



The Fairways

FREDAS GROVE

HARBORNE
BIRMINGHAM

B17 0SY



The Fairways

Harborne

centrick 

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BESPOKE HOMES BY



PIPERHOMES



THE FAIRWAYS IS AN OUTSTANDING DEVELOPMENT OF JUST TEN SUPERB FOUR BEDROOM HOMES ADJACENT TO HARBORNE GOLF COURSE

The Fairways is set right next to the tenth hole of the Harborne Golf Course, less than a mile from the centre of Harborne and just a few minutes drive from the M5. Located by Fredas Grove, just off the Northfield Road, there are ten superb four bedroom three storey semi-detached homes available. Painstakingly planned to offer outstanding accommodation, they have been carefully designed with a brick and render finish to give a contemporary take on the vernacular architecture.

OUTSTANDING NEW HOMES IN A SOUGHT AFTER LOCATION



NB: Computer generated artist impression only,
landscaping is indicative and will vary

A UNIQUE OPPORTUNITY

Nestled between the Harborne and the Harborne Church Farm Golf Courses, The Fairways is a unique opportunity to own a new home in this established residential area. Harborne, which is situated just three miles south west of Birmingham City Centre, was once a country village in a remote part of Staffordshire, but today it is a bustling suburb which still manages to retain some of the charm of a village community. With around ten pubs, half a dozen coffee shops,

a gastro pub and an acclaimed restaurant, as well as a Waitrose, a Sainsbury's local and an M&S food hall, you'll certainly not go hungry or thirsty here. If golf is not your thing, the £12 million Harborne Pool & Fitness Centre is just a short walk away. The Woodgate Valley Country Park and its 450 acre area of meadows, woodland and small ponds is perfect for a leisurely walk or to observe wildlife; the Harborne Cricket Club is equally close by.

WELL CONNECTED

The Fairways is near to both the Queen Elizabeth Hospital and the University. In addition to the nearby University campus, Harborne is well served by a wide range of schools. Harborne and St Mary's RC primaries are rated outstanding by Ofsted and St Peter's C of E and Chad Vale are rated good, whilst Harborne Academy is a good secondary. Harborne is also in the catchment zone for the renowned King Edward VI selective grammar schools.

The nearest train station at University, is a short drive away. There are regular trains into Birmingham New Street with a journey time of just seven minutes. The development is just two and a half miles from junction 3 of the M5 motorway. With so much right on the doorstep and such good access to things further afield, it is not surprising that Harborne was chosen as one of the best places to live by the Sunday Times in 2019.



INSPIRATIONAL DESIGNS
COMBINED WITH QUALITY
CRAFTSMANSHIP



The Fairways
Harborne



DEVELOPMENT LAYOUT

The Fairways, Fredas Grove,
Harborne, B17 0SY



- The Belfry
4 bedroom home
- The Murfield
4 bedroom home
- The Berwick
4 bedroom home
- The Sunningdale
4 bedroom home

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions Act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

