



# Millstones Court

## HALESOWEN

**A NEW DEVELOPMENT OF  
10 HIGH QUALITY 2, 3 & 4 BEDROOM HOMES  
ON MALT MILL LANE IN HALESOWEN**

Marsons Homes  
LIMITED





# Millstones Court

## HALESOWEN

### A development of quality delivering a range of 10 much-needed new homes.

A mix of 2, 3 and 4 bedroom homes offering a superb standard of finish with benefits including a 10 year New Homes warranty and solar panels to each plot.

Located in the Shell Corner area of Halesowen, the town is well-connected by major road networks like the M5 motorway and offers comprehensive bus services and nearby train stations, ensuring easy access to Birmingham, Worcester and other key destinations.

Proximity to Birmingham provides additional amenities and cultural attractions. Residents can enjoy world-class shopping, dining and entertainment options, along with a thriving job market.

Halesowen combines small-town charm with the benefits of urban living, making it a perfect place to call home. With everything on the doorstep, this is the perfect location for first time buyers and growing families.

## Prices from £250,000

Millstones Court, Malt Mill Lane, Halesowen, West Midlands B62 8JE.  
W3W: ///daisy.oval.cabin



Shell Corner, Halesowen



Halesowen from the air





# Specification

## External Finish

- Turfed rear garden with paved patio area.
- Fencing
- Outdoor tap and power point to rear.
- CCTV cameras.
- Parking area with EV charging point.



## Internal Finish

- Walls & Ceilings painted white.
- Internal woodwork painted in white gloss.

## Bathroom

- White sanitaryware.
- Vanity unit under wash hand basin
- Main bathrooms with bath.
- En-suites with Shower.
- Tiled walls.
- Light grey LVT flooring.

## Kitchen

- Kitchen units – 4 beds in ocean blue, 3 bed in pebble grey & 2 beds in light grey matt.
- White marble effect worktops with upstand.
- Matt sink with matt black boiling tap.
- Fitted Electriq oven with air fryer. Gas & Electric hob with extractor hood
- Integrated Electriq microwave.
- Integrated Electriq Dishwasher and Washer/Dryer.
- Integrated Sia fridge/freezer.
- Spotlights & pendant lighting to dining room.
- Upstand as continuation from worktop.
- LVT flooring

## Electrical

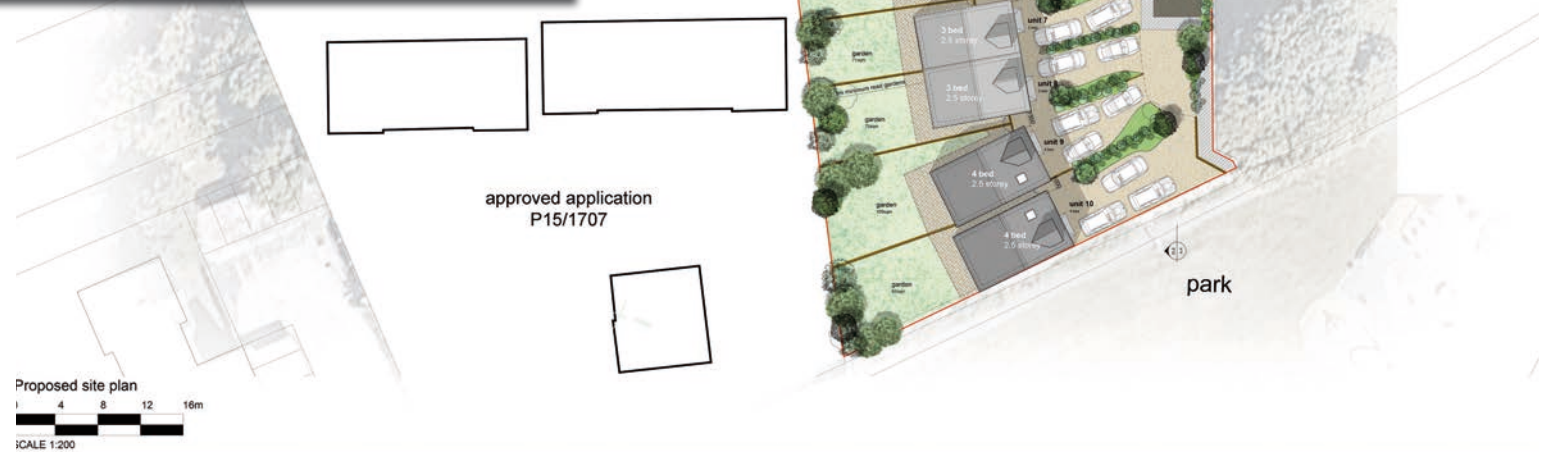
- Extensive solar panels fitted.
- Lantern light to front.
- Security lighting to rear.
- LED lighting in selected rooms.
- Electrical sockets.

