

# RIDGEWOOD COURT KINVER



A stunning new build development of five 2 bedroom, eco-friendly, low energy use, luxury apartments

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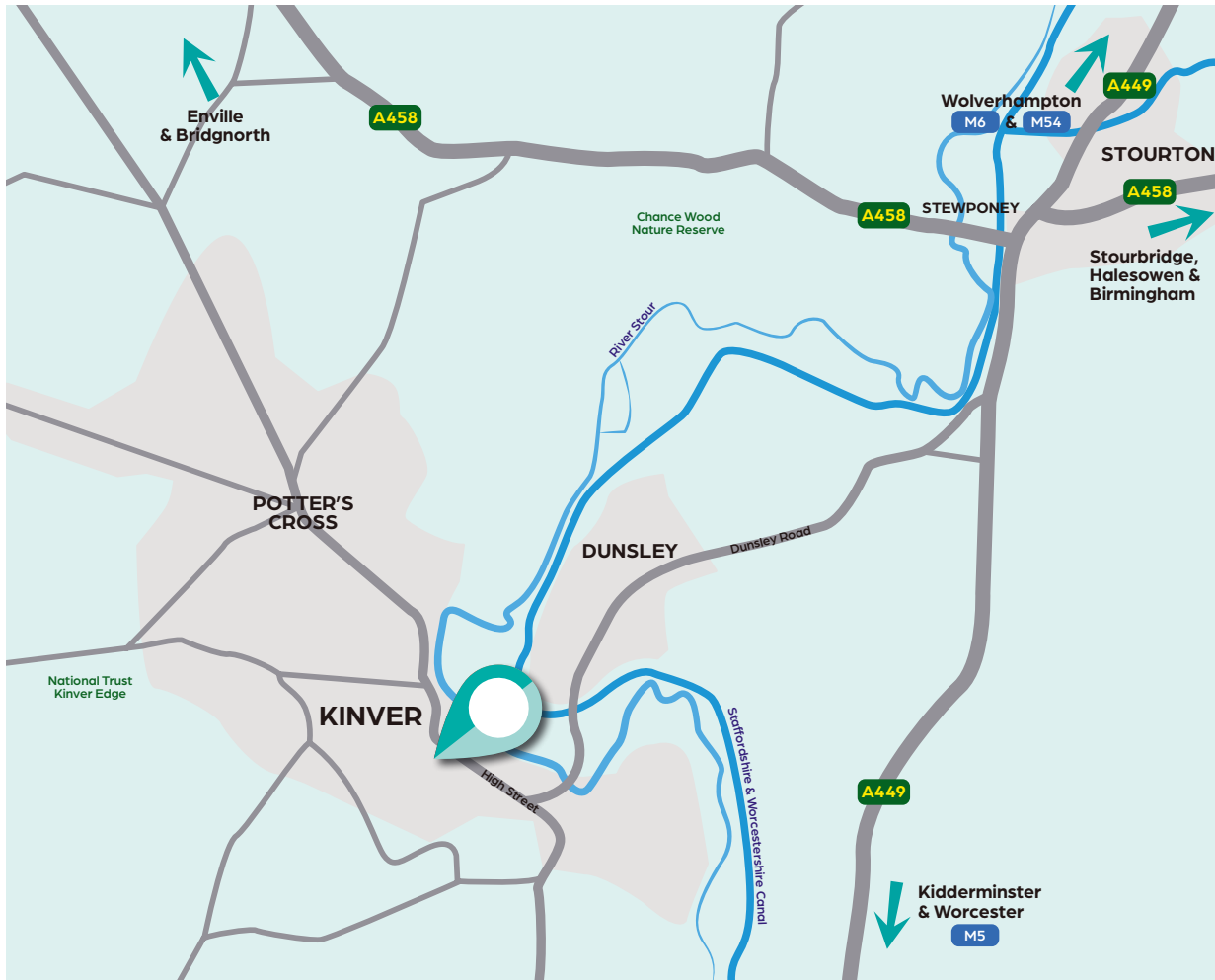
A stunning new build development of five 2 bedroom, eco-friendly, low energy use, luxury apartments.

These luxury apartments have been designed with the future in mind. Located off the bustling High Street in Kinver, their position ensures privacy and quiet. The village is situated in the southernmost tip of rural South Staffordshire, bordered by the beautiful countryside of Worcestershire, Shropshire and the Severn Valley. However, urban life and excellent commuter links lie within easy reach in the nearby towns of Stourbridge and Kidderminster.

## Prices from £250,000

Apartments 1-5, Ridgewood Court, High Street, Kinver, South Staffordshire DY7 6HL.

W3W: ///suing.desiring.targeted



## Site Plan



# Specification

## External Finish

- Tarmac driveway and block paving to parking spaces.
- External tap on ground floor.
- Close boarded wooden fencing
- Turfed rear garden with paved area.
- Electric vehicle charging point provided for each apartment.