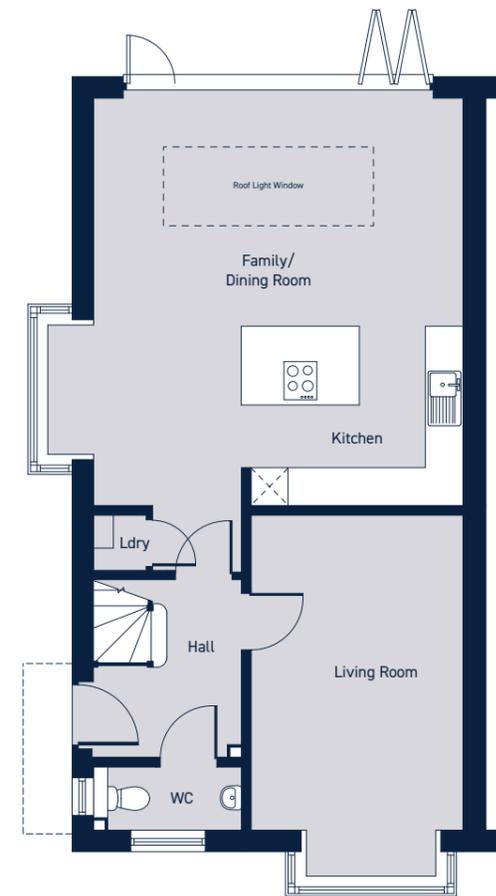


THE BELFRY

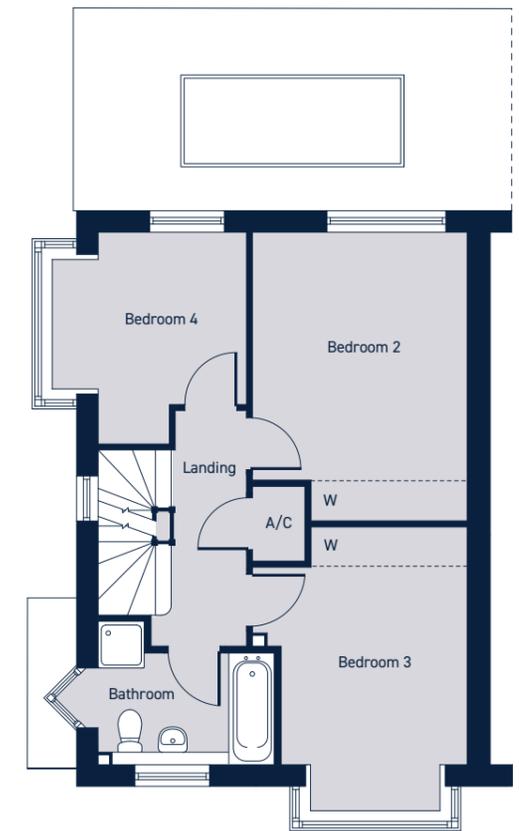
4 bedroom home

Plot 1

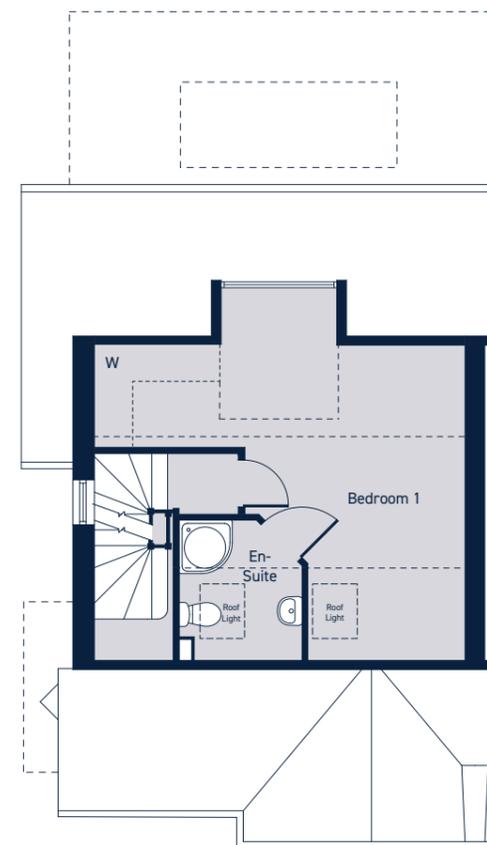
Entered via a door to the hall on the side, this imposing four bedroom home has the added benefit of a walk in bay in the open plan dining kitchen, which comes with a full range of integrated appliances and quartz worktops. The extra walk in bay is continued to the fourth bedroom on the first floor and there is also an extra window on the stairs. An oriel window brings extra light to the family bathroom which also benefits from a bath and a separate shower. With built-in wardrobes to all four bedrooms there's plenty of room to put everything in its place. Outside is a detached garage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions

Kitchen/Dining/Family	6.20m x 6.32m	20'4" x 20'9"
Living Room	5.49m x 3.35m	18'0" x 11'0"
Bedroom 1	4.80m x 5.64m	15'9" x 18'6"
Bedroom 2	4.39m x 3.27m	14'5" x 10'9"
Bedroom 3	4.32m x 2.83m	14'2" x 9'4"
Bedroom 4	3.22m x 2.96m	10'7" x 9'9"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



