



SILVER OAK
Housing Ltd



Nicholson Court

Luxury new development of 3 & 4 bed new homes

Chester Road South | Kidderminster | Worcestershire | DY10 1DJ

Grove.

LAND & NEW HOMES



Nicholson Court at a glance.

- 3 & 4 bed new family homes
- Thoughtfully designed, energy efficient homes
- EV Charging Points to every plot
- 10 Year New Homes Warranty 
- Easy access to Kidderminster Town Centre and a variety of leisure pursuits
- Good choice primary & secondary schools nearby
- Excellent commuter links to the rest of the UK

£425,000 - £520,000

Location.

Nicholson Court is situated on the Chester Road South in Kidderminster, an ideal location close to Kidderminster Town Centre.

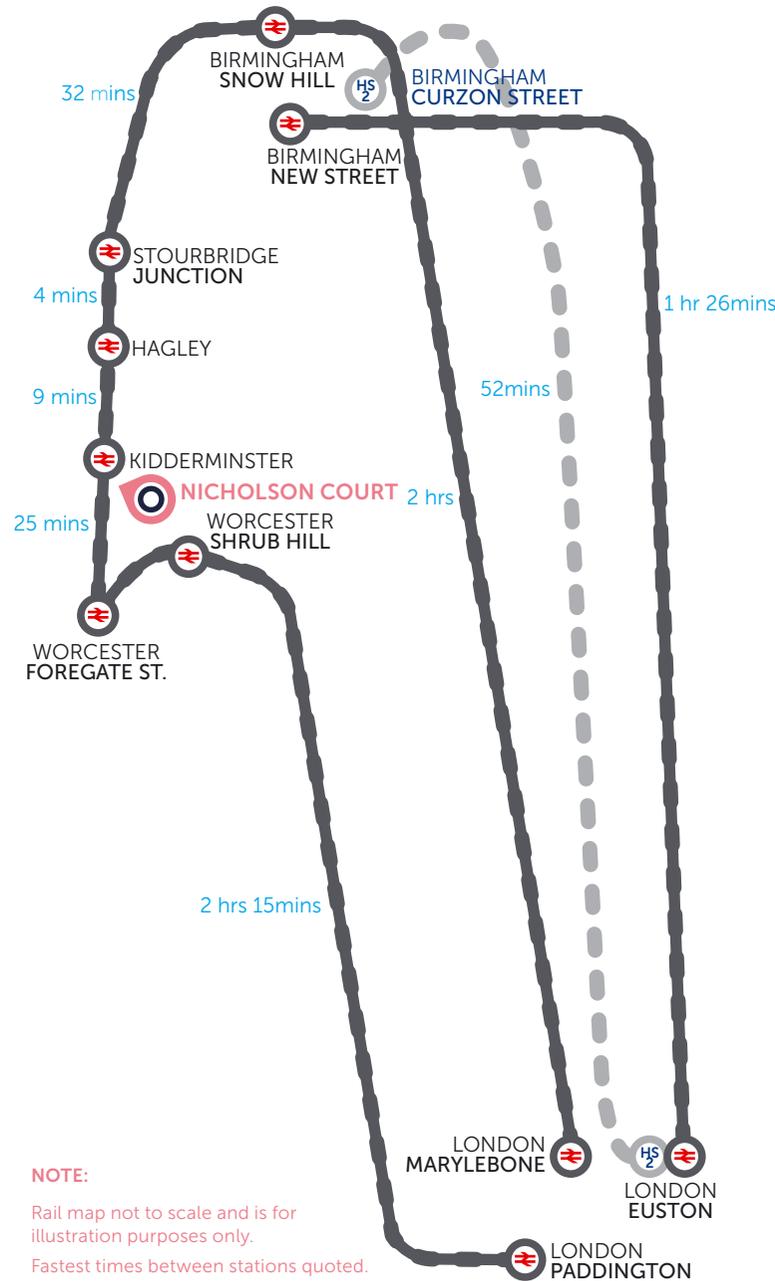
There is a good selection of excellent primary and secondary schools within easy reach and a host of recreational activities, with Kidderminster Harriers FC, the Golf and Cricket Clubs all within walking distance.

