



OWLS NEST  
BELBROUGHTON





# Welcome to Owls Nest

A prestige development of just two beautifully designed detached family homes in the charming village of Belbroughton, Worcestershire.

Each home is meticulously crafted for modern living with unique finishes that carefully blend rural luxury with contemporary sustainable principles to offer an unparalleled living experience.

- **Breathtaking Views:** Each home offers exceptional views overlooking of Belbroughton.
- **Exceptional Interiors:** Interior design and space planning meticulously created by luxury designers.
- **Unique Kitchens:** The kitchens are uniquely designed and are equipped with high-spec appliances throughout.
- **Luxurious Bathrooms**
- **Sustainable Living**

Experience the perfect blend of luxury, sustainability, and modern living in this exclusive development.

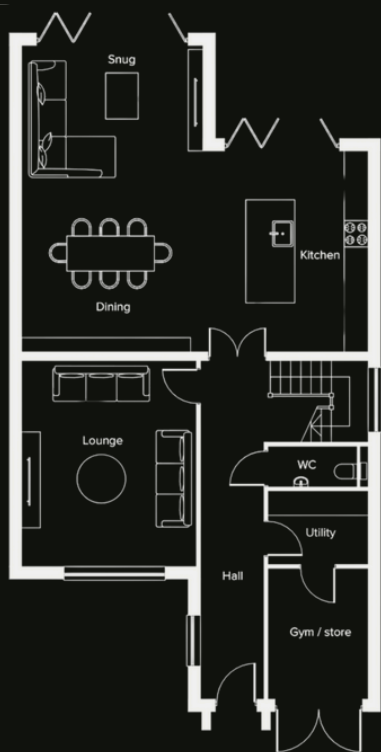


# OWN

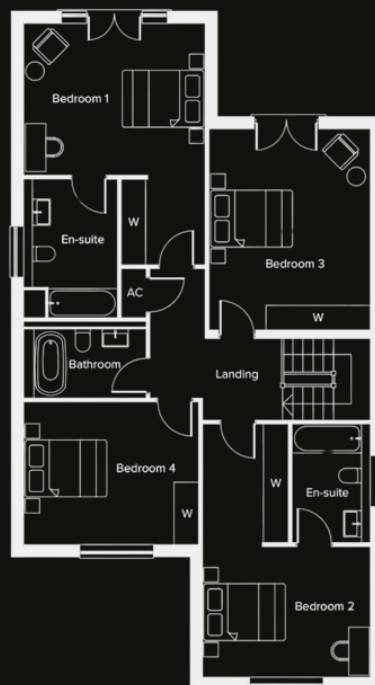
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## Plot One - Finch Hollow

- 4 bedroom detached family home set across 2 floors designed for modern living and comfort.
- Expansive open-plan kitchen, dining and family room perfect for entertaining.
- Separate living room for added comfort.
- Spacious family bathroom complemented by a luxurious master ensuite.
- Smart home heating controls for optimal comfort and efficiency.
- Two dedicated parking spaces.



Ground Floor - 1161 sq footage



First Floor - 1107 sq footage





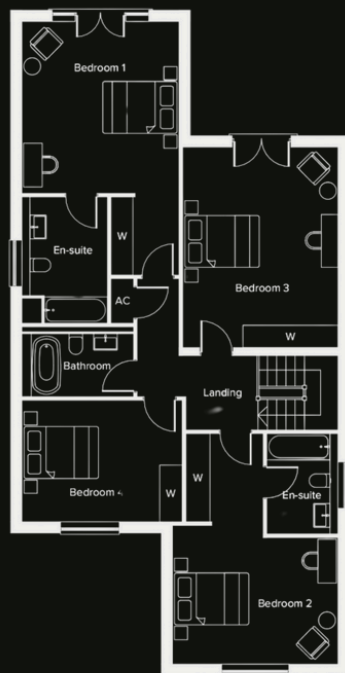
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# Plot Two - The Owls Nest

- 4 bedroom detached family home set across 2 floors designed for modern living and comfort.
- Expansive open-plan kitchen, dining and family room perfect for entertaining.
- A dedicated living room for added comfort.
- Spacious family bathroom paired with a luxurious master ensuite.
- Smart home heating controls for optimal comfort and efficiency.
- Two dedicated parking spaces.



Ground Floor - 1216 sq footage



First Floor - 1163 sq footage



## OWLS NEST BELBROUGHTON

### Finishes & Features

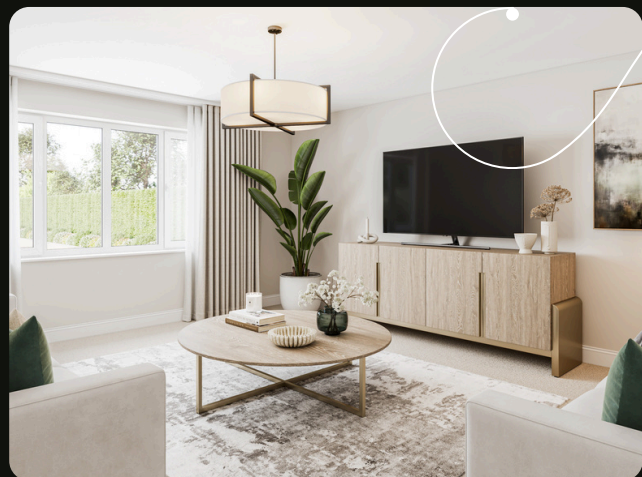
- Inward-opening Juliet balconies offering stunning views of Clent and Walton Hills.
- Feature staircase with showcase landing window, filling the home with natural light.
- Wood effect flooring throughout the ground floor.
- Feature aluminium bifold doors opening up both rear rooms of the house.
- Porcelain tiled bathrooms.
- Roca sanitary ware and Grohe brassware.
- Neff kitchen appliances - cooker, hob and extractor.
- Aristocraft premium German kitchen units with quartz worktops.
- Customisation options available if secured off-plan.
- Utility room for added convenience, perfect for laundry and extra storage.
- Flexible internal gym/office space, offering versatility for fitness, work, or additional storage and living space.

### Location & Warranty

- Greenbelt semi-rural location with picturesque views of the National Trust Clent Hills - Clent and Walton Hills in view.
- Close proximity to top-rated schools including Clent and Belbroughton primary schools and Hagley secondary schools.
- Convenient transport links – Hagley train station just a 7 minute drive away.
- Generous gardens perfect for outdoor living and enjoyment.
- Parking for multiple cars.
- Exclusive community perks – Homes include an annual membership to both Clent and Belbroughton social clubs.
- Charming village atmosphere – Bell & Cross Pub just a 5 minute stroll, with the Talbot and Village of Belbroughton less than a mile down the road.
- Comprehensive warranty provided by Build Zone for peace of mind and long-term security.

### Electrical & Heating

- Gas central heating with highly efficient Worcester Boiler.
- A 300ml water cylinder to meet the family's needs.
- Integrated solar panelling on roof to maximise energy efficiency and reduce utility costs.
- Underfloor heating to the ground floor, complimented by radiators on the first floor.
- Highly energy efficient with low energy LEDs.
- Dedicated EV charging points for efficient and future-ready home charging.
- Premium white goods, including a fridge freezer and dishwasher, seamlessly integrated for modern convenience.
- EPC rated A for maximum energy efficiency and sustainability.







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Contact the team today

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