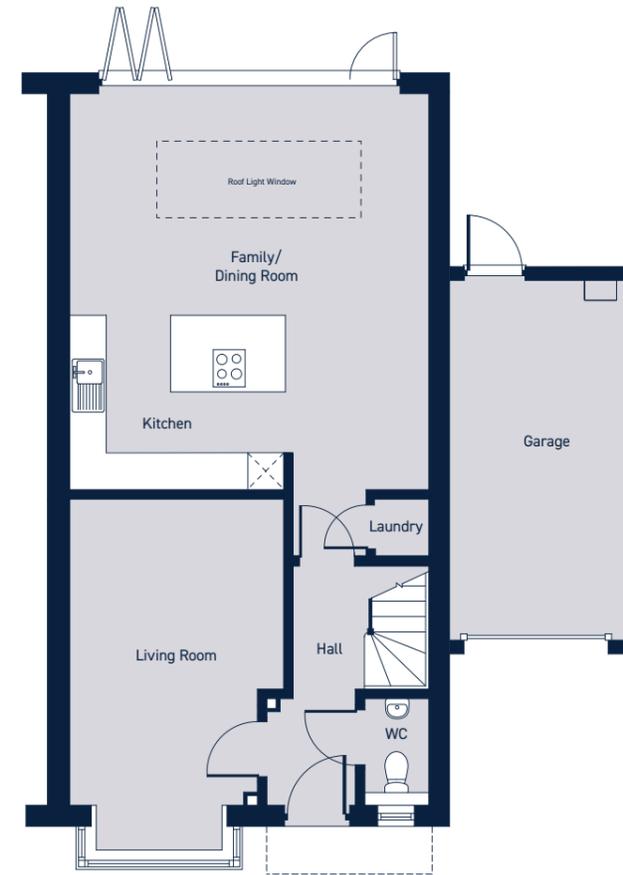
THE MURFIELD

4 bedroom home

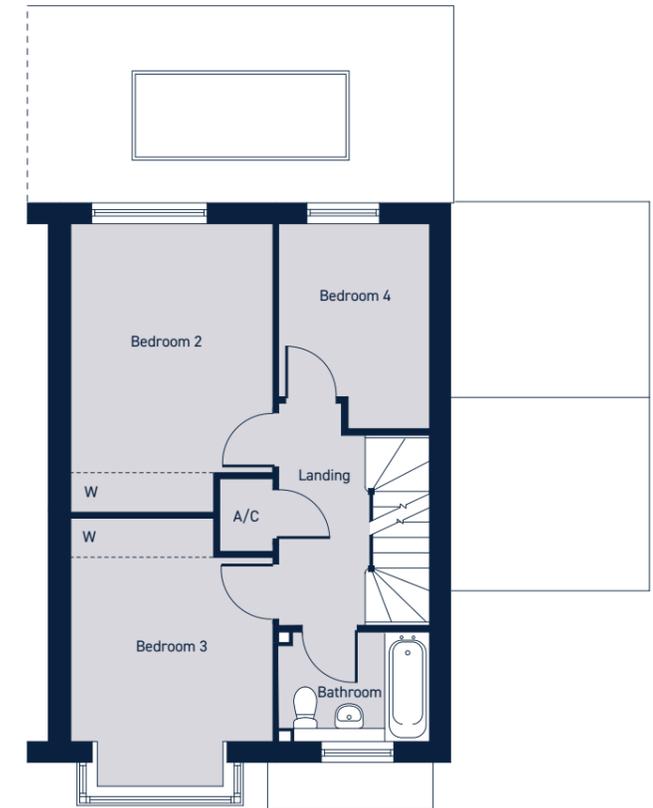
Plot 2

Off the hall to your left is the living room with walk-in bay and to your right is the downstairs cloakroom.

