






3 Victory Hall Court
Clows Top, DY14 9AJ

Andrew Grant

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Clows Top, Kidderminster, DY14 9AJ (Plot 3)

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Offers in excess of £475,000

A high specification new build detached home situated within the heart of Clows Top Village.

Key features

- New build home
- LABC 10-year Warranty
- Charming village with local amenities
- Stunning views of Malvern Hills and Teme Valley
- Integrated AEG and Blomberg kitchen appliances
- Spacious open-plan living kitchen dining room
- Wi-Fi controlled underfloor heating throughout
- Master bedroom with Juliet balcony and ensuite
- Contemporary bathroom suites
- Landscaped garden
- Driveway parking and carport

Freehold / 1,745 sq ft





This property has been crafted by esteemed local developers, MSquared Homes. Nestled in the heart of Clows Top village, this home exemplifies exquisite style and quality, and has been thoughtfully designed to offer a low-maintenance lifestyle while maximising space and providing high-end finishes throughout.

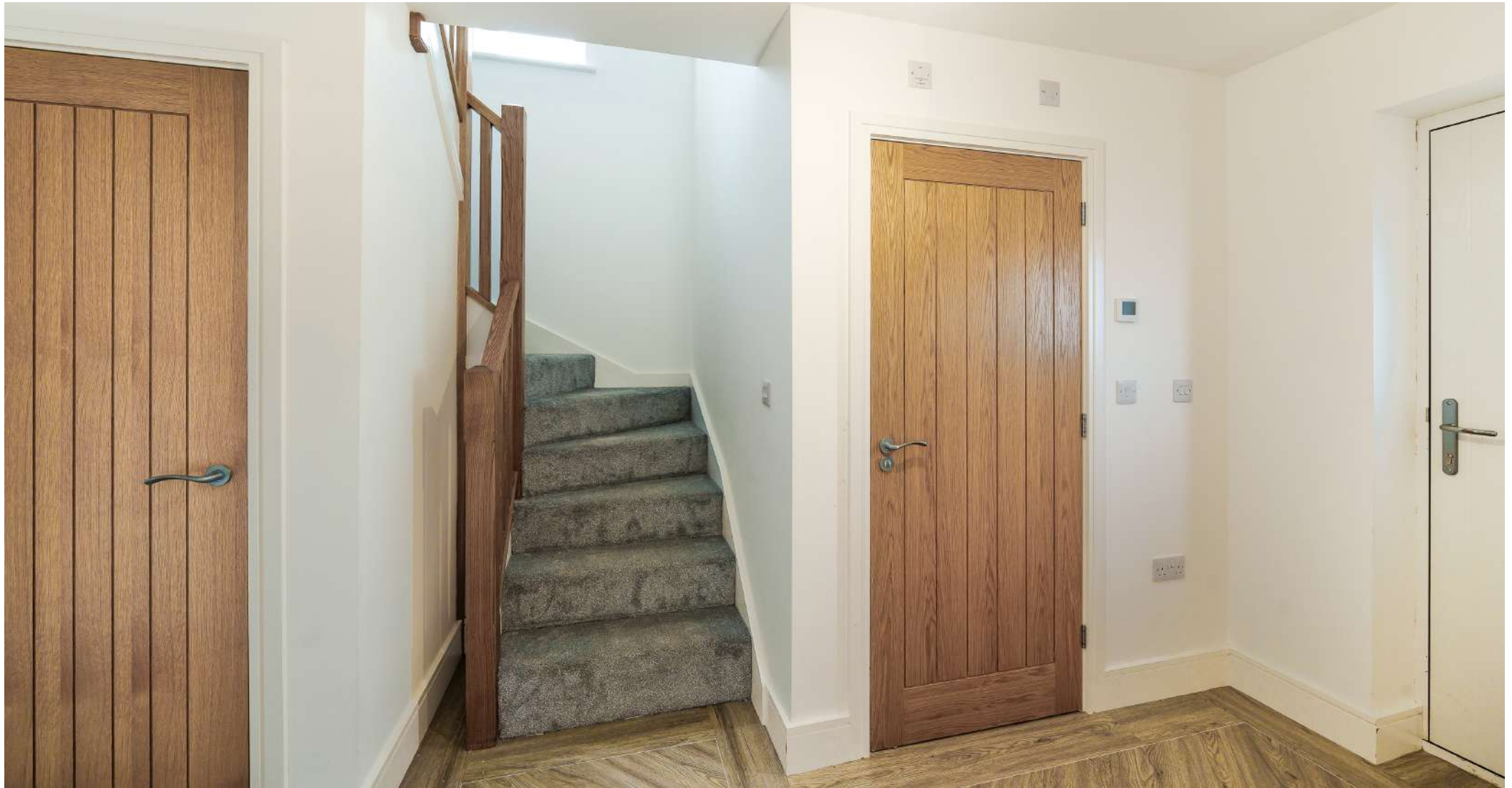
The property boasts modern conveniences, including Wi-Fi controlled underfloor heating powered by an air source heat pump and elegant bathroom suites and fittings. The contemporary kitchen features integrated appliances by AEG and Blomberg, accentuating the sleek lines and polished finishes that define this luxury home.