Chester Road South provides convenient road links to Stourbridge & Wolverhampton to the north; Hagley and Birmingham to the east; Worcester and the M5 junction 6 to the south; and Bewdley, the Worcestershire & Shropshire countryside and the Welsh borders to the west.

Kidderminster train station is a short distance away, providing access to the much-loved Severn Valley Railway and the mainline station, giving connections to Worcester, Birmingham and London.

**Chester Road, Kidderminster,
Worcestershire DY10 1DJ.**

W3W:///loose.filed.spirit





Nicholson Court Kidderminster.

Exceptionally designed luxury homes fulfilling everyone's desire for quality living.

A mix of 3 and 4 bedroom semi and detached homes offering a superb standard of finish with benefits including a 10 Year New Homes Warranty.

Nicholson Court is situated on the Chester Road South in Kidderminster, an ideal location close to Kidderminster Town Centre. Combining 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.

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Site Plan





Specification

External Finish

- Front garden to some plots.
- Allocated parking or driveways.
- EV charging point. 
- Landscaped gardens - extended slabbed patios.
- Outdoor tap.

Internal Finish

- Coloured walls & white ceilings.
- Internal woodwork painted in white gloss.
- Flooring: Bedrooms - grey carpet, Hallway - oak laminate.
- Floor tiling included.

Kitchen

- Elgar Kitchens Shaker style kitchen units in various colours. 
- Quartz worktops in various colours.
- Integrated Hotpoint oven and hob.
- Extractor hood.
- Integrated Hotpoint washing machine in every plot.
- Integrated Hotpoint dishwasher in 4 bedrooms only (Plots 14 and 15).
- Integrated Hotpoint fridge/freezer.
- Spotlights.
- Carpet & tile flooring.



Bathroom

- White sanitary ware.
- Floor-mounted vanity unit to sink.
- Chrome heated towel rail.
- Tiling to wet area.

Electrical

- Lighting to front.
- CCTV, house alarms and smart doorbells.
- Brushed-chrome electrical sockets.

Energy

- Air source heat pumps.
- Hive controlled heating.

Warranty

- International Construction Warranty.

