

Fishers Bridge

Lower City Road, Tividale, Oldbury

**New development of
3 & 4 bedroom family homes**



Our Philosophy

At Harker Homes we understand that buying your first property is one of the most important decisions you will make in your lifetime. This is why we are here to help make the whole process much easier and personal for you, from selecting your perfect home to picking your ideal kitchen. Our sales agents are fully experienced in discussing and guiding you through the purchasing process. Whatever your requirement is, we are here to listen.

- Over 50 years of combined experience within the housebuilding market
- Building bespoke homes driven by demand for local markets
- Our focus is to build quality 3 & 4 bedroom family homes in the West Midlands
- Working with local & experienced tradesmen
- All of our homes are covered by a 10 year house building warranty
- Our experienced customer care team are on hand to assist you through the entire process even after completion.



Development

Siteplan

Lower City Road, Tividale, Oldbury B69 3EB



Street scene CGI of plots 1 & 2

Fishers Bridge is 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.

- Fully integrated kitchen appliances
- Fully fitted alarm system
- Off street parking

Fishers Bridge is located amidst a wealth of local amenities and historic landmarks.

- Shri Venkateswara (Balaji) Temple
- Dudley Castle and Turners Hill
- Merry Hill Shopping Centre with more than 250 shops, bars & restaurants
- Highly rated primary and secondary schools located throughout the area
- Sandwell & Dudley Train station



Housetypes

Type A

3 bedroom home

Type B

4 bedroom home

Type C

4 bedroom home

Type D

4 bedroom home

Important Notice

This brochure is for guidance only and although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Development layout and specifications is for orientation purposes only and may change, for example, in response to ground conditions and availability of materials. Landscaping is indicative, all surfaces, layouts and specifications should be checked with the Selling Agent at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation. The developer reserved the right to amend any of the above and any of the information in this brochure without any notice, please consult the selling agents for details at time of reservation.

Type A

3 bedroom semi-detached family homes with off street parking



Plot 9 & 10 Exterior CGI

Plots 9, 10*, 11, 12*, 13 & 14*

(* handed plots)

Features

- Home security system
- Large open plan living & dining area
- Fully integrated kitchen appliances
- Spacious living room
- Master bedroom with en-suite
- Off road parking



Ground Floor

Living/Dining	4998 x 4260	16'04" x 13'11"
Kitchen	4257 x 1910	13'11" x 6'03"
WC	1613 x 950	5'03" x 3'01"

First Floor

Bedroom 2	*4260 x 3536	13'11" x 11'07"
Bedroom 3	*4260 x 3474	13'11" x 11'04"
Bathroom	2200 x 1838	7'02" x 6'00"

Second Floor

Master Bedroom	*6208 x 2923	20'04" x 9'07"
En-suite	2198 x 1325	7'02" x 4'04"

* Maximum dimension
† Bay window to plot 9 only

Please note:

Illustration and plans show a typical house layout. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans are for illustrative purpose only and features may alter. Window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your sales adviser for precise details of the finishes and specifications prior to exchange of contracts. This brochure is for guidance only and although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty.

Type B

4 bedroom detached family home with attached garage



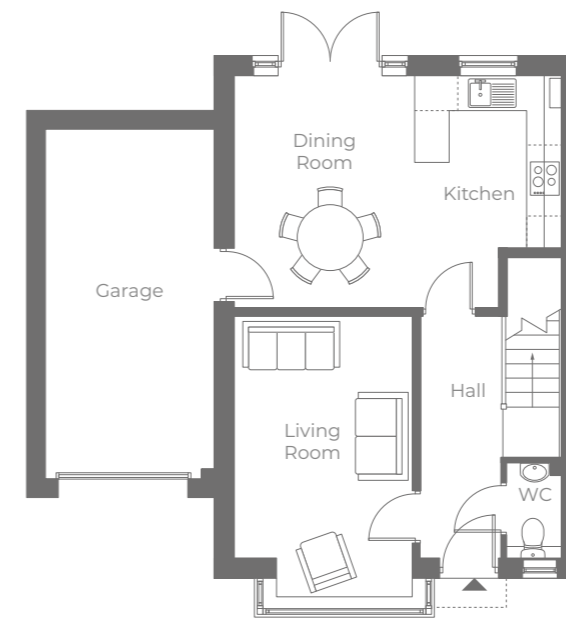
Plot 4 Exterior CGI

Plots 4 & 5*

(* handed plot)

Features

- Home security system
- Large open plan kitchen & dining area
- Fully integrated kitchen appliance
- Spacious living room
- Master bedroom with en-suite
- Off road parking