## Energy

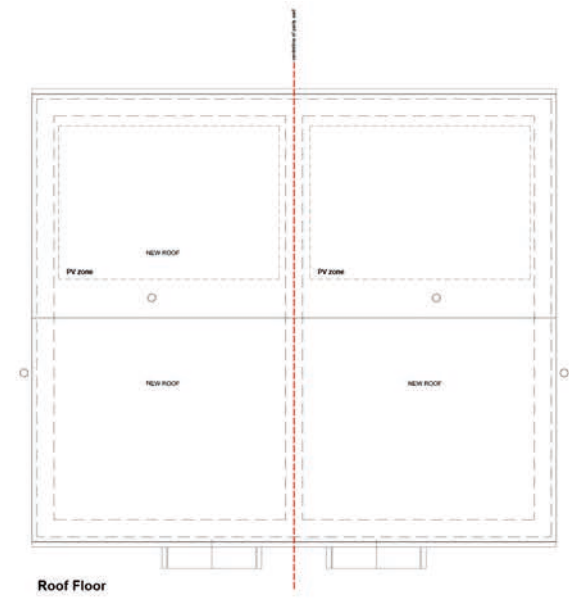
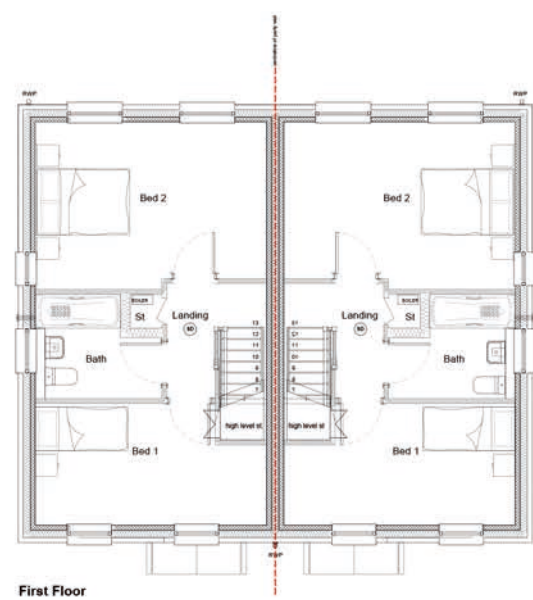
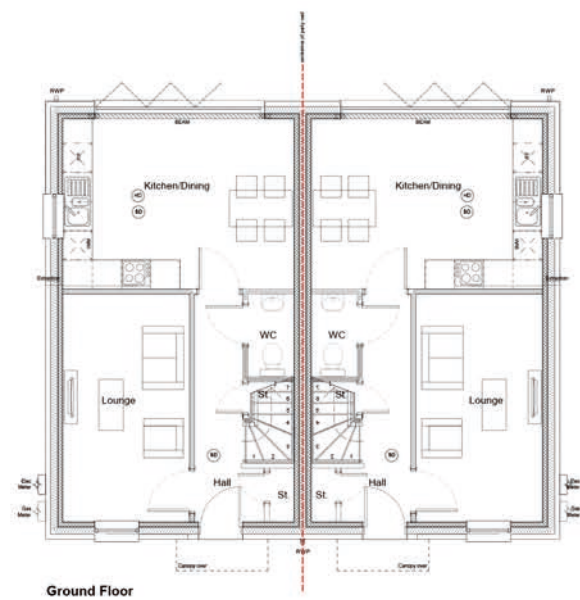
- Underfloor heating downstairs / Radiators upstairs.
- High pressure tank system.

## Warranty

- 10 Year New Homes Warranty.