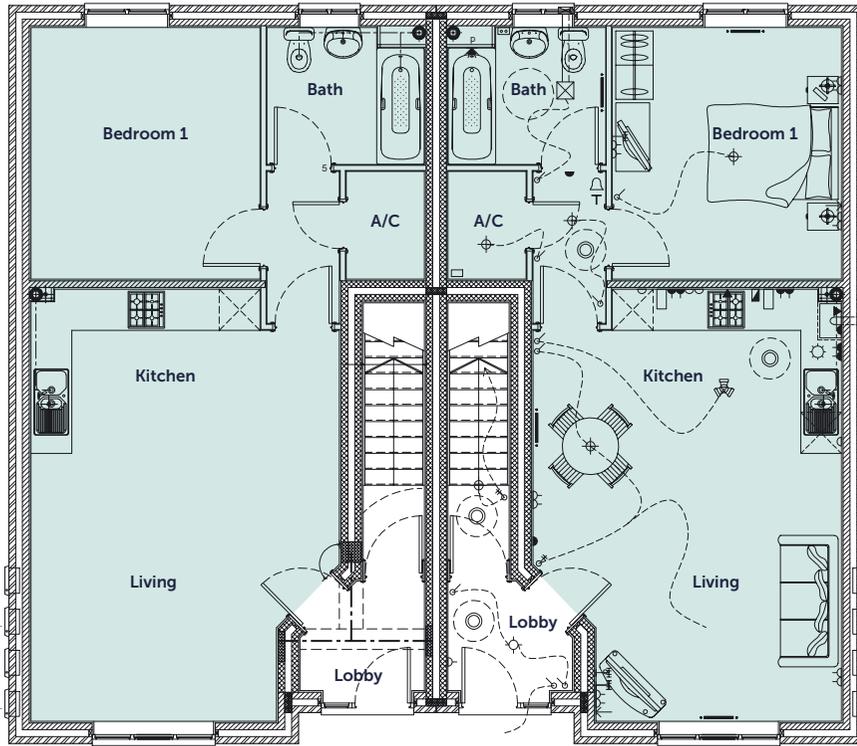


Service Charge

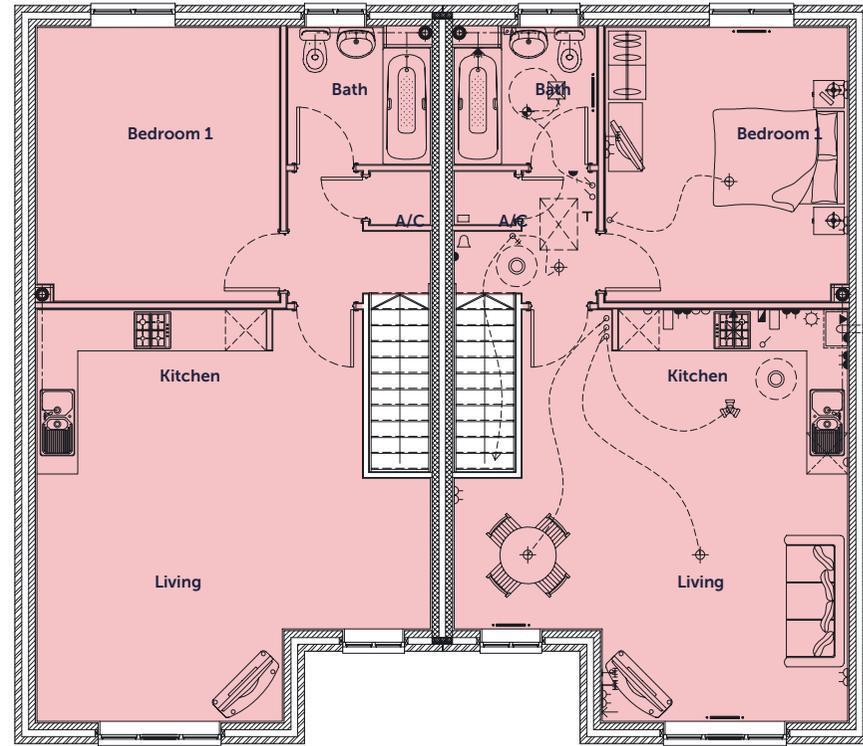
- Service charge to be confirmed via your solicitor.



Plots 1 to 4



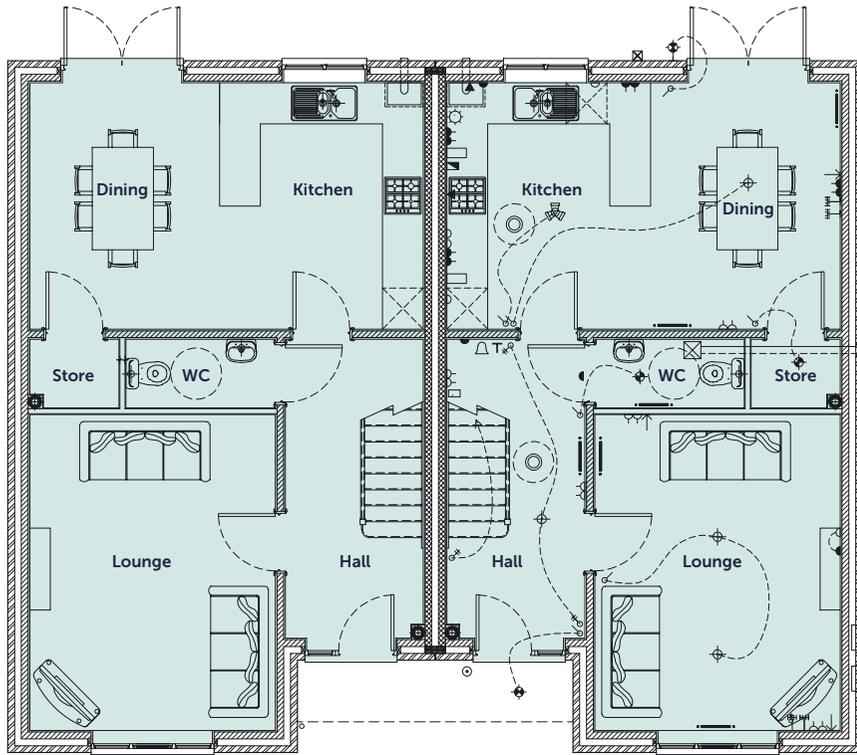
GROUND FLOOR
GIA: 50m² (538sqft)



