



## Plot 1, Victory Hall Court

Clows Top, DY14 9AJ

Andrew Grant

# Victory Hall Court

Plot 1, Clows Top, Kidderminster, DY14 9AJ

**2 Bedrooms   1 Bathroom   1 Reception Room**

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

- New build bungalow
- LABC 10-year Warranty
- Charming village with local amenities
- Integrated AEG and Blomberg kitchen appliances
- Spacious open-plan kitchen living dining room
- Wi-Fi controlled underfloor heating throughout
- Two double bedrooms
- Contemporary bathroom suite
- Landscaped garden
- Driveway with electronic gate

**Offers in excess of £350,000**

943 sq ft (87.7 sq m)





This bungalow has been crafted by esteemed local developers, MSquared Homes. Nestled in the heart of Clows Top village, this bungalow 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 an elegant bathroom suite 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 private electric gated access, separate to the main development gated entrance and a further secure pedestrian gate.



## The entrance

Step into a world of elegance and modern living as you enter this exceptional bungalow. A warm and inviting entrance hallway sets the tone, adorned with luxury vinyl tiled flooring.



## The kitchen living dining room

To the left, the open plan kitchen dining living room awaits, boasting quality wall and base units with sleek quartz worktops, a quartz kitchen island and integrated AEG and Blomberg appliances. These include an induction hob, fully integrated Blomberg fridge/freezer and fully integrated Blomberg dishwasher.



Furthermore, there is an AEG compact multi oven/ microwave and an AEG smart single oven which can be controlled via a mobile phone app. With luxury vinyl tiled flooring (LVT), the kitchen radiates style, accompanied by recessed LED low energy down lights.



Natural light bathes the space through windows to both the rear and front, while a log burner adds a touch of cosiness to the living area. A conveniently located storage area enhances practicality and houses the hot water cylinder and underfloor heating system.



## The utility room

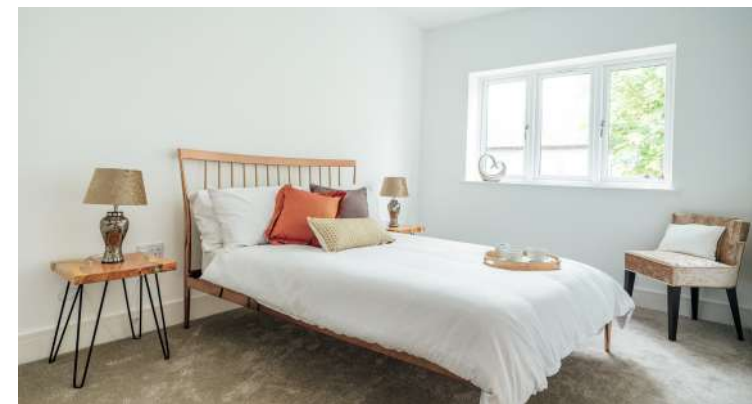
Adjacent to the kitchen, a well-equipped utility room awaits, featuring base units, a sink with drainer and external access. Plumbing for a washing machine, space for a condensing tumble dryer and luxury vinyl tiled flooring ensure functionality.





## The bedrooms

The two generously proportioned double bedrooms are situated on the right-hand side of the property, offering privacy from the main living areas. Bedroom one features French doors to the garden and bedroom two overlooks the front aspect.





## The family bathroom

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

Throughout this stunning home, you will find white slimline finish sockets and switches, complemented by carpeted living areas and bedrooms, smooth finish ceilings and an immaculate white paint scheme.

Underfloor heating powered by an air source heat pump ensures comfort year-round, with solar hot water panels enhancing energy efficiency. Pre-installed computer network cabling behind TV points prepares this property for modern entertainment needs. There are TV points in all bedrooms and the living room and a BT point behind the main TV position.

The interior doors boast a contemporary composite oak design with satin chrome effect ironmongery. Low maintenance UPVC double glazed windows and patio doors, along with UPVC fascias/soffits, promise durability. External features also include contemporary lighting with motion sensors.





## The garden

Outside, the landscaped garden beckons with an Indian stone patio, perfect for alfresco dining. Beyond, a lush lawn adorned with an array of captivating shrubs and planting awaits your enjoyment. The garden also conveniently features an external tap and external electrical double socket.



There is ample driveway parking and provision for an electric car charging point (connection required dependent on car manufacturer) further enhances the property's forward-thinking features.



## 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 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.

## 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.

## Services

Mains electricity and water. Private Drainage (shared water treatment plant with Plot 2 bungalow). Telford Tempest Solar dual coil unvented pressurised hot water cylinder 200L for hot water. 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. Broadband is available at this property.

## Council Tax

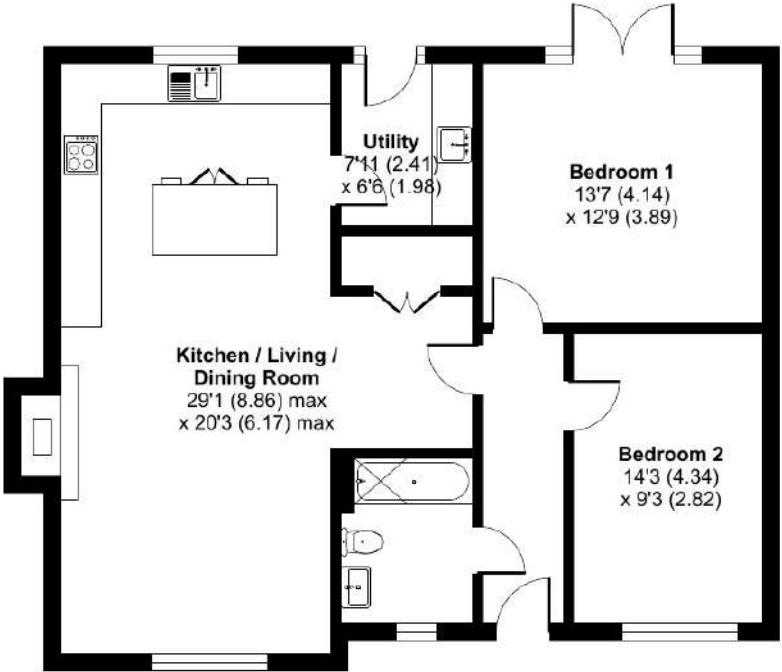
The Council Tax banding for this property is **Band E**



# Plot 1 - Victory Hall Court, Clows Top, Kidderminster, DY14

Approximate Area = 943 sq ft / 87.7 sq m

For identification only - Not to scale



**BUNGALOW**

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





**Andrew Grant**

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)