# Plots 1 & 2

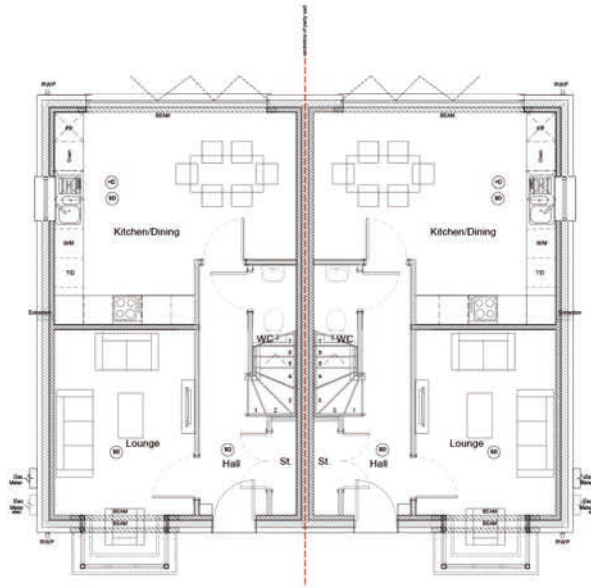


## DIMENSIONS - 2 Bed Plots 1 & 2

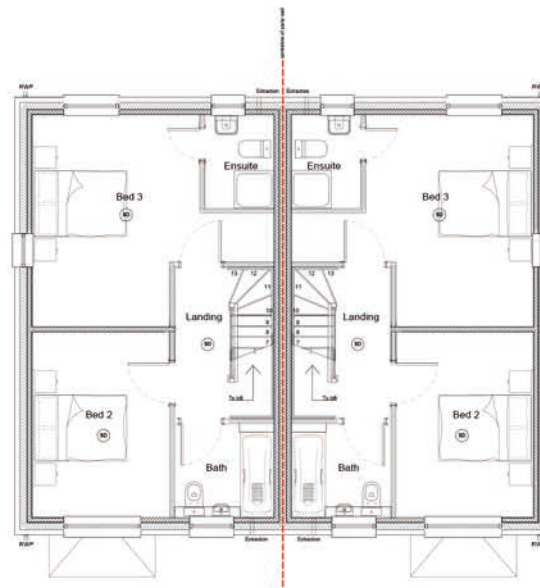
Lounge	4.6m x 2.5m
Kitchen	3.4m x 4.6m
Bedroom 1	4.6m x 3.3m
Bedroom 2	4.6m x 2.4m
Bathroom	??m x ??m



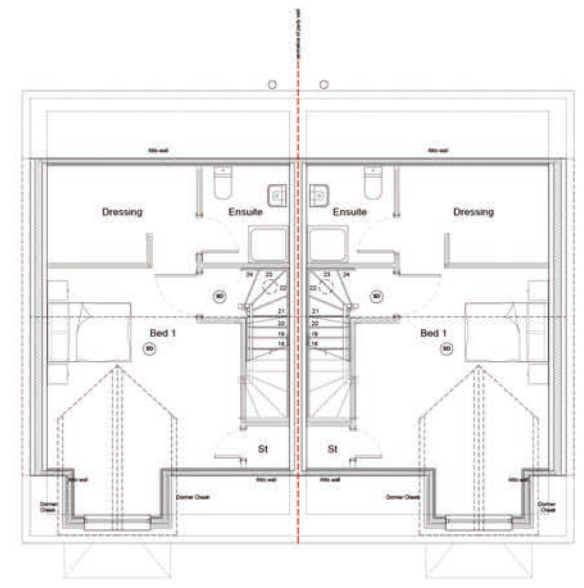
## Plots 3, 4, 7 & 8



Ground Floor



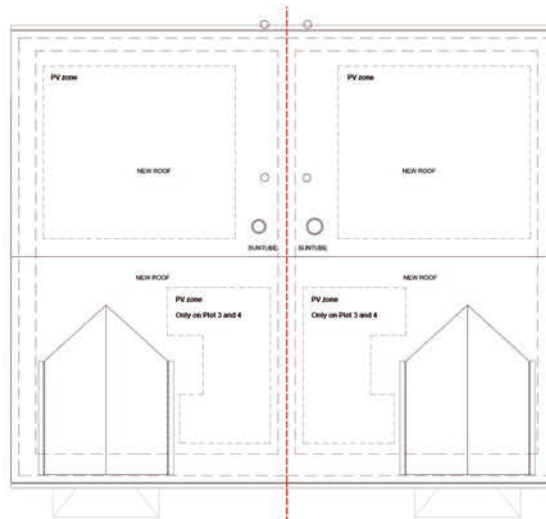
First Floor



Second Floor

### DIMENSIONS - 3 Bed Plots 3,4,7 & 8

Lounge	2.8m x 3.7m min/4.4m max
Kitchen	4.5m max/3.2m min x 4.9m max/2.8m min
Bedroom 1	3.92m x 4.6m max/4m min (with storage)
Dressing Area (restricted head-height)	1.92m x 2.89m
Bedroom 2	4.3m x 4.9m max/3.4m min
En-suite	1.9m x 1.3m
Bedroom 3	3.7m x 2.8m
Bathroom	1.9m x 2.0m