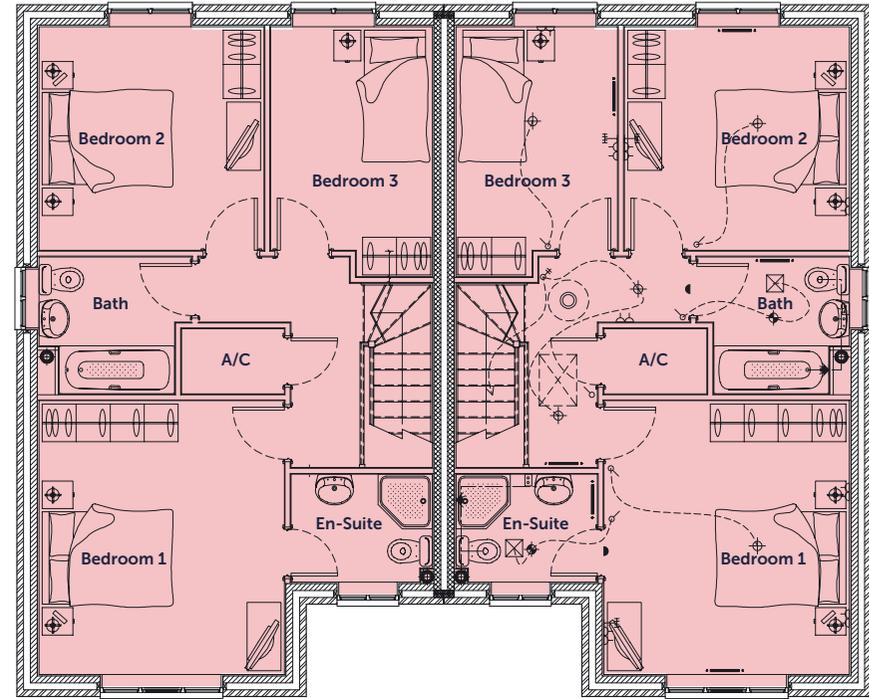
FIRST FLOOR
GIA: 56m² (602sqft)



Plots 5 to 8



GROUND FLOOR
GIA: 52m² (560sqft)



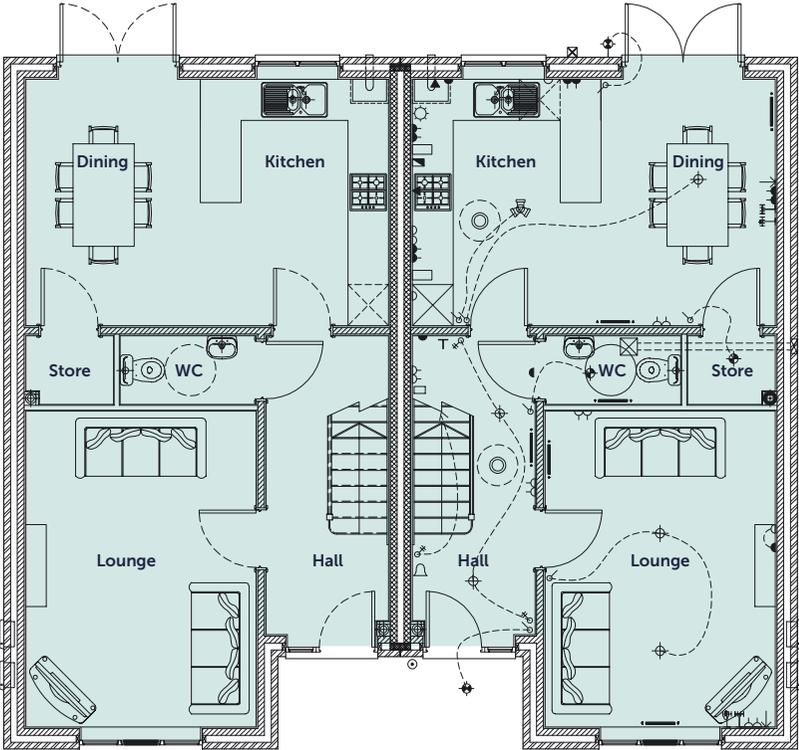
FIRST FLOOR
GIA: 52m² (560sqft)

