



Plot 5 Fishers Bridge Lower City Road
Tividale
B69 3EB

Guide Price £375,000



*LAST AVAILABLE PLOT * DONT MISS OUT ON THIS STUNNING 4 BEDROOM NEW HOME * BOOK YOUR VIEWING NOW TO AVOID DISAPPOINTMENT*

Fishers Bridge brings a selection of high quality family homes in modern design to Lower City Road.

A new canalside development of 14 exclusive three & four bedroom family homes. All planned, designed and built with Harker Homes' dedication to quality.

A combination of contemporary exterior styles and spacious layouts lend Fishers Bridge to a character that sets it apart from the average development.

The development sold out quickly so dont miss out on this last luxurious 4 bed plot remaining.

Finished to the highest standard and tastefully staged ready for viewings.







Guide Price £375,000
Freehold

Living Area 16'01" x 10'3" (4.90m x 3.12m)

Kitchen/Dining 18'09" x 13'02" (5.72m x 4.01m)

WC 5'05" x 3'01" (1.65m x 0.94m)

First Floor

Master Bedroom 12 x 11 (3.66m x 3.35m)

En-suite 7'03 x 4'05 (2.21m x 1.35m)

Bedroom 2 11'05 x 9'11 (3.48m x 3.02m)

Family Bathroom 7'10" x 7'04" (2.39m x 2.24m)

Bedroom 3 9'07" x 9'04" (2.92m x 2.84m)

Bedroom 4 10 x 8'04" (3.05m x 2.54m)



Rear Garden

AGENTS NOTE

Please note measurements are approximate and subject to change.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Council Tax Band

Please note we have been advised by the sellers that the Council Tax has not been banded as yet. Please obtain verification from your solicitor.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

MONEY LAUNDERING REGULATIONS: In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

Lex Allan Grove - Land & New Homes

129 Worcester Road Hagley
Worcestershire DY9 0NN
Land & New Homes: 01562 270072
e-mail: lnh@lexallangrove.com

www.lexallangrove.com



Registered in England No. 05895523