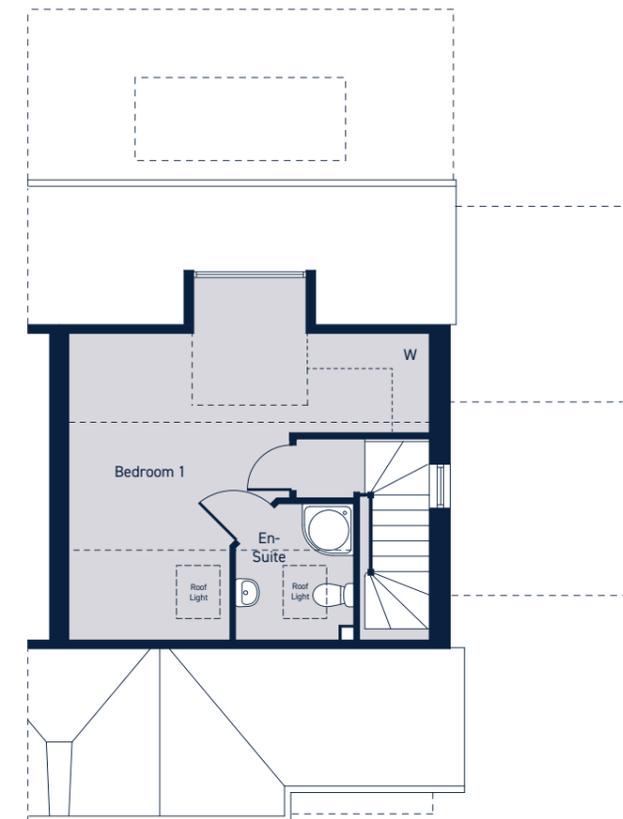
Carry on through the hall past the laundry and be wowed by the fabulous eat-in kitchen, with built-in appliances and a central island. Light and bright thanks to the roof light window and bi-fold doors, it's the real heart of the home. On the first floor are two double bedrooms, both with built in wardrobes, a single bedroom and the family bathroom. The top floor is reserved for the master bedroom with en-suite and built-in wardrobes. Outside is an attached garage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions

Kitchen/Dining/Family	6.20m x 5.62m	20'4" x 18'6"
Living Room	5.49m x 3.35m	18'0" x 11'0"
Bedroom 1	4.80m x 5.64m	15'9" x 18'6"
Bedroom 2	4.51m x 3.16m	14'10" x 10'5"
Bedroom 3	4.19m x 3.16m	13'9" x 10'5"
Bedroom 4	3.21m x 2.36m	10'6" x 7'9"

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THE BERWICK

4 bedroom home

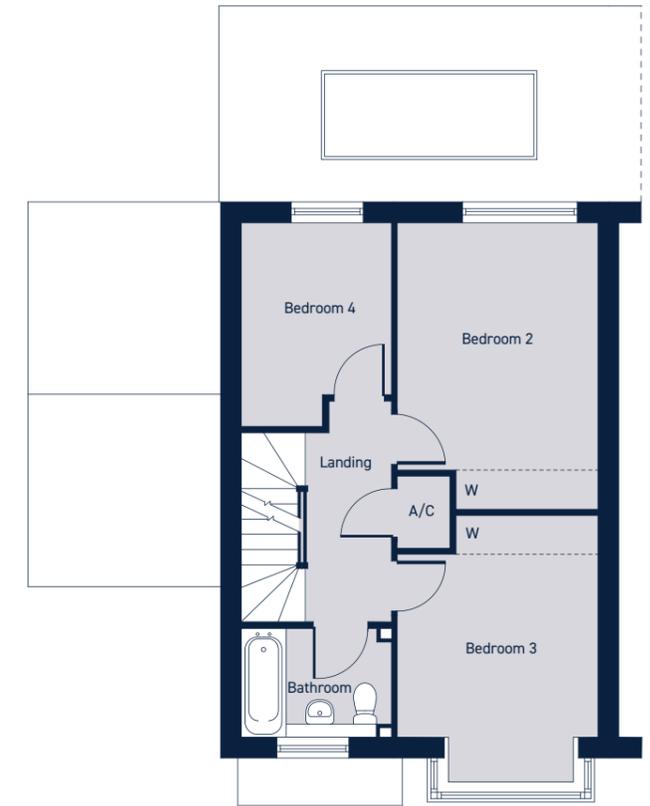
Plots 3, 4, 5, 6, 7 & 8

The absolutely stunning open plan kitchen with central island is flooded with light from both a roof light window and wide bi-fold doors. There's plenty of room to eat in and a full range of integrated equipment.

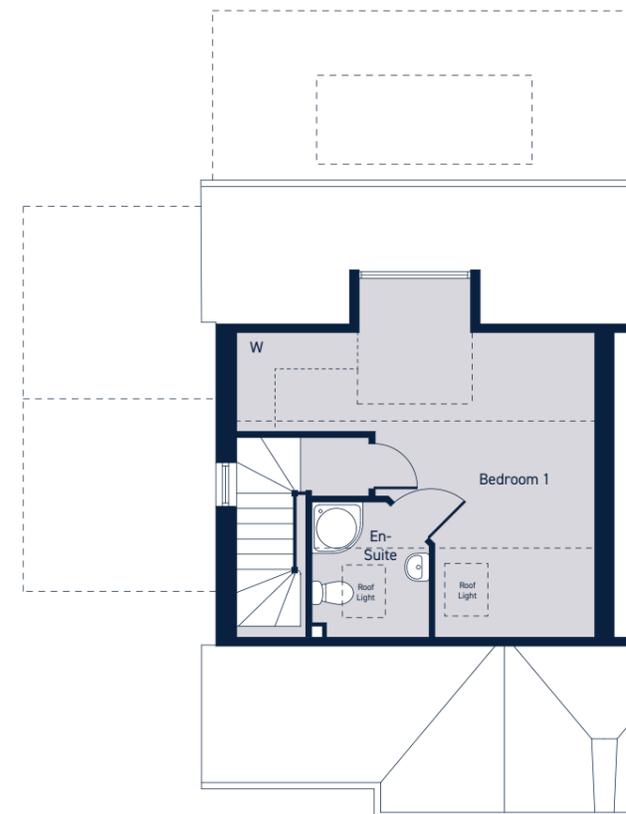
The front facing living room has a walk in bay window and there is also a laundry and a downstairs cloakroom. On the first floor are two double bedrooms, both with built in wardrobes, a single bedroom and the family bathroom. The top floor houses the master suite with built-in wardrobes and an en-suite shower room with a Hansgrohe thermostatic shower. There is also an attached garage with a door to the garden.



GROUND FLOOR



FIRST FLOOR



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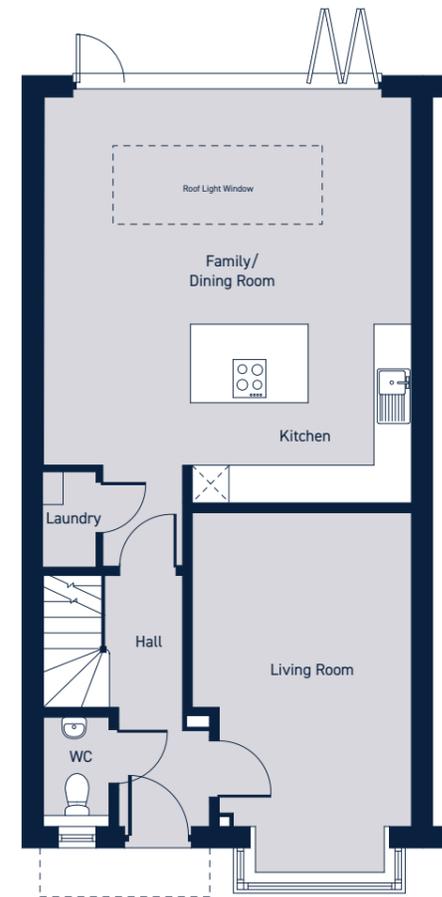