DIMENSIONS - Plots 5-10

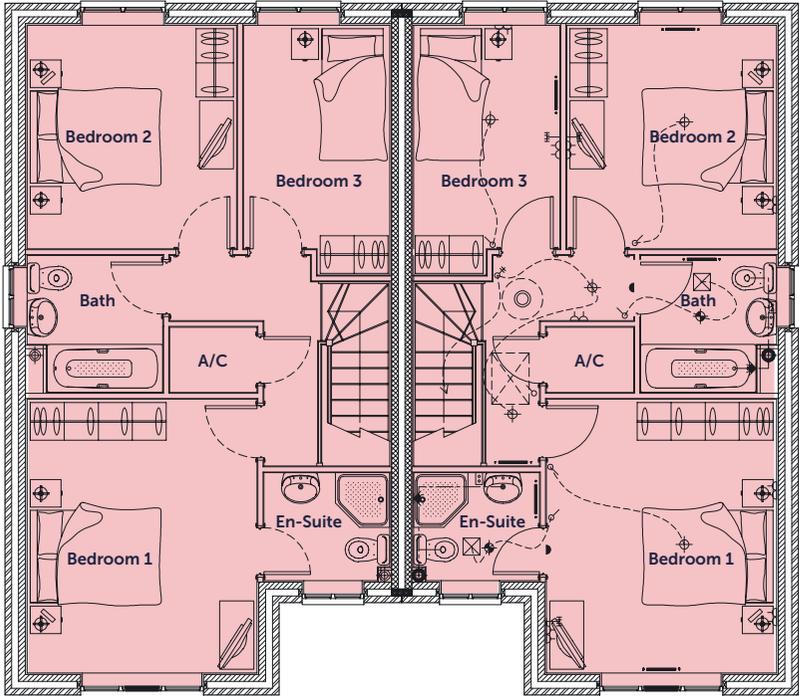
Lounge	3.3m x 4.6m
Kitchen	6.3m x 3.5m
Bedroom 1	3.9m x 3.3m
Bedroom 2	3.0m x 3.2m
Bedroom 3	3.6m x 2.1m



Plots 9 & 10



GROUND FLOOR
GIA: 48m² (516sqft)



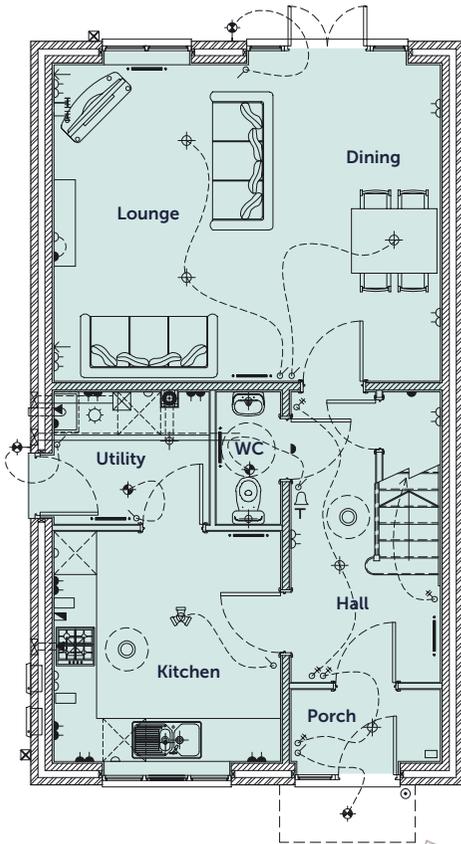
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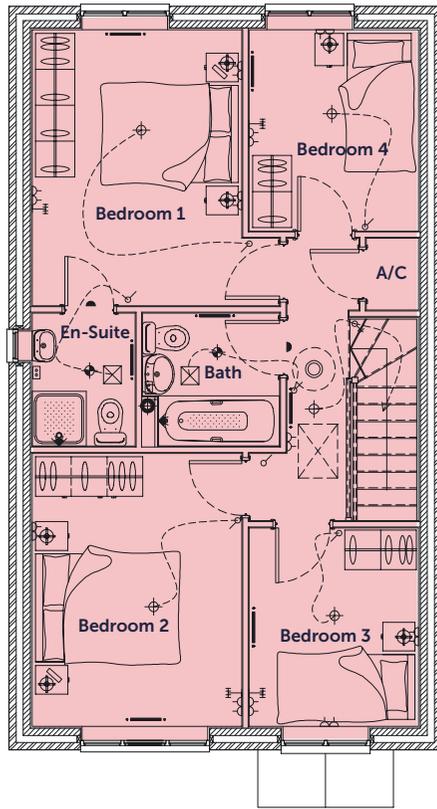


