



# CROSS KEYS

## HAGLEY

Sharr**HOMES**

**FOUR X 4 BEDROOM LUXURY DETACHED HOMES**



# CROSS KEYS HAGLEY

Four x 4 bedroom luxury detached family homes

Cross Keys is situated close to Hagley village and within easy reach of Hagley train station giving excellent commuter opportunities to Birmingham, Worcester and beyond.

Hagley is a vibrant village with an array of boutique shops, excellent restaurants and public houses and schooling at both primary and secondary level.

For those wishing to enjoy outdoor pursuits the ever-popular National Trust Clent Hills is a short distance.

## Prices from £645,000

Cross Keys, Worcester Road, Hagley, Worcestershire DY9 0LF.

W3W: ///afterglow.laugh.rams



Hagley Primary School



Haybridge High School & Sixth Form



Hagley's vibrant village centre



Hagley Train Station



# Specification

## External Finish

- Tarmac driveway & block paving to front.
- Turfed rear garden with paved patio area.
- Fencing
- Outdoor tap and power point to rear.
- Alarm.
- Electric vehicle charging point.



## Internal Finish

- Walls painted Dove Grey.
- Ceilings painted White.
- Internal woodwork painted in white gloss.
- Grey carpets throughout.

## Bathroom

- Over-bath shower in main bathroom.
- Walk-in shower in en-suite.
- Half tiling, floor-to-ceiling in shower areas.

## Kitchen

- Howdens gloss white/light grey kitchen units.
- Granite effect worktops.
- Sink with mixer tap.
- Fitted Bosch oven, hob, extractor hood & microwave.
- Integrated Lamona dishwasher, fridge/freezer and washer/dryer.
- Spot lighting.
- LVT flooring

## Electrical

- Lighting to front and rear with dusk/dawn sensors.
- BT Fibre point.
- Aerial points.
- Pendant light fittings in lounge, bedrooms and hallway.
- Chrome electrical sockets.

## Energy

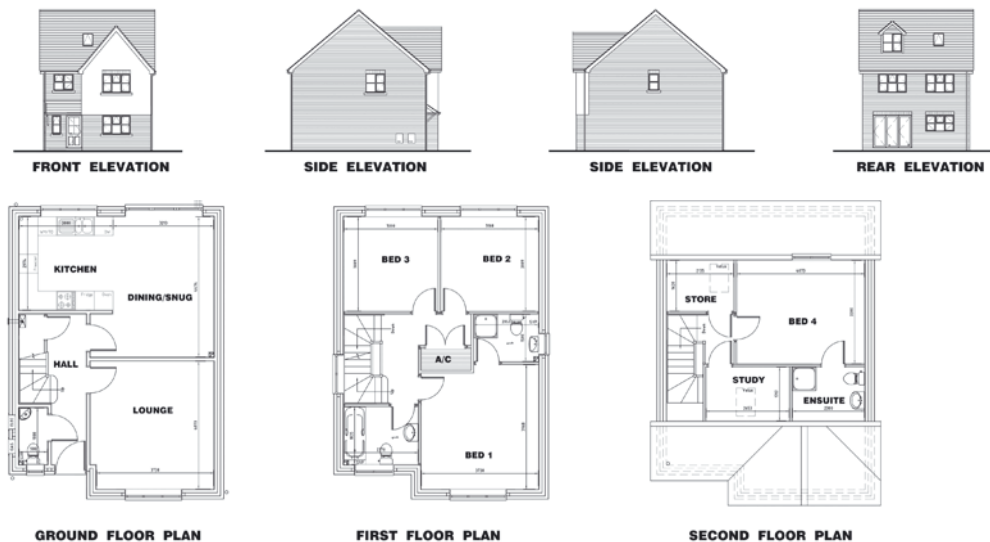
- Radiators upstairs.
- Underfloor heating downstairs.

