

Harvills Grange

West Bromwich



LOVELL
HOMES



New Square Shopping Centre



Sandwell Valley Park



New Square Shopping Centre



Sandwell Valley Park

Stake your claim in a dynamic new community, with excellent road and public transport links, and conveniently placed local amenities. Harvills Grange is a development of stunning new homes where you and your family will have room to spread your wings.

West Bromwich itself is currently undergoing one of the largest regeneration projects in the UK, including new office developments, improved shopping and a new leisure centre. The recently-opened New Square shopping centre is home to many familiar high street

names, and with the Astle Outlet Park also on the edge of town, you really are in a shopper's paradise!

A wonderful base for commuters, you'll be a mile from the A41 Black Country New Road, giving direct access to the M5, Birmingham and

beyond. West Bromwich Central tram stop, situated on the Midlands Metro Line, provides frequent services in both directions between Birmingham and Wolverhampton.

For a family day out, Sandwell Valley Country Park is the ideal

place to visit, found only one mile from the town centre. The award-winning Green Flag park is home to a fully-restored working Victorian farm, an aerial assault course and adventure playground, and hundreds of acres of land for cycling and walking.

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has **Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.**

S Inspiring style

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q Unrivalled quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V Exceptional value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



It's what makes
our homes unique

Lovell Life

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Harvills Grange Phase 1 exterior



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

home sweet home

Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Advisor their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Advisor will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase.

Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And remember, our Sales Advisors are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Advisor will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the

deed transferring the property to your name. Remember that our on-site sales team will work closely with you all the way.

Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Advisor will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces.

You will need to take actual measurements. We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary. Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. Harvills Grange is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!

how to purchase



Development layout

Phases 4 & 5

Weston
2 bedroom home

Garston
2 bedroom home

Middleton
2 bedroom home

Lamberton
2 bedroom home

Kedington
2 bedroom home

Ringwood
3 bedroom home

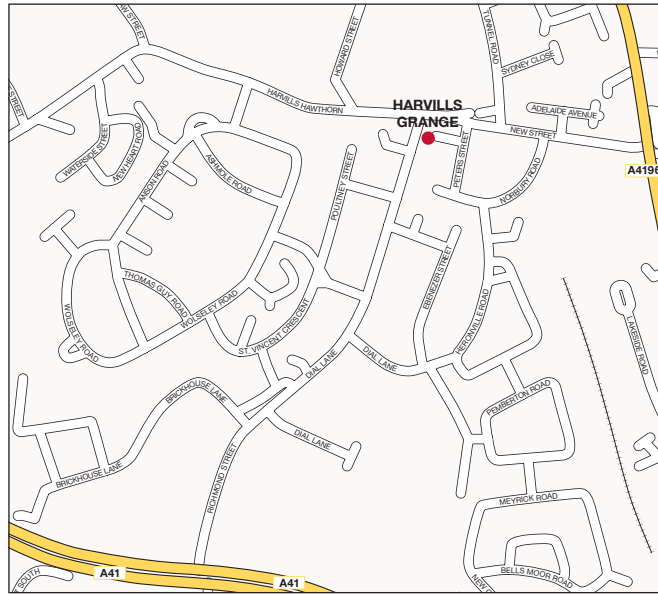
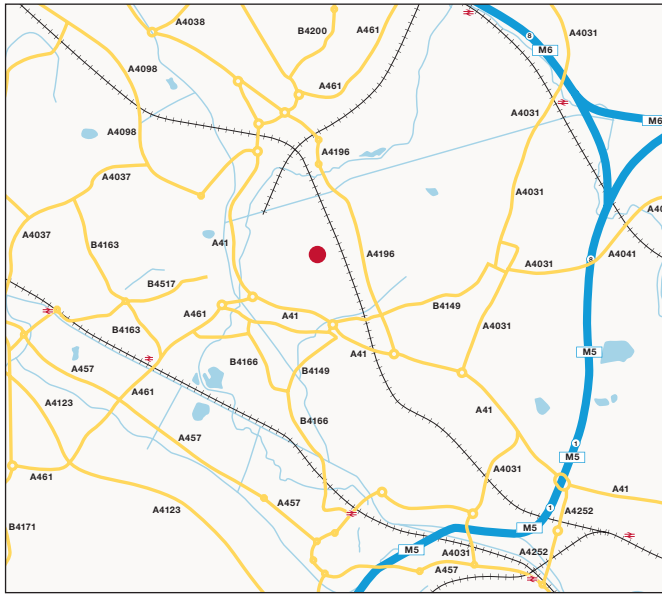
Scotswood
3 bedroom home