THE SUNNINGDALE

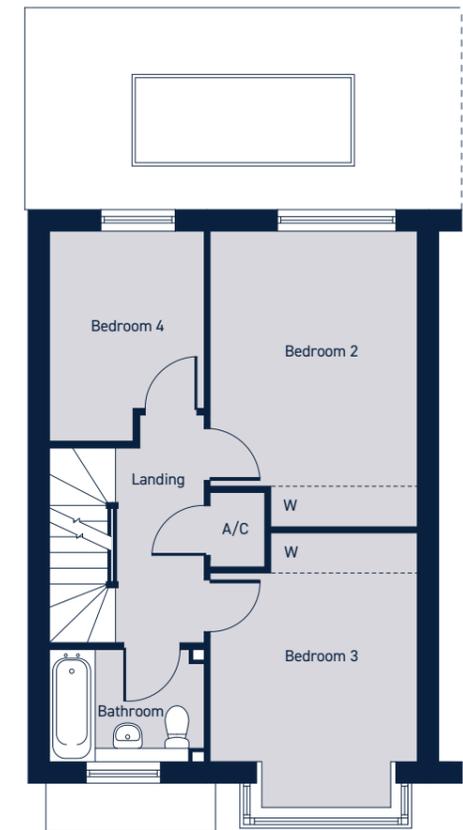
4 bedroom home

Plots 9 & 10

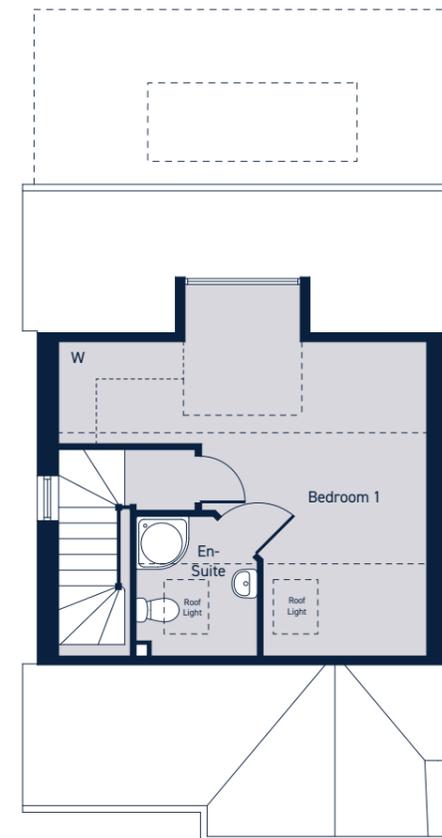
With bi-folds and a regular door, the spacious open plan eat-in kitchen is perfect for enjoying entertaining outside - when the built-in wine cooler might come in handy. Even on gloomy days, the room is flooded with light from the roof light window. There's plenty of room to relax in the front facing living room with walk in bay and there is, of course, a downstairs cloakroom and a laundry. On the first floor, two double bedrooms and a single bedroom share the family bathroom. On the top floor is the master bedroom with en-suite shower. There is a detached garage and steps from the terrace to the south facing garden.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SPECIFICATION & FEATURES

Each home at The Fairways has been meticulously designed to a very high specification. Below are some of the standard features for all properties. Some house types include extra items that are not listed here. Please ask for details.

KITCHEN & UTILITY

- Fully-fitted kitchen with soft close doors and drawers
- Luxury quartz worktops with matching upstands
- Neff electric fan oven
- Neff combination oven
- Neff induction hob
- Neff extractor
- Integrated dishwasher
- Integrated large fridge/freezer
- Integrated wine cooler
- Under unit lighting

BATHROOM, EN-SUITES AND CLOAKROOM

- Villeroy & Boch wash hand basin & toilet with concealed cistern
- Vitra Optima bath
- Hansgrohe taps and thermostatic shower mixer
- Full height Porcelanosa tiling to the bath and shower enclosure
- Low profile shower tray
- Chrome shaver socket
- Heated chrome towel rail
- Porcelanosa ceramic floor tiles

HEATING

- Ideal gas fired boiler
- 250 litre unvented cylinder
- Compact radiators with thermostatic valves

LIGHTING & ELECTRICAL

- Brushed steel finish downlighters to kitchen, bathroom & en-suites
- Brushed steel switches and sockets
- Socket with USB outlet in living room, kitchen and bedrooms
- TV & telephone socket to living room, kitchen & bedroom 1
- Mains operated door bell
- Mains operated heat, smoke and carbon monoxide detectors
- Wireless alarm system

JOINERY

- Double glazed front and rear doors with 3 point locking system
- Oak finish 5 vertical panel internal doors
- Chrome lever latch door furniture & hinges
- Bi-fold patio doors to kitchen/dining room
- Wardrobes to bedrooms 1, 2 & 3

DECORATION

- White painted walls, ceilings and woodwork
- Pine stair balustrades with oak handrail

EXTERNAL

- Turfed and fenced rear garden
- Outside tap
- 10 year Premier guarantee

Please note: Piper Homes reserve the right to amend the specification where necessary and without notice. For more information on the upgrades available please speak with our sales executive.



PURCHASING A HOME IS ONE OF THE MOST IMPORTANT INVESTMENTS THAT YOU WILL MAKE IN YOUR LIFETIME



ABOUT PIPER HOMES

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

As a privately owned and family run business we put you, the customer at the heart of everything we do.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.





These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Mislading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change. The Fairways is a marketing name and may not be the final postal address. Details correct at the time of going to print.