**Service Charge:** Service charge is TBC

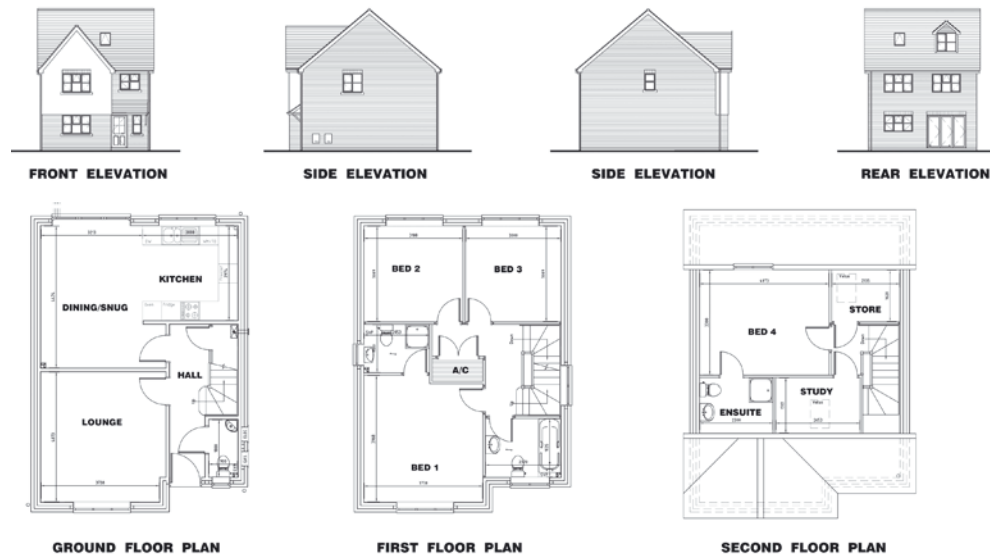




## Plot 1



## Plot 2

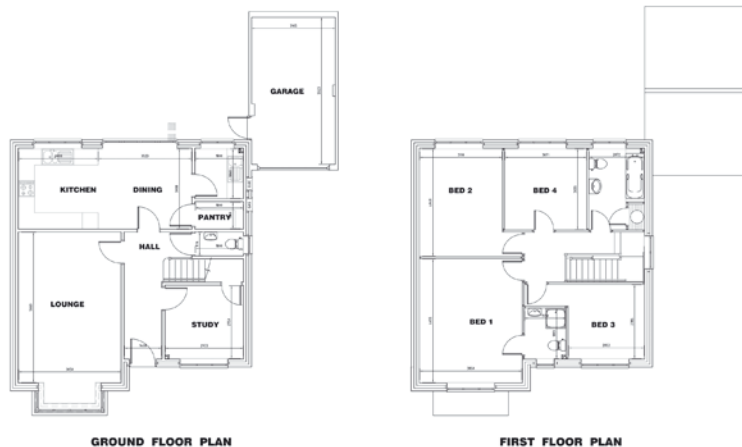


## Dimensions – Plots 1 & 2

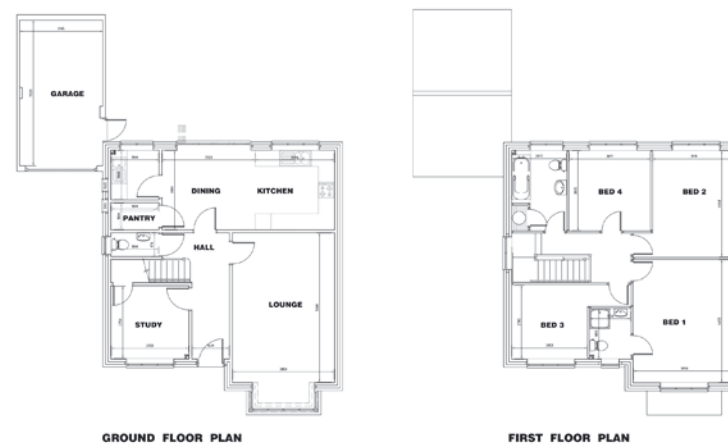
Room	Dimensions (m)
Lounge	3.7 x 4
Open plan kitchen/snug	6.2 x 2.9min/4.2max
Bedroom 1	3.9 x 3.7
En-suite	2 x 1.5
Bedroom 2	3.1 x 3
Bedroom 3	3 x 3
Family bathroom	2.3 x 1.8
Bedroom 4	4 x 3.3
En-suite	2.3 x 1.7
Study	2.6 x 1.7
Store Room	2.1 x 1.6



## Plot 3

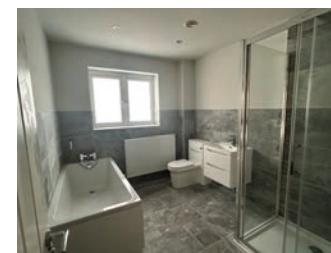
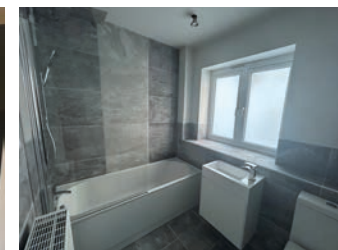


## Plot 4



## Dimensions – Plots 3 & 4

Room	Dimensions (m)
Lounge	5.6 x 3.8
Study	2.9 x 2.7
Open plan kitchen/snug	6.2 x 3
Utility	1.8 x 1.8
Bedroom 1	4.6 x 3.8
En-suite	1.8 x 1.5
Bedroom 2	3.1 x 4
Bedroom 3	2.8 x 2.7
Bedroom 4	3 x 3
Family bathroom	2 x 3







**CROSS KEYS**  
HAGLEY

**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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**LAND & NEW HOMES NETWORK**