Plots 11 to 13

Plots 14 & 15



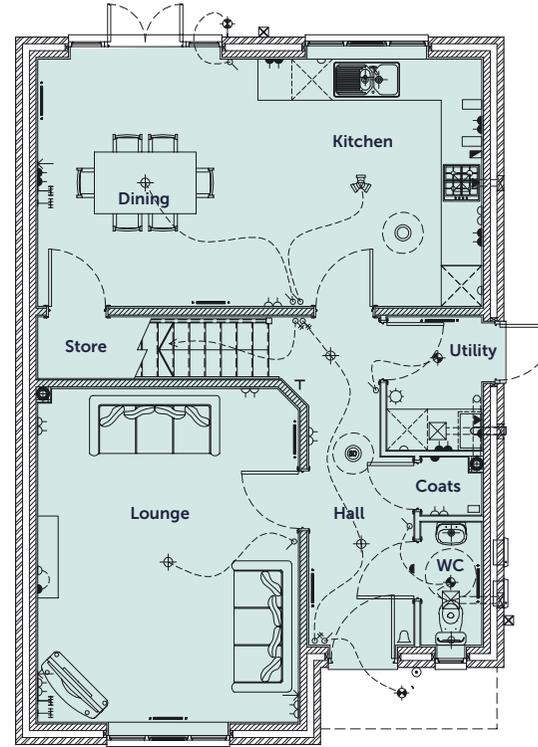
GROUND FLOOR
GIA: 53m² (570sqft)



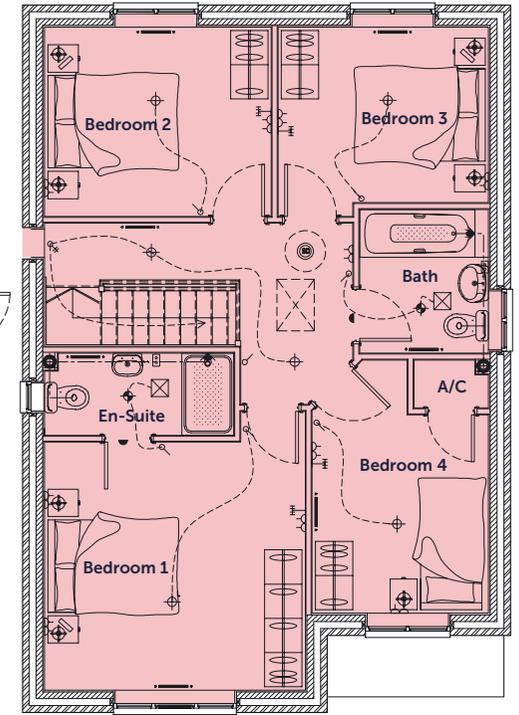
FIRST FLOOR
GIA: 53m² (570sqft)

DIMENSIONS - Plots 11-13

Kitchen	3.1m x 3.1m
Utility	1.8m x 2.1m
Lounge Diner	5.4m x 4.3m
Bedroom 1	3.8m x 2.9m
Bedroom 2	3.7m x 2.9m
Bedroom 3	2.3m x 2.7m
Bedroom 4	2.3m x 2.7m



GROUND FLOOR
GIA: 60m² (645sqft)



FIRST FLOOR
GIA: 60m² (645sqft)

DIMENSIONS - Plots 14 - 15

Lounge	3.8m x 4.8m
Utility	1.3m x 1.9m
Kitchen Diner	3.5m x 6.5m
Bedroom 1	3.8m x 4.0m
Bedroom 2	2.7m x 3.3m
Bedroom 3	2.6m x 2.8m min 3.6m max
Bedroom 4	2.5 x 3.0m



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 Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



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