



Plot 1, The Catkins, Milford Green Court, Shawbury Lane, Shustoke, B46 2BW

HOWKINS &
HARRISON

Milford Green Court is an exclusive development of 14 executive family homes. With a range of 3 -5 bedrooms properties finished to an exacting standard offering wonderful open plan accommodation.

Features

- Neff appliances & Quooker 3 way hot water tap
- Chesneys multi fuel stove (Selected plots)
- Worcester central heating boiler
- Roca bathroom suites
- Bristan fittings & RAK ceramics
- Flo gas supply – Phoenix radiators
- Engineered Suffolk Oak doors throughout

Location

Located just outside the village of Shustoke, this impressive development is nestled in idyllic countryside, just 30 minutes drive from Birmingham City Centre. The M6, M6 Toll road and M42 are all within very easy reach and a regular fast train service runs to London Euston from Birmingham International and Tamworth making this ideal for commuters. Trains from Coleshill parkway reach Birmingham New Street within approx 18 minutes. Schools in the area include Solihull School, Edgbaton High School for girls, King Edwards School for boys, Milverton House Preparatory School, Dixie Grammar School and Twycross School.

Coleshill – 4.5 miles
Sutton Coldfield – 14.2 miles
Solihull - 13.6 miles
Birmingham – 15.7 miles



The Catkins

Is a spacious four bedroom family home which comprises fabulous open plan living to the ground floor with dining, kitchen and living area. The Bi-fold doors, opening onto the private garden add a lovely sense of light and space, perfect for modern family living with a lovely flow from one area to the next

To the first floor there are three double bedrooms and family bathroom. The master suite is located on the second floor and offers bedroom and sitting area perfectly designed for relaxation with built in storage for a dressing area, and a good size en-suite bathroom.

Outside is a good size rear garden and double garage.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

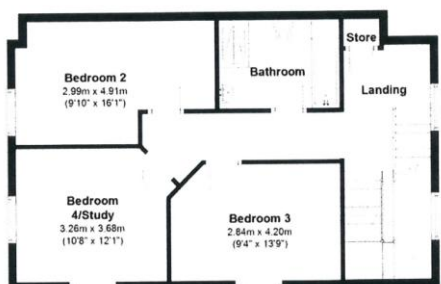
Floorplans

Howkins & Harrison prepare these plans for reference only. They are not to scale.

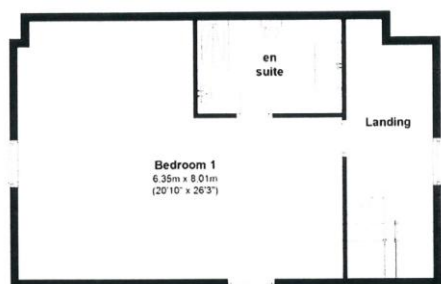
Ground Floor



First Floor



Second Floor



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