Ground Floor

Living Room

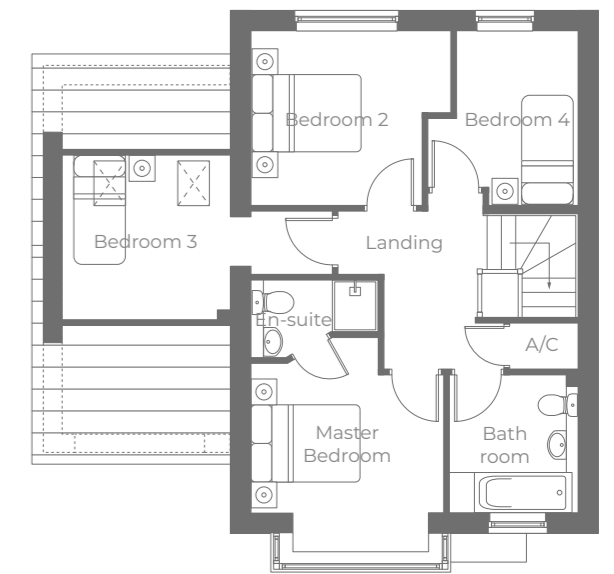
*4906 x 3147 16'01" x 10'03"

Kitchen/Dining

5722 x 4030 18'09" x 13'02"

WC

1656 x 956 5'05" x 3'01"



First Floor

Master Bedroom

3680 x 3356 12'00" x 11'00"

En-suite

*2216 x 1350 7'03" x 4'05"

Bedroom 2

*3481 x 3041 11'05" x 9'11"

Bedroom 3

2935 x 2865 9'07" x 9'04"

Bedroom 4

3066 x 2550* 10'00" x 8'04"

Bathroom

2406 x 2241 7'10" x 7'04"

* Maximum dimension

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Type C

4 bedroom detached family home with either off road parking/garage



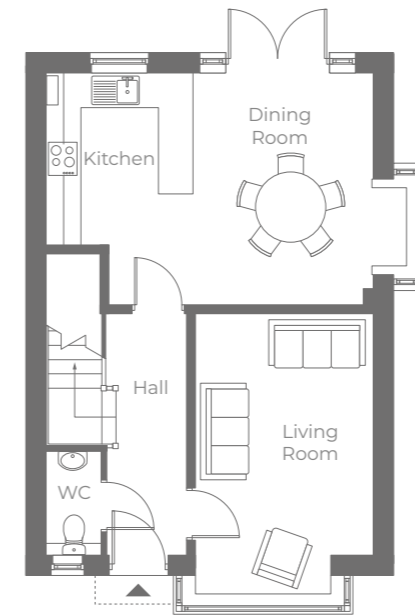
Plot 3 Exterior CGI

Plots 3 & 6*

(Plot 3 has off street parking. *Plot 6 is handed and has private garage)

Features

- Home security system
- Large open plan kitchen & dining area
- Fully integrated kitchen appliances
- Spacious living room
- Master bedroom with en-suite
- Off road parking



Ground Floor

Living

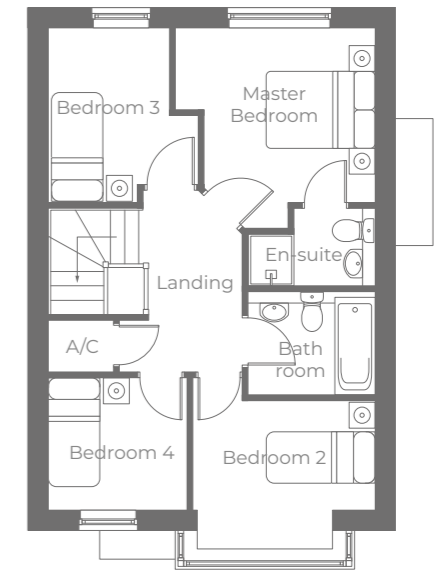
*4881 x 3091 16'00" x 10'01"

Kitchen/Dining

*5697 x 4036 18'08" x 13'02"

WC

1809 x 956 5'11" x 3'01"



First Floor

Master Bedroom

*3491 x 3481 11'05" x 11'05"

En-suite

*2216 x 1350 7'03" x 4'05"

Bedroom 2

3176 x 2616 10'05" x 8'07"

Bathroom

2216 x 1800 7'03" x 5'10"

Bedroom 3

3041 x 2616 9'11" x 8'07"

Bedroom 4

2421 x 2306 7'11" x 7'06"

* Maximum dimension

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Type D

4 bedroom detached family home with off street parking

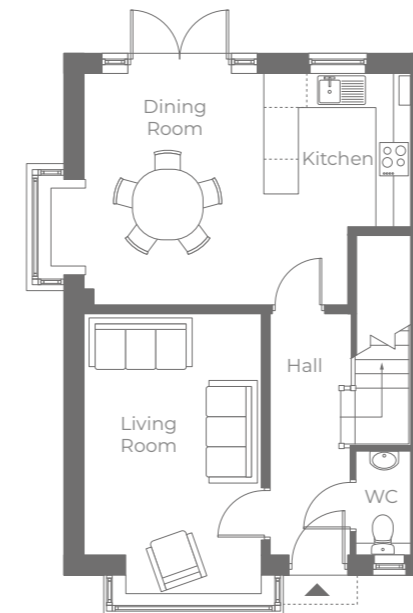


Plot 2 Exterior CGI

Plots 1*, 2, 7 & 8*
(* handed plot)

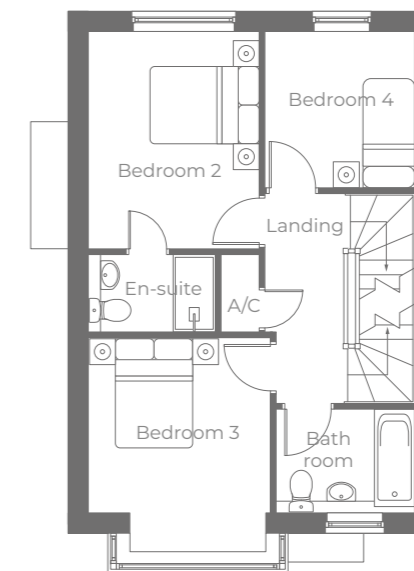
Features

- Home security system
- Large open plan kitchen & dining area
- Fully integrated kitchen appliances
- Spacious living room
- Master bedroom with en-suite
- Off road parking



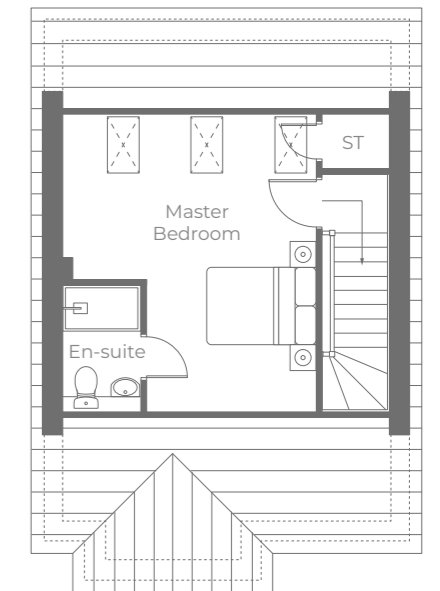
Ground Floor

Living	*4881 x 3091	16'00" x 10'01"
Kitchen/Dining	5675 x 4036	18'07" x 13'02"
WC	1809 x 956	5'11" x 3'01"



First Floor

Bedroom 2	3791 x 2981	12'05" x 9'09"
En-suite	2216 x 1350	7'03" x 4'05"
Bedroom 3	*3731 x 3176	12'02" x 10'05"
Bedroom 4	2726 x 2616	8'11" x 8'07"
Bathroom	2421 x 1809	7'11" x 5'11"



Second Floor

Master Bedroom	*5190 x 4423	17'00" x 14'06"
En-suite	2210 x 1362	7'03" x 4'05"

* Maximum dimension

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The Specification

GENERAL

- Walls and ceilings painted in neutral coloured emulsion.
- Tiled floors to kitchen, en-suites, bathroom and cloakroom.
- Quality internal doors with chrome door furniture.
- Downlights to kitchen, bathroom and en-suite, pendant lights to all other areas.
- BT point to lounge and TV point to lounge and master bedroom.
- Double sockets throughout.
- Electric car charging point.
- External tap to rear of each home.

SECURITY

- Fully fitted burglar alarm system.
- Mains operated smoke alarms and CO₂ detector.
- External lights to front and rear doors.

KITCHENS

- Kitchen units from a traditional & contemporary range.
- Kitchen units with soft close hinges and 28mm worktop, 18mm doors in a selection of colours.
- 1 ½ bowl sink with mixer tap.
- 3 Bedroom – single electric oven, 4 ring gas hob, extractor fan, integrated fridge/freezer, integrated washing machine.
- 4 Bedroom – double electric oven, 5 ring gas hob, extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher & microwave.
- LED downlights.

PLUMBING & HEATING

- Gas fired central heating to all homes.
- UPVC double glazing and external doors/patio doors, (where applicable).

BATHROOM

- 3 Bedroom – White bathroom suite with chrome fittings & chrome towel radiator.
- 4 Bedroom - White bathroom suite with black fittings & black towel radiator.
- Shower over bath.
- Low level WC and sink.
- Shaver socket and extractor fan.
- Fully tiled to wet areas & half tiled to dry areas.
- En-suite - Shower cubicle, low level WC and wash basin, radiator and extractor fan.
- LED downlights to bathrooms and en-suites.

LANDSCAPING

- Slabbed paths, fencing and turf to rear gardens.
- Parking areas and front gardens as per drawings, check with agent.

CONSTRUCTION

- 10 Year structural building warranty.
- Brick & block construction, traditional tiled roof, partial cladding to front elevations.



Please note:

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