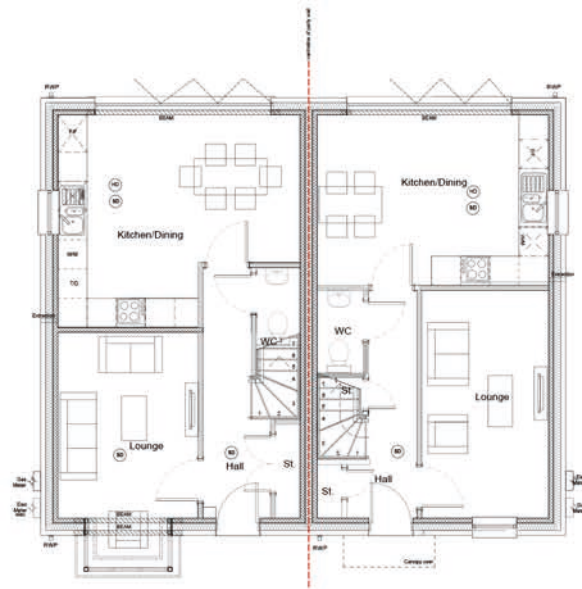


Roof Floor

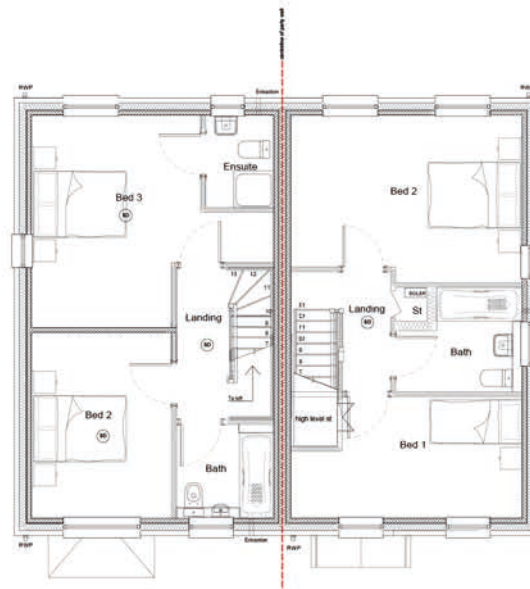




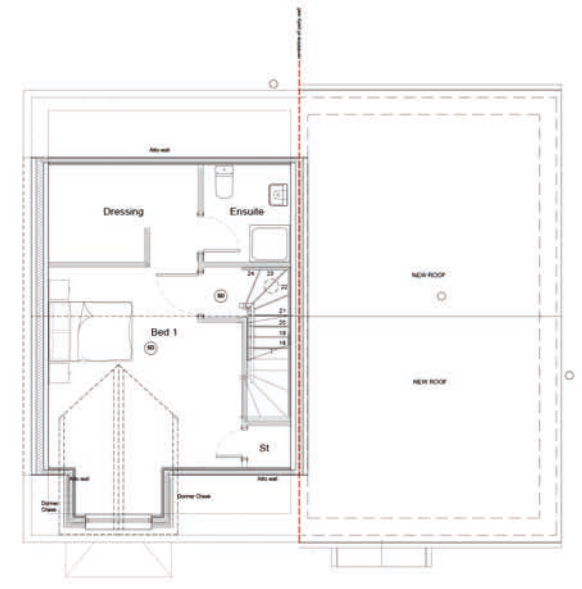
## Plots 5 & 6



Ground Floor



First Floor



Second Floor

### DIMENSIONS - 2 Bed Plot 5

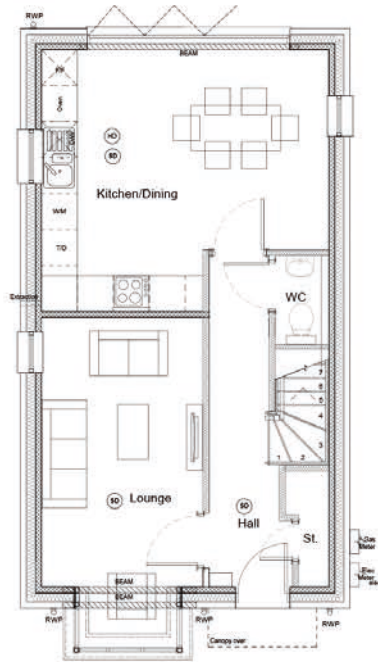
Lounge	4.6m x 2.5m
Kitchen	3.4m x 4.6m
Bedroom 1	4.6m x 3.3m
Bedroom 2	4.6m x 2.4m
Bathroom	??m x ??m

### DIMENSIONS - 3 Bed Plot 6

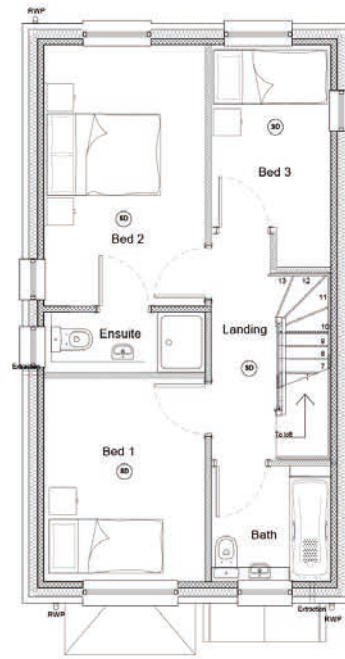
Lounge	2.8m x 3.7m min/4.4m max
Kitchen	4.5m max/3.2m min x 4.9m max/2.8m min
Bedroom 1	3.92m x 4.6m max/4m min (with storage)
Dressing Area (restricted head-height)	1.92m x 2.89m
Bedroom 2	4.3m x 4.9m max/3.4m min
En-suite	1.9m x 1.3m
Bedroom 3	3.7m x 2.8m
Bathroom	1.9m x 2.0m