## Internal Finish

- Walls painted in light grey and ceilings painted in white.
- Internal woodwork painted in white gloss.
- Oak doors.
- LVT flooring to kitchen and bathroom – carpets (choice) optional extra.

## Kitchen

- Howdens Allendale Shaker or Clerkenwell Gloss (colour choices in both ranges).
- Choice of laminate worktops (extra for granite).
- Composite sink with mixer tap.
- Lamona integrated electric oven and electric ceramic hob.
- Integrated dishwasher, fridge/freezer and washer/dryer.
- LVT flooring.
- Choice of tiling splash-backs.

## Bathroom

- White bathroom suite.
- Chrome towel warmer.
- LVT flooring.
- Half tiling to walls (choice).

## Electrical

- Low-level bollards to drive & parking area.
- BT Fibre point to living room.
- Aerial points in lounge and bedroom one.
- Downlights to kitchen and bathroom.
- Pendant light fittings to remaining rooms.
- External power point on ground floor.

## Energy

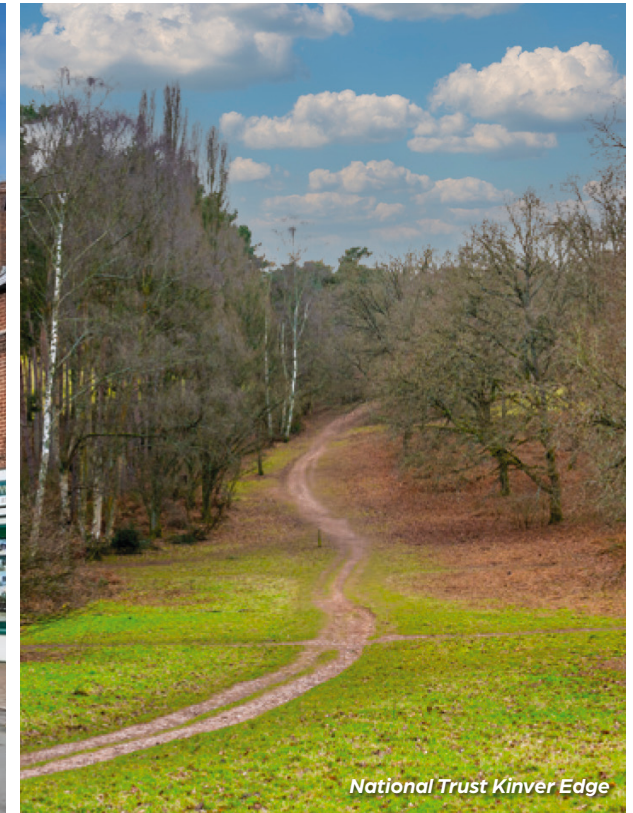
- Ideal Combi-Boiler and solar panels.
- Gas central heated radiators.

## Guarantee

ICW

## Service Charge & Ground Rent

Service charge is TBC  
Ground Rent is TBC on a 999 year lease

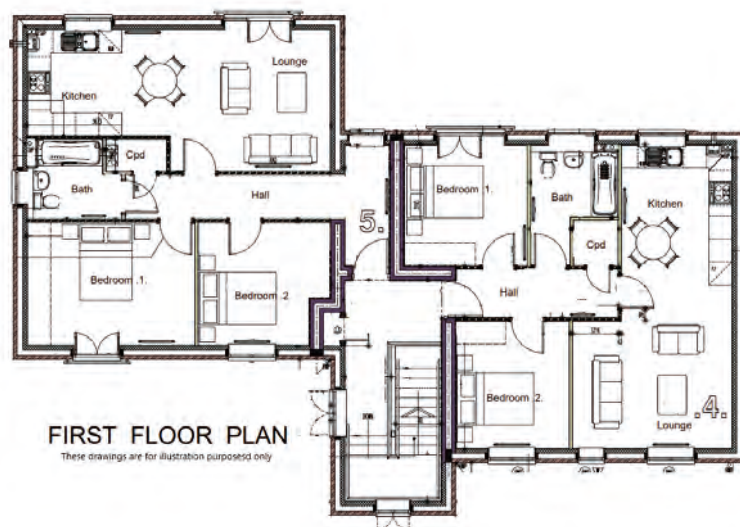


## Floor Plans



## Dimensions

Plot	Desc.	Sq.Ft.	M <sup>2</sup>
1	2 Bed Ground	617.09	57.32
2	2 Bed Ground	662.00	61.05
3	2 Bed Ground	733.00	68.09
4	2 Bed First	662.00	61.05
5	2 Bed First	738.00	68.56



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

We are builders of New Build Homes in Staffordshire, Shropshire and West Midlands.

We are family orientated and enjoy building exceptional quality, good value for money homes. We are proud to use local suppliers and qualified tradesmen to ensure that our homes are just as we would want them to be.



## 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 house-builder 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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