

NANAIMO COURT

KINGSWINFORD



A new build development of six 3 bed semi-detached & one 4 bed detached homes



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A high specification development of six 3 bed semi-detached houses and one 4 bed detached house in a popular location, close to transport links, amenities and reputable schools.

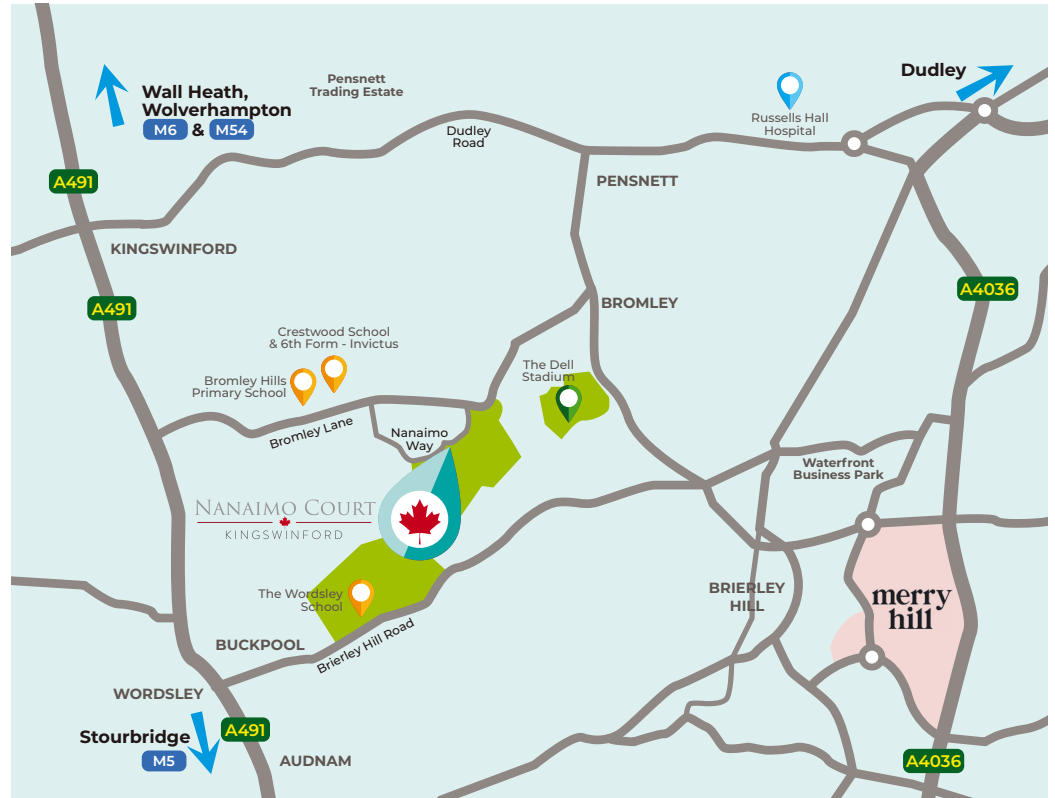
The development backs on to the Buckpool Nature Reserve and has a wooded outlook to the rear aspects. The properties benefit from ample off-street parking, generously proportioned gardens and a high-end finish throughout.

THE LOCATION

An established residential area, Nanaimo Way, Kingswinford is in the West Midlands region of England and is close to Worcestershire and South Staffordshire. Nanaimo Court comprises seven dwellings and is accessed via a private drive off Nanaimo Way.

Surrounding properties are varying in style with a mix of detached, semi-detached houses and bungalows. With its close proximity to schools, the area is very popular amongst families and has seen consistent levels of demand year-on-year.

Kingswinford Village Centre has an abundance of good quality shops, bars and restaurants and is close to stunning countryside. It is conveniently located not only for local workers, but also for commuters in to Birmingham, Wolverhampton and the Merry Hill Centre. Russells Hall Hospital is a large employer in the area and is a short distance away.



SPECIFICATION

General

- Walls and ceilings painted in neutral coloured emulsion.
- Wood effect flooring to kitchen, en-suites.
- Bathroom & cloakroom.
- Quality internal doors with chrome door furniture.
- Pendant lighting throughout the home.
- BT point to lounge and TV point to 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.

Kitchen

- Wood-effect flooring.
- Kitchen units from a traditional & contemporary range.
- Kitchen units with soft close hinges and 28mm worktop, 18mm doors in a selection of colours.
- 1½ bowl sink with mixer tap.
- Double electric oven, electric hob, extractor fan.
- Space for white goods.



Plumbing & Heating

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

Flooring

- Carpet to lounge and bedrooms.
- Wood-effect flooring to kitchen, hallway, WC and bathroom.

Bathroom

- White bathroom suite with chrome fittings & radiator.
- Shower over bath.
- Low-level WC and sink.
- Shaver socket and extractor fan.
- Fully tiled to wet areas.
- En-suite – shower cubicle, low level WC and wash basin, radiator and extractor fan.
- Pendant lighting 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.

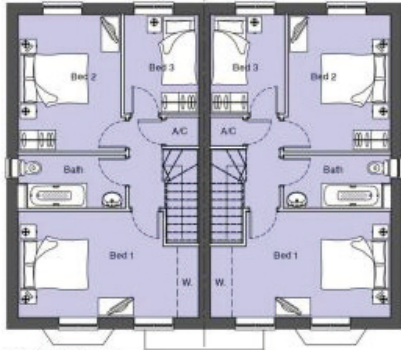
Construction

- 10 Year structural building warranty (ICW).
- Brick & block construction, traditional tiled roof, partial render to front elevations.



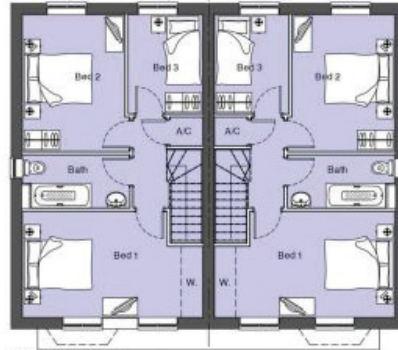
FLOOR PLANS

HOUSE TYPE A (3 Bed Unit)



First Floor

HOUSE TYPE B (3 Bed Unit)

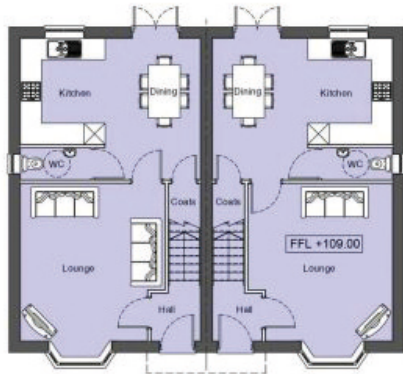


First Floor

HOUSE TYPE C (4 Bed Unit)

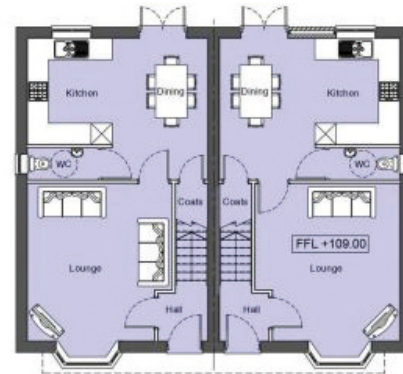


First Floor



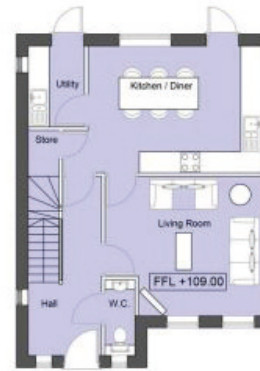
Ground Floor

3 Bed : G.I.A. 87m² (936ft²)



Ground Floor

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Ground Floor

4 Bed : G.I.A. 107m² (1,150ft²)



Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



THE DEVELOPERS

Development Midlands – an established property company specialising in luxury homes.



THE AGENTS

Lex Allan Grove Land & New Homes is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the housebuilder for whom we act.

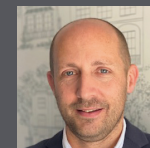
With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market. We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



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