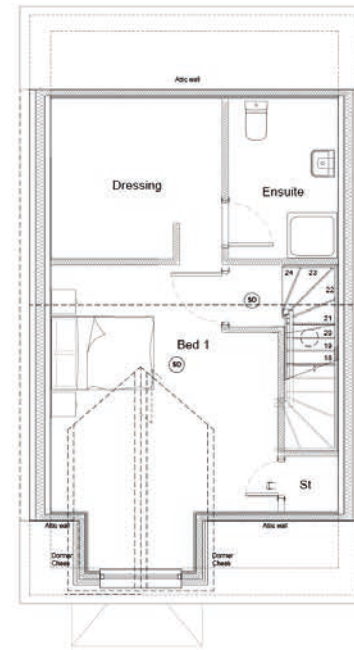
## Plots 9 & 10



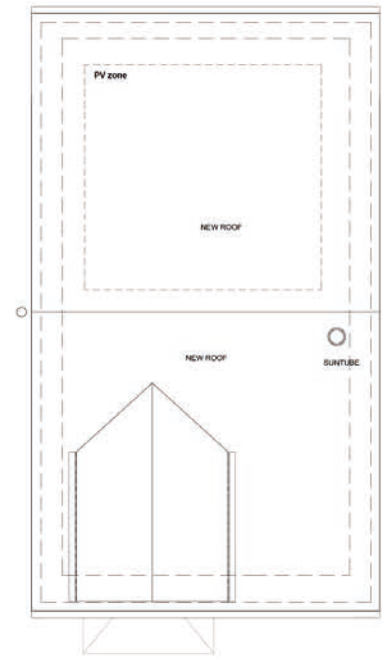
Ground Floor



First Floor



Second Floor



Roof Floor

### DIMENSIONS - 4 Bed Plots 9 & 10

Lounge	4.4m min/5.2m max x 2.6m
Kitchen	4.6m x 4.9m max/3.2m min
Bedroom 1	3.6m max/3.0m min x 1.9m
Bedroom 2 (inc. en-suite)	4.2m x 2.6m
Bedroom 3	2.6m x 3.3m
Bedroom 4	4.7m x 3.6m
En-suite	2.8m x ??m
Dressing Area	2.8m x 2.6m





# Grove.

LAND & NEW HOMES

## The Agents

Grove Properties Group – Land & New Homes has offices in 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.

*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.*

# Grove.

LAND & NEW HOMES



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