



Plot 1 Front Elevation

Plot 1 Finstall Gardens, Alcester Road, Finstall, Worcestershire, B60 1EL

£865,000

Allan Morris
estate agents

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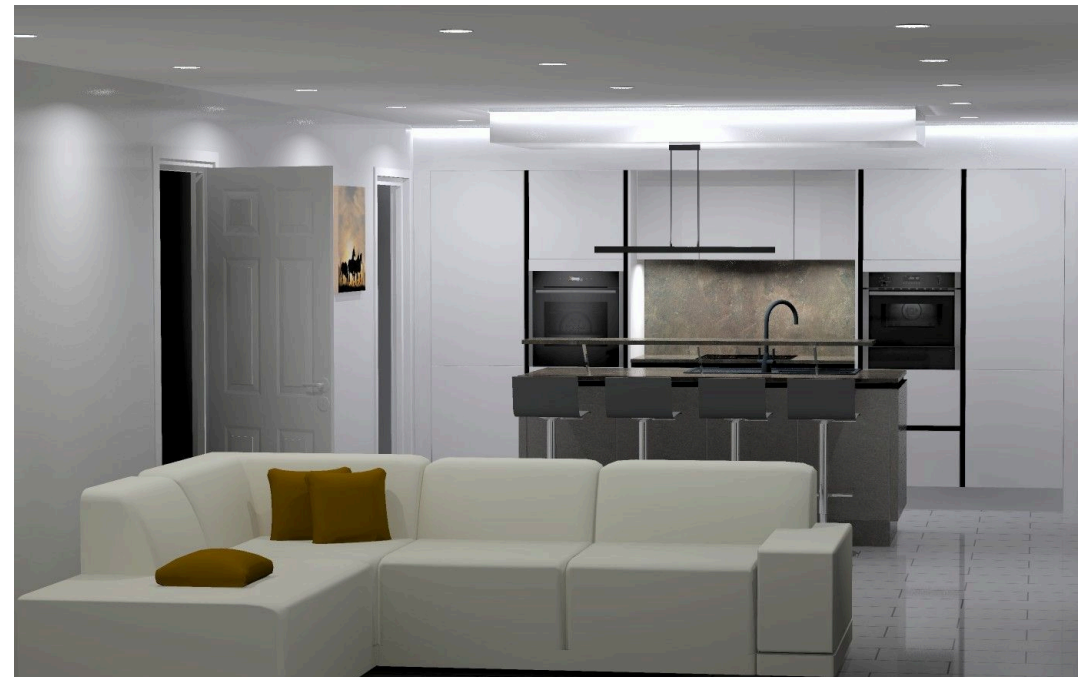
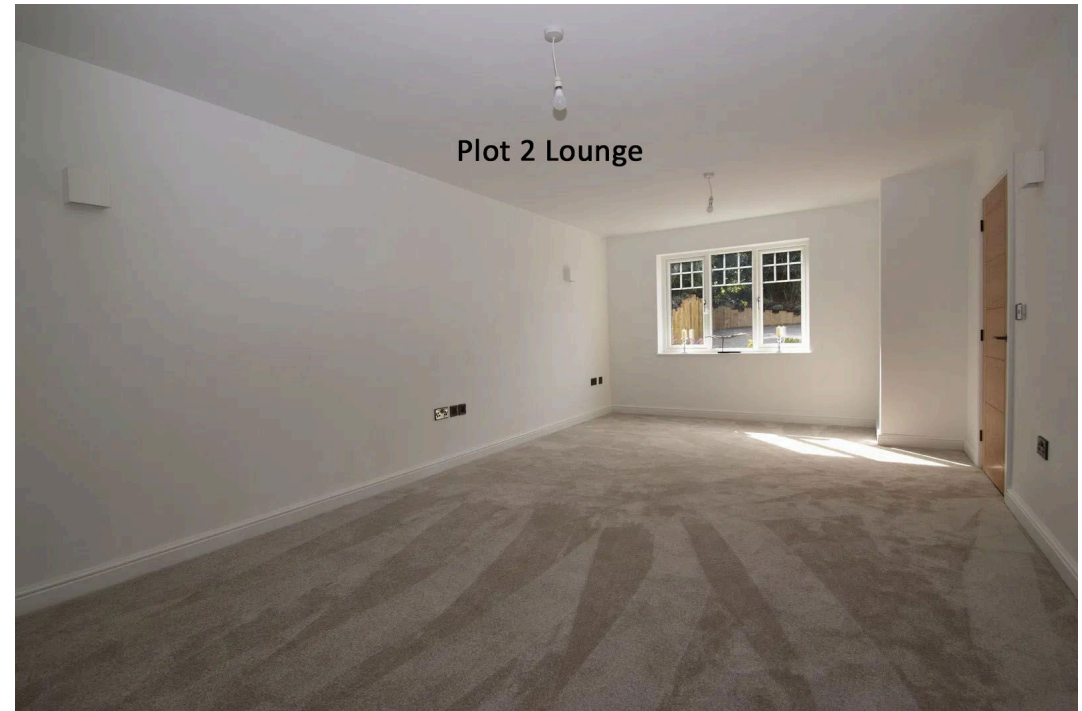
'Coming Soon, Register Your Interest, Estimated Completion December 2025'

Newly built freehold detached house in a desirable village, convenient for amenities of Aston Fields and facilities of Bromsgrove. Depending on stage of build, buyer will have the opportunity to bespoke fit the house within the build budget, with any extras being in addition to the price.

With solar panels, acoustic double glazing, mechanical air exchange system and A-rated pressurised hot water tank, the house is anticipated to be in band A for the Energy Performance certificate.

The well appointed house offers spacious accommodation of approx 2,120sqft (plus large single garage of approx 255sqft), comprising: a reception hallway with fitted cloakroom; lounge; snug/office; open plan fitted kitchen, dining & family room; gallery landing; 5 bedrooms; en suite shower room; and large family bathroom.

Gas-fired central heating, landscaped gardens, good off-road parking.



Plot 2 Cloakroom



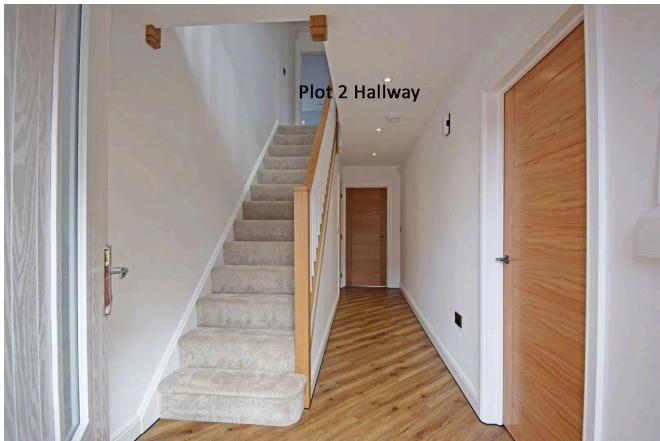
DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards and wardrobes.

KEY POINTS

- 10 Year Build Warranty via ABC
- Solar Panels with battery storage
- Anticipated A-rated EPC
- Acoustic PVC double glazing
- Gas-fired central heating
- Mechanical air exchange system
- Accommodation of approx 2,120sqft
- Large 255sqft single garage
- Good off-road parking with EV charger
- Landscaped gardens
- Electricity supply to entrance for gates
- Data cable points to 3 rooms
- Underfloor heating to ground floor
- 'Vitra' sanitary ware
- 'Porcelanosa' tiling
- Freehold tenure
- EPC rating to be confirmed but anticipated to be band A
- Council Tax Band to be assessed.

Plot 2 Hallway



Plot 2 Utility



Plot 2 Family Area



SPECIFICATIONS

- Latest timber framed construction with high insulation values. 10 year ABC warranty. High quality & efficient uPVC thermal and acoustic double glazed windows and external doors, plus oak veneer internal doors. Security: Intruder alarm system; exterior wall lighting; secured by design locking systems. Key Energy Efficiency: Solar panels with battery storage; full house Vent Axia mechanical ventilation heat recovery system MVHR; hot water only heat pump cylinder; heat only gas boