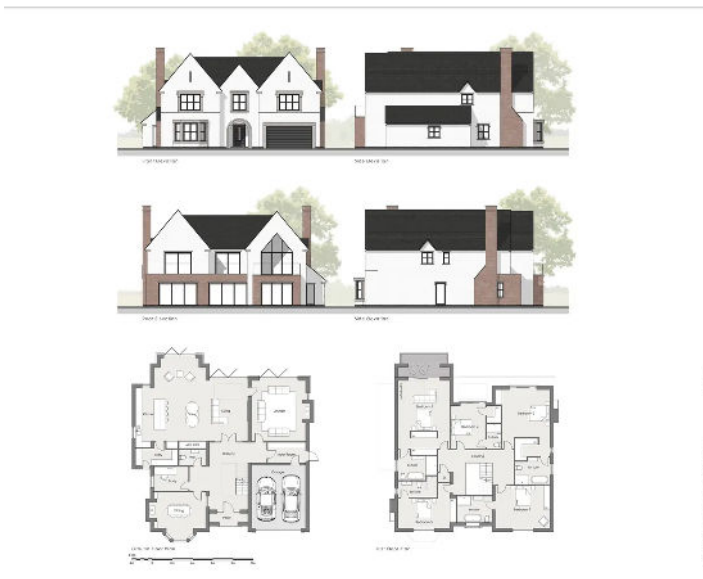
This is an opportunity for you to purchase an 'Off Plan' New Home, set on a large plot of land. You have the chance own an individually designed 5 bedroom detached 2 storey, home, built in one of the most sought after locations of Solihull. The house will be built, under contract, by Damsons Homes, a builder which has an enviable reputation for building bespoke 'One Off', high quality, New homes in and around the Solihull area.

Description

Chestnut Grange is a 4,865 sqft, individually designed New Build home. Located on the very sought after location of Four Ashes Road, Solihull.

This individual home will have an electric gated frontage with a block paved driveway, double garage and an overwhelming feel of space with ceiling height throughout this spacious New Home.

The specification has been elevated to meet the highest of standards, including a bespoke kitchen, Silestone worktops, Siemens appliances, full gas central heating/ Air pump with under floor heating to ground floor & thermostatic radiators and controls to the 1st & second floors.





Specifications

Interiors

Full gas central heating / Air source heat pumps with underfloor heating to Ground floor & thermostatic radiators to First floor, with separate controls to different zones. Free standing log burner to main living room. Fully tiled Ground Floors (kitchen, hallway, utility and cloak rooms) with large format Porcelane tiles. Stunning hardwood contemporary staircase with hardwood handrails, glazed balustrade. Exceptional quality contemporary Walnut /Oak flush finished internal doors with modern high quality door furniture and handles on round rose and high-performance hinges. High quality "Heavy Domestic" fitted carpets to First Floor Bedrooms & Landing, lounge and dining room. Purpose made sleek contemporary skirtings and architraves - grey painted finish. Fitted wardrobes to all bedroom by Alton Bedrooms. Extensive TV and telephone points through out, satellite dish and TV ariel also provided. Mains smoke detectors and burglar alarm with infrared sensors.

Kitchen

Stunning contemporary designer kitchens with handleless units and pan drawers with soft close runners. Bespoke kitchen design features and choice of colours for worktops and kitchen units available from our selected range depending on stage of construction and point of Plot Reservation. Silestone quartz or granite worktops and splash backs in kitchens and utility. Stunning large format porcelain tiles. Flush ceiling spot lighting with low energy LED bulbs. Lovely under unit lighting and designer kickboard LEDs. Stainless steel one & half bowl sink unit with contemporary mixer tap Siemens eye level electric built in double oven x 2 with microwave. Built in warming draw. Tall wine cooler. Flush electric induction hob with touch controls.





1:100
0m 2m 4m 6m 8m 10m



Concealed Siemens re-circulating cooker and separate extractor fan. Integrated Siemens fridge/freezer. Integrated dishwasher. (please note the brand specified for the appliances are subject to availability at the time of ordering).

Bathrooms

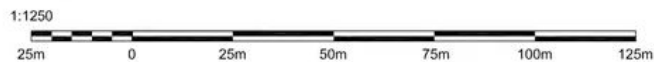
Luxurious contemporary VITRA or similar bathroom suites with wall hung WC & wall mounted designer basins with contemporary. Sleek high quality monoblock basin mixer taps. Stunning contemporary free standing deep luxury bath to main bathroom. Wall mounted thermostatic bath filler mixer tap with independent "hair wash" shower fitting to bath. Luxury low rise shower trays and enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in En-Suites. Bathroom walls are fully tiled with stunning large format tiles from our contemporary range of designer tiles. Fully tiled bathroom floors with matching contemporary tiles from our selected designer range. Electric charging points (toothbrush) to each bathroom with supply for illuminated mirror or cabinet. Luxury heated towel rail in both main bathroom & en-suites. Flush ceiling spot lighting with low energy LED bulbs. Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC.

Externals

Remote controlled contemporary style metal gates to the main entrance. Landscaped gardens with turf and shrubs to the front and rear. Mulched beds and ornamental trees where applicable. Paving & Patios finished with matching contemporary styled low maintenance paving slabs / permeable block paviers.



Location Plan 1:1250



Outside tap and power point provided. Outside electric vehicle charging point to the garage. Garage to be plastered with skirtings, and flooring finished with a none slip Porcelain floor tile. External contemporary style bollard lighting to both sides of the access way. Large timber shed to the rear garden.

Security

A fully integrated Camera alarm system to be fitted to the New Home.

Structure

Solid beam and block ground floor construction, with a separating 150mm PIR insulation and 75mm screed. 102.5 mm facing brickwork outer leaf, 100/150mm/ cavity fully filled insulation, 100mm blockwork inner leaf. Posi- Joist to upper floors, which combine the lightness of timber with strength of Posi –strut steel web, allowing greater spans and design freedom providing services to flow freely. Rendered externals walls will be finished in high quality smooth render. Low maintenance high quality uPVC double glazed windows, French doors & sliding bi-fold doors, (where appropriate), finished in Black RAL colour to match fascias & soffits. Double glazed aluminium windows to large glazed areas. Energy efficient composite contemporary front door.

Roofs finished with high quality natural slate for a sleek contemporary finish and flat roofs finished with the latest Sarnafil Ruberoid single ply roof membrane with 20year guarantee. (Alternative to slate would be plain tiles). Contemporary gutters & downpipes are zero maintenance powder coated aluminium in matching RAL colour. Electric remote controlled fully insulated garage doors with draught seals and two radio remote controls.



Front Elevation

Side Elevation



Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

All homes at Damson Homes are carefully designed with security in mind. Locks are high security and the front entrance door has, in addition, is fully insulated composite /aluminium contemporary style door with high performance hinges as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.

PROPERTY LOCATION

Located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Tenure: Freehold

- One Off Individually Designed New Home
- Potential Tax savings
- Opportunity To Help Plan Your New Home
- To Be Built By A Highly Regarded Developer - Damson Homes
- Sought After Location
- 'Off Plan' New Build, 5 Bedroom Detached Home
- Double Garages
- Completion 2025
- A fully integrated Camera & Alarm system

SERVICES

Will be required as part of the development.

ADDITIONAL INFORMATION

TBC

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Location Plan 1:1250



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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