Ashwood
3 bedroom home



Harvills Grange

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



Harvills Grange

Dial Lane, West Bromwich B70 0EQ

T: 0121 514 8653

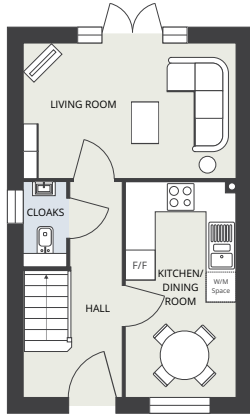
From the M5

Exit at Junction 1 and take the A41 Eastbound, following signs for West Bromwich. Continue for three miles, and upon reaching the Navigation Roundabout take the fourth exit, heading back along the A41. After half a mile, turn left onto Richmond Street. Continue for a quarter of a mile, as the road becomes Dial Lane, and you will find the marketing suite on the right hand side.

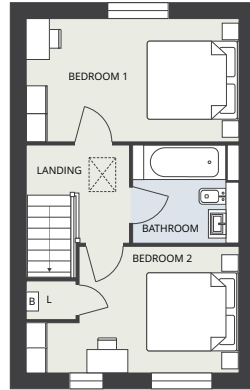
From Wednesbury

Take the A41 Black Country New Road, following signs for West Bromwich. Upon reaching the Navigation Roundabout take the 2nd exit, continuing along the A41. After half a mile, turn left onto Richmond Street. Continue for a quarter of a mile, as the road becomes Dial Lane, and you will find the marketing on the right hand side.

How to find us



Ground floor



First floor



CGI shows plots 71 - 72.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 67, 71, 72, 83 and 84

Weston

Ground floor

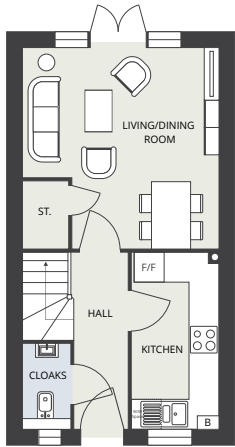
Living room		
2760mm x 4349mm	9' 1" x 14' 3"	
Kitchen / Dining room		
4421mm x 2250mm	14' 6" x 7' 5"	
Cloaks		
1745mm x 860mm	5' 9" x 2' 10"	

First floor

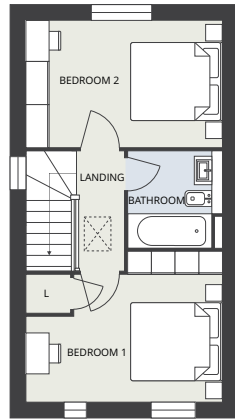
Bedroom 1		
2510mm x 4349mm	8' 3" x 14' 3"	
Bedroom 2		
2578mm x 4349mm (max)	8' 4" x 14' 3" (max)	
Bathroom		
2000mm x 2160mm	6' 7" x 7' 1"	

Please note: No Photovoltaic panels to plots 83 and 84.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 85 - 86.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 78, 79, 85 and 86

Garston

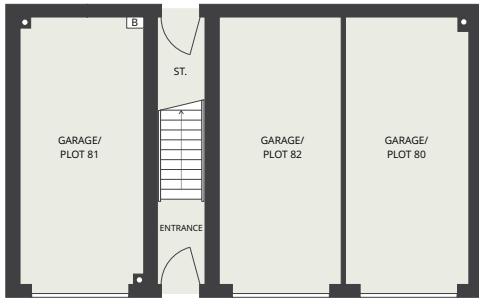
Ground floor

Living room	
4123mm x 4011mm (max)	13' 6" x 13' 2" (max)
Kitchen	
3620mm x 1773mm	11' 11" x 5' 10"
Cloaks	
1734mm x 960mm	5' 8" x 3' 2"

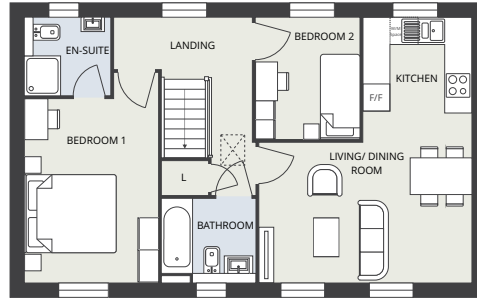
First floor

Bedroom 1	
3076mm x 4011mm (max)	10' 1" x 13' 2" (max)
Bedroom 2	
2590mm x 4011mm	8' 6" x 13' 2"
Bathroom	
1984mm x 1920mm	6' 6" x 6' 4"