Outside, you will find the convenience of off-road parking, offering the added advantage of a carport and electric gated access through the main entrance of the development.



Entrance

Step into a world of elegance and modern living as you enter this exceptional property. Nestled within a sought-after location, this meticulously crafted residence showcases a harmonious blend of sophistication and practicality.



Hallway

Upon entering, you are greeted by a warm and inviting entrance hallway, exquisitely adorned with luxury vinyl tiled flooring, setting the tone for the luxurious experience that awaits.

To the side of the entrance, a generously sized storage cupboard proves to be ideal for coats and shoes. It also has plumbing and space for a washing machine and condensing tumble dryer.



Open-Plan Kitchen / Dining / Living Room

To the left, the open plan kitchen dining living room unveils itself, a true masterpiece of design and functionality. The well-appointed kitchen boasts quality wall and base units with sleek quartz worktops, further enhanced by a large quartz kitchen

island. Integrated AEG and Blomberg appliances grace the kitchen, including an induction hob, a fully integrated Blomberg fridge/freezer and Blomberg dishwasher and an AEG smart single oven which can be controlled via a mobile phone.



The kitchen exudes style with luxury vinyl tiled flooring, recessed LED low energy down lights and is suffused with natural light through windows at the front and French doors

to the rear, which overlook the garden. A log burner adds a touch of cosiness to the living area, creating an inviting atmosphere.



Study / Bedroom Four

Continuing along the ground floor, a fantastic study (or 4th bedroom) presents itself at the rear of the property, making it an ideal haven for those who work from home or future proofing the property, where a ground floor bedroom option may be required.

Completing the ground-floor accommodation, a thoughtfully designed cloakroom encompasses a low-level WC, a washbasin, fully tiled shower enclosure and an obscure-glazed window to the front aspect, providing convenience and practicality.



First Floor

Venturing to the first floor, an elegant oak-based staircase featuring oak handrails spindles leads to the spacious landing, granting access to three well-proportioned bedrooms and a luxurious family bathroom.



Bedroom One

Bedroom one, a spacious double room positioned at the front of the property, delights a Juliet balcony, offering breathtaking views. The floor has been carpeted for added luxury.

This stunning master suite also boasts its own ensuite, showcasing a quality white contemporary suite, complete with a low-level WC, a washbasin set upon a vanity unit and a fully tiled shower enclosure. Porcelanosa ceramic floor and wall tiles, illuminating anti-mist mirror, a heated towel rail and an obscure-glazed window complete this room.



Bedrooms Two and Three

Bedroom two, a generously sized double room located at the rear of the property, features carpeted flooring and a window to the rear aspect, providing comfort and ample space.

Bedroom three, an excellent sized single room situated at the rear of the property, also enjoys carpeted flooring and a window.



Family Bathroom

An elegantly appointed family bathroom awaits, showcasing a quality white contemporary suite, complete with a low-level WC, a washbasin set upon a vanity unit and a bathtub with a shower over. Porcelanosa ceramic floor and wall tiles, illuminating anti-mist mirror, a heated towel rail and an obscure-glazed window add to its appeal, ensuring a relaxing and indulgent experience.





Throughout this exquisite home, meticulous attention to detail is evident with white slimline finish sockets and switches, complemented by carpeted areas in the living room, study, bedrooms, stairs and landing, all finished with an immaculate white paint scheme.

Underfloor heating, powered by an air source heat pump, ensures year-round comfort, while solar hot water panels enhance energy efficiency, reflecting a commitment to sustainability. The property is well-prepared for modern entertainment needs, with pre-installed computer network cabling behind TV points in all bedrooms and the living room, alongside a BT point behind the main TV position.

The interior doors boast a contemporary composite oak design with satin chrome effect ironmongery, infusing elegance into every aspect. Low maintenance UPVC double glazed windows and French doors, along with UPVC fascia's/soffits, ensure durability and longevity. External features, including contemporary lighting with motion sensors, add a touch of sophistication to the overall exterior aesthetics.



Gardens and Grounds

Outside, an Indian stone patio beckons, providing the perfect setting for alfresco dining and entertaining. Beyond lies a lush lawn adorned with an array of captivating shrubs and planting, creating an oasis of tranquillity for relaxation and enjoyment.

An external tap ensures practicality for gardening and outdoor activities. The property's forward-thinking features extend to ample driveway parking and a carport with provision for an electric car charging point, catering to the modern lifestyle.



Services

Mains electricity and water.

Private Drainage (shared water treatment plant with Plot 4)

There is underfloor heating powered by an air source heat pump and solar thermal panels to heat the water.

Heatmiser thermostatic underfloor heating controls in each room and Portway Arundel mk3 Log Burner 5kW.

Glenhill Stainless Lite+ Solar dual coil unvented pressurised hot water cylinder 248L for hot water.

Broadband is available at this property.

Council Tax - To be confirmed.

Agent's Note

This property further benefits from an LABC 10-year warranty.

A management company will be formed between the 4 properties to maintain the electric gates, communal areas and water treatment plants. A car port will be added to the property, as well as a provision for an electric car charging point - connection required dependent on car manufacturer.

Location

Victory Hall Court benefits from its location in the charming village of Clows Top, where local amenities such as a village shop, butchers, and the esteemed Victory Hall village hall are readily available. The proximity to the well-known Colliers Farm Shop & Café, located less than a mile away, further enhances the appeal of this location.

Additionally, the development's idyllic position in picturesque north Worcestershire caters to commuters seeking a serene village lifestyle, with the delightful Georgian town of Bewdley just a short 10-minute drive away. Described as the most perfect small Georgian town in Worcestershire by architectural historian Nikolaus Pevsner, Bewdley offers a rich history, riverside charm and an array of shopping and dining options, including Tesco, Co-Op and several boutique establishments...





There is an abundance of nearby attractions and recreational opportunities. Avid enthusiasts of the Severn Valley Railway will find themselves close to this world-famous landmark, with exciting events scheduled throughout the year. Nature lovers can explore the historic Wyre Forest, covering 6,000 acres of woodlands with extensive walking trails and scenic beauty. Additionally, residents can enjoy leisurely visits to the enchanting Tea Rooms at Witley Court & Gardens or venture to the renowned West Midlands Safari Park to meet exotic wildlife firsthand. The wealth of nearby activities ensures an enriching experience right at your doorstep.

Transportation is a breeze with Victory Hall Court situated on the A456 road, providing convenient connections between Newnham Bridge and Bewdley, as well as easy access to the B4202 road, linking Mawley Oak and Abberley. Nearby locations such as Cleobury Mortimer, Tenbury Wells and Kidderminster, equipped with mainline railway stations, offer further convenience in terms of shopping, education and recreational facilities. Furthermore, Worcester, with its mainline stations to London and other regions of the country, is merely a 25-minute drive away.

Victory Hall Court, Clows Top, Kidderminster, DY14



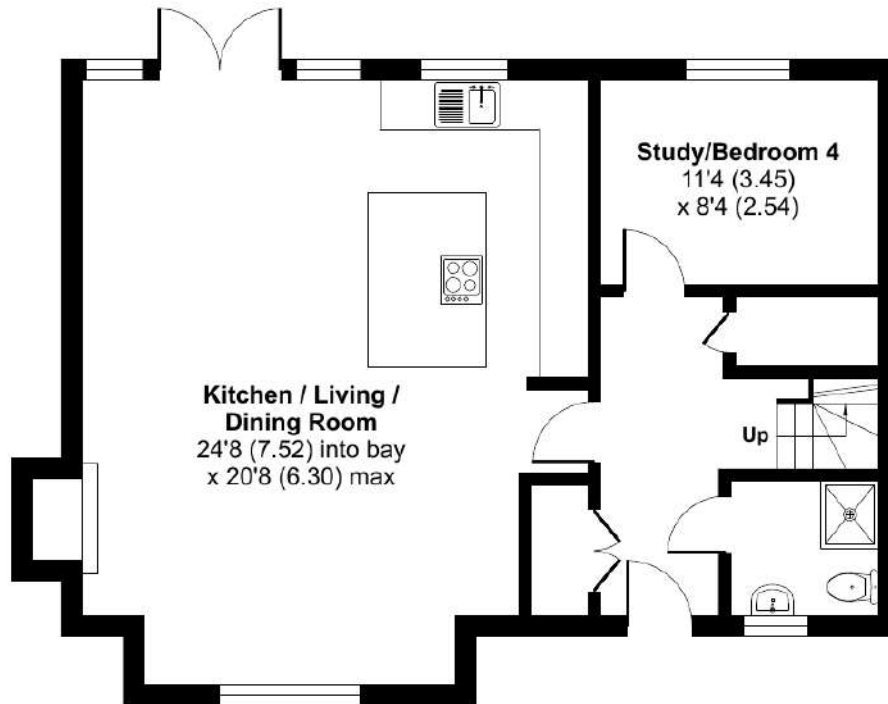
Approximate Area = 1696 sq ft / 157.5 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

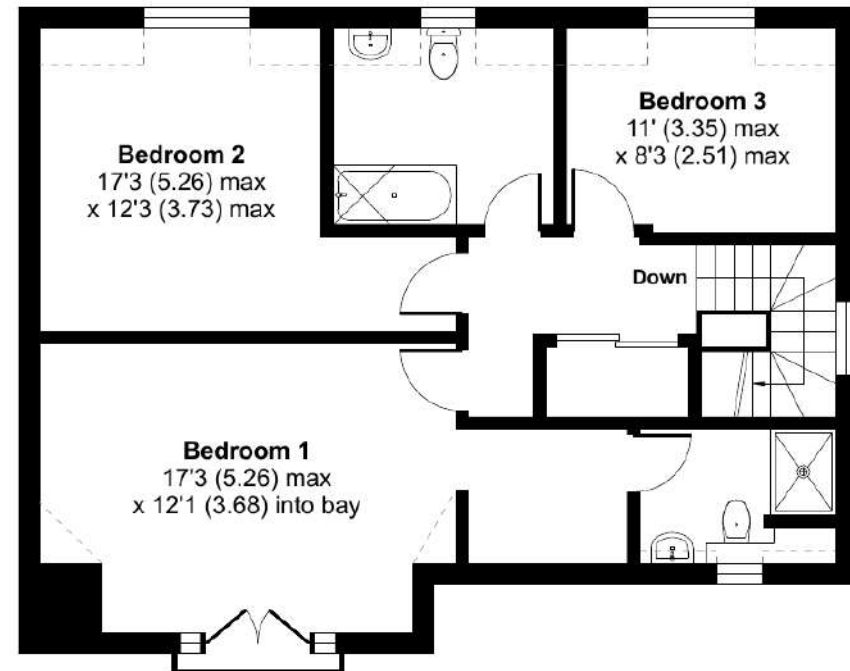
Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR (2 VICTORY COURT)



FIRST FLOOR (2 VICTORY COURT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1068733



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com