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HANBURY MEWS

STOURBRIDGE



A collection of 6 quality 1 and 2 bedroomed homes

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STOURBRIDGE

Lex Allan Grove - Land & New Homes and Lex Allan Estate Agents are proud to present 6 new build homes in the heart of Stourbridge in a beautiful in-fill site.

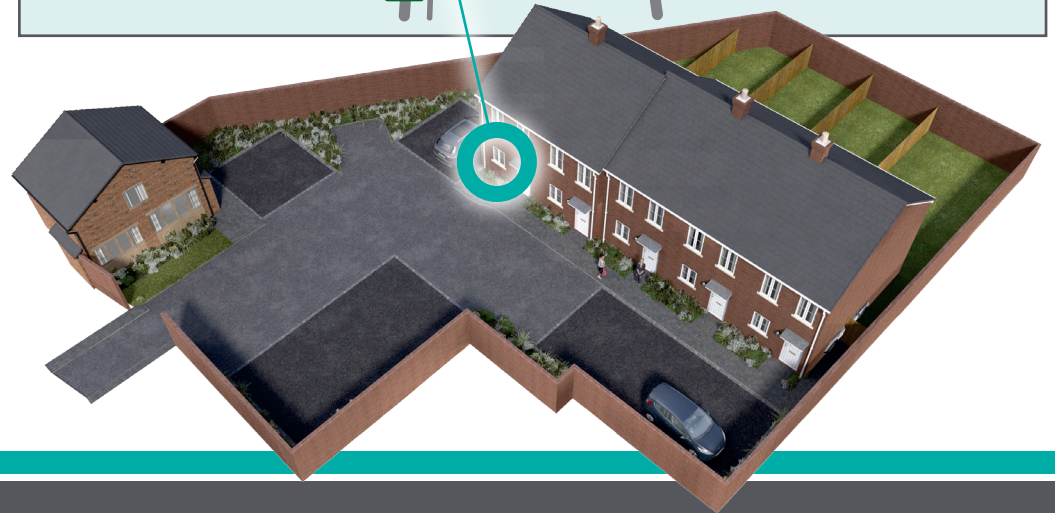
All units are available on the Government's Help to Buy Scheme, finished to the highest of standards, with fitted kitchens, contemporary bathrooms, flooring and turf included.

THE LOCATION

Whether you are a commuter or countryside lover, Hanbury Mews really does offer the best of both worlds.

The development is conveniently located for commuting towards Birmingham or Worcester with its close proximity to Stourbridge Town train station. Located in Stourbridge Town Centre offering a host of local shops, cafés and bars. Merry Hill Shopping Centre offers shopping from a host of larger brands. For the fitness enthusiasts there is the Crystal Leisure Centre that caters for the majority of disciplines.

For lovers of the outdoors, Stourbridge is blessed with more than its fair share of open spaces with Mary Stevens and Stevens parks in close proximity. The National Trust Clent Hills and Kinver Edge are only a short drive away for those longer weekend walks.





PLOTS 1-5 TERRACED HOMES

Dimensions

Open plan Kitchen living diner	3.5 x 7.8m
Bedroom 1	2.5 x 3.5m
Bedroom 2	2.9 x 3.5m
Shower Room	1.5 x 2.2m



SPECIFICATION (ALL TERRACED HOMES & COACH HOUSE)

Kitchen

- High quality off-grey, shaker style kitchen units, with wood effect laminate worktops
- Sink & Drainer with mixer tap over
- Integrated gas oven and hob
- Complementary Cooker hood over
- Integrated fridge/freezer
- Integrated washer dryer
- Kitchen floor and Splash back - tiled

Bathroom

- White Sanitary ware with Chrome Fittings
- Shower and enclosure with mixer shower head over
- Chrome Towel Rail
- Fully tiled on floor and tiled floor to ceiling walls

Internal Finish

- All Rooms to be painted white
- Stairs painted white
- All other internal woodwork finished in white
- Flooring kitchen/bathroom will have tile flooring

- Living areas/bedroom will have carpet.
- Ceilings decorated in white
- Quality branded locks to all windows/doors
- Any other style of flooring can be provided at an extra cost to be agreed subject to timelines

External Finish

- Driveway/Parking with a tarmac finish.
- Slabbed Path to front door
- External garden tap is included
- Boundary fencing
- Turfed rear garden with paved patio area is included

Electrical

- Front and rear doors will include Dusk till dawn exterior wall-mounted PIR Floodlight
- Free view Aerial will be fitted and will be set to the front room tv only.
- Phone lines will be supplied for internet
- Spotlights to kitchen & bathroom

- Pendant light fittings to remaining rooms
- Smoke and Heat Alarm fitted as standard
- External power point to garden
- 1 High quality electric vehicle charging point will be available per house with internal switch/spur to control the electrical flow.



Energy

- Gas combination boiler
- Heating - gas central heated radiators

Tenure

- Freehold

Warranty

- 10-year PPC structural warranty
- 2 year 'snagging' warranty from contractor

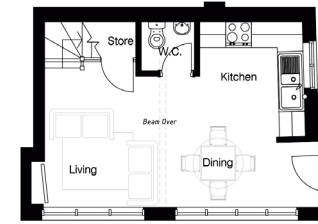




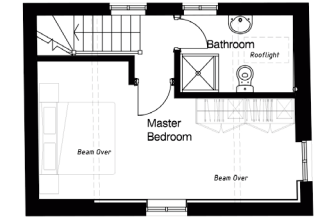
PLOT 6 COACH HOUSE

Dimensions

Open plan Kitchen living diner	TBC
Bedroom	TBC
Shower Room	TBC



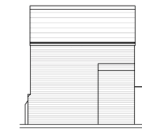
Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation



Front Elevation



Side Elevation

THE DEVELOPERS

Dunclent Properties Limited - an established property company specialising in the Stourbridge area.

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.

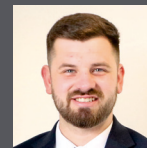
Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase.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



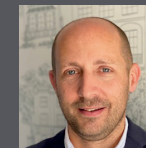
**LexAllan
Grove**
LAND & NEW HOMES



Jessica Bryan
Assistant Branch Manager
01384 442464
jessica.bryan@lexallan.co.uk



Jonathan Hastings
Stourbridge Branch Manager
01384 442464
jonathan.hastings@lexallan.co.uk



James Skelding
Land & New Home Manager
07722 005056
james.skelding@lexallangrove.com



Dean Grove
Land & New Homes Director
07950 608 002
dean.grove@lexallangrove.com



01384 442464 lexallan.co.uk