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Ground floor



First floor



CGI shows plot 81.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plot 81

Middleton

First floor

Kitchen / Living room

6036mm x 4841mm (max) 19' 6" x 15' 11" (max)

Bedroom 1

3034mm x 4783mm (max) 9' 11" x 15' 8" (max)

Bedroom 2

2760mm x 2370mm 9' 0" x 7' 9"

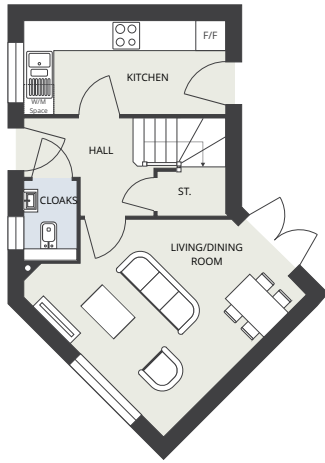
En-suite

1760mm x 1941mm 5' 9" x 6' 4"

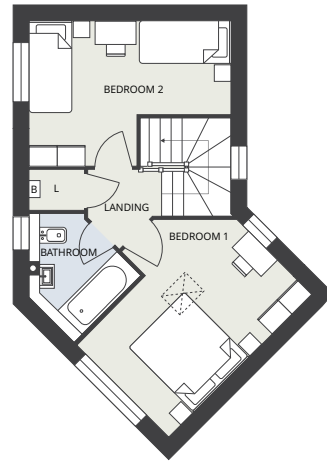
Bathroom

1900mm x 2137mm 6' 3" x 7' 0"

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Ground floor



First floor



CGI shows plot 87 - 88.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 87 and 88

Lamberton

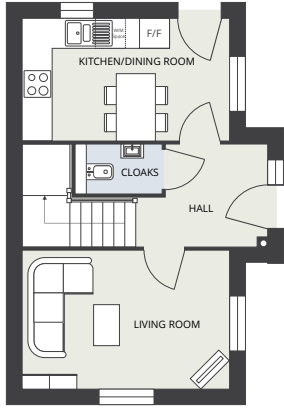
Ground floor

Living room	4124mm x 4525mm (max)	13' 6" x 14' 10" (max)
Kitchen	4124mm x 1900mm	13' 6" x 6' 3"
Cloaks	1060mm x 1620mm	3' 6" x 5' 4"

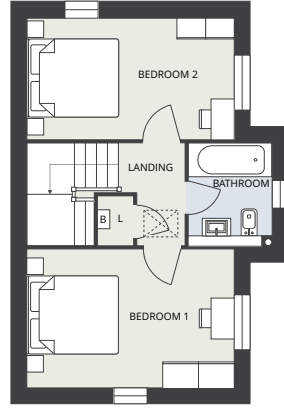
First floor

Bedroom 1	4124mm x 2965mm (max)	13' 6" x 9' 9" (max)
Bedroom 2	4124mm x 3360mm (max)	13' 6" x 11' 0" (max)
Bathroom	1915mm x 2503mm (max)	8' 1" x 8' 3" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 80.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plot 80

Kedington

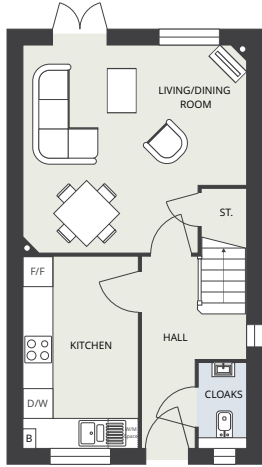
Ground floor

Living room	2832mm x 4236mm	9' 3" x 13' 11"
Kitchen	2495mm x 4236mm	8' 2" x 13' 11"
Cloaks	1002mm x 1770mm	3' 3" x 5' 10"

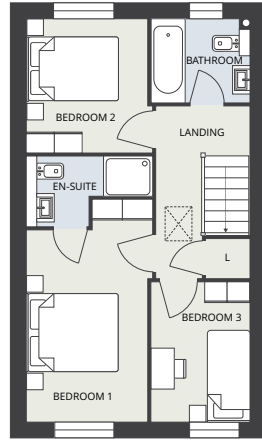
First floor

Bedroom 1	2832mm x 4236mm	9' 3" x 13' 11"
Bedroom 2	2495mm x 4236mm	8' 2" x 13' 11"
Bathroom	2098mm x 1700mm	6' 11" x 5' 7"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 73 - 74.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 66, 68, 69, 73 and 74

Ringwood

Ground floor

Living / Dining room

4260mm x 4573mm (max) 14' 0" x 15' 0" (max)

Kitchen

3933mm x 2346mm 12' 11" x 7' 8"

Cloaks

1735mm x 960mm 5' 8" x 3' 2"

First floor

Bedroom 1

4565mm x 2471mm (max) 15' 0" x 8' 1" (max)

Bedroom 2

2735mm x 2571mm (max) 9' 0" x 8' 5" (max)

Bedroom 3

2860mm x 2009mm 9' 5" x 6' 7"

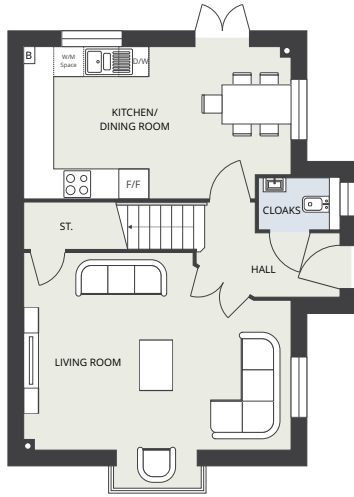
En-suite

1432mm x 2571mm (max) 4' 8" x 8' 5" (max)

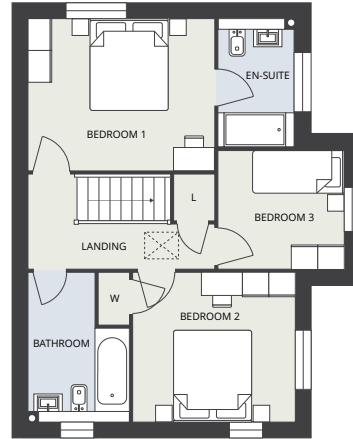
Bathroom

1700mm x 2009mm 5' 7" x 6' 7"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 89.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 70, 82 and 89

Scotswood

Ground floor

Living room (excl bay)
4043mm x 5474mm (max) 13' 3" x 18' 0" (max)

Kitchen / Dining room
3107mm x 5474mm (max) 10' 2" x 18' 0" (max)

Cloaks
1045mm x 1647mm 3' 5" x 5' 5"

First floor

Bedroom 1
3107mm x 3821mm 10' 2" x 12' 6"

Bedroom 2 (excl w)
3057mm x 3321mm 10' 0" x 10' 11"

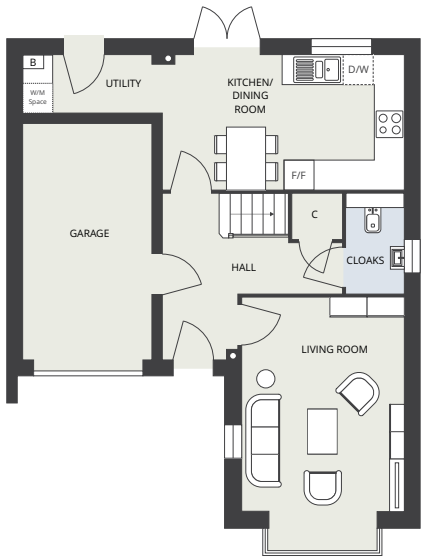
Bedroom 3
2436mm x 2572mm 8' 0" x 5' 5"

En-suite
2607mm x 1560mm 8' 7" x 5' 1"

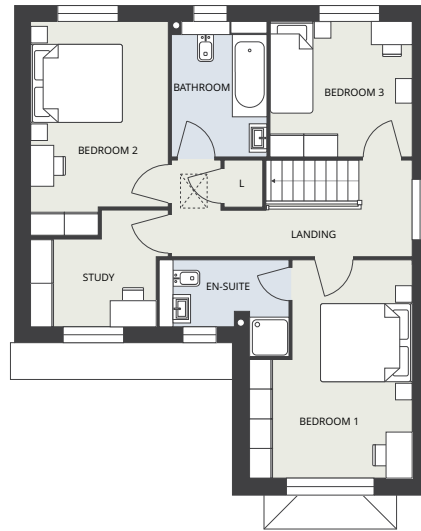
Bathroom
3057mm x 2060mm (max) 10' 0" x 6' 9" (max)

Please note: Photovoltaic panels to plot 70 only.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plot 90. CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plot 90

Ashwood

Ground floor

Living room (incl bay)
4963mm x 3336mm (max) 16' 3" x 10' 11" (max)

Kitchen / Dining room / Utility
7836mm x 2760mm (max) 25' 9" x 9' 1" (max)

Cloaks
2055mm x 1173mm 6' 9" x 3' 10"

First floor

Bedroom 1
4495mm x 3336mm (max) 14' 9" x 10' 11" (max)

Bedroom 2
4393mm x 2807mm (max) 14' 5" x 9' 3" (max)

Bedroom 3
2760mm x 2898mm 9' 1" x 9' 6"

Study
2375mm x 2807mm (max) 7' 10" x 9' 3" (max)

En-suite
1967mm x 2650mm (max) 6' 5" x 8' 8" (max)

Bathroom
2760mm x 1945mm 9' 1" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

All housetypes include:

- 10-year NHBC Warranty · Space & plumbing for washing machine · Symphony Kitchens · Splash back and upstand to kitchen worktops
- White Kohler sanitaryware · Porcelanosa tiles · LED ceiling downlighters to Kitchens · LED under-cupboard lighting to Kitchens · White electric sockets and switches · TV points to Living Room and Bedroom 1 · BT points to Hall or Living Room and Bedroom 1 · Speaker wiring installed in Kitchen ceiling, Living Room ceiling and Loft · Mains powered carbon monoxide detector · Mains powered smoke detectors to all floors
- Chrome internal ironmongery · PVC-u double glazed windows and French doors* · White emulsion ceilings and walls · Chrome door bell
- Coach lamp with PIR activation to front · Door stops · Door numbers · Landscaped and turfed front and rear gardens** · Black guttering and downpipes · Grey paving slabs to patio area**

*Where applicable **Subject to landscape drawings

We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

Specification

Harvills Grange Phases 4 & 5

Housetypes also include:

Gas Central heating and combi-boiler ■ ■ ■ ■ ■ ■ ■ ■
 HIVE central heating programmer ■ ■ ■ ■ ■ ■ ■ ■

Kitchen

Zanussi single oven ■ ■ ■ ■ ■ ■ ■ ■
 Zanussi Double oven ■ ■ ■ ■ ■ ■ ■ ■
 Zanussi 4 burner brushed steel gas hob ■ ■ ■ ■ ■ ■ ■ ■
 Zanussi integrated fridge freezer ■ ■ ■ ■ ■ ■ ■ ■
 Electrolux chimney hood and stainless steelsplash back ■ ■ ■ ■ ■ ■ ■ ■
 LED under cupboard lighting ■ ■ ■ ■ ■ ■ ■ ■
 Integrated dishwasher ■ ■ ■ ■ ■ ■ ■ ■
 Space and plumbing for washing machine ■ ■ ■ ■ ■ ■ ■ ■
 Vinyl Flooring ■ ■ ■ ■ ■ ■ ■ ■
 Chrome downlighters to Kitchen ■ ■ ■ ■ ■ ■ ■ ■

Cloaks

Porcelanosa splashback to wash hand basin ■ ■ ■ ■ ■ ■ ■ ■
 Porcelanosa tiling to window sill ■ ■ ■ ■ ■ ■ ■ ■
 Vinyl flooring ■ ■ ■ ■ ■ ■ ■ ■

Bathroom

Vinyl flooring ■ ■ ■ ■ ■ ■ ■ ■
 Shaver socket ■ ■ ■ ■ ■ ■ ■ ■
 Mira Vie 8.5kw shower fitted over bath ■ ■ ■ ■ ■ ■ ■ ■
 Porcelanosa tiling around shower ■ ■ ■ ■ ■ ■ ■ ■
 Chrome downlighters to bathroom ■ ■ ■ ■ ■ ■ ■ ■
 Chrome towel rail □ □ □ □ □ ■ ■ ■

En-suite

Porcelanosa fully tiled shower cubicle ■ ■ ■ ■ ■ ■ ■ ■
 Porcelanosa splashback to wash hand basin ■ ■ ■ ■ ■ ■ ■ ■
 Vinyl flooring ■ ■ ■ ■ ■ ■ ■ ■

Weston
 Garston
 Middleton
 Lamberton
 Kedington
 Ringwood
 Scotswood
 Ashwood

Weston
 Garston
 Middleton
 Lamberton
 Kedington
 Ringwood
 Scotswood
 Ashwood

□ Available as part of our Inspirations Range. Please ask for details and prices. ★ Choice of Porcelanosa tiles, subject to build stage.

A quality finish



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lovellnewhomes.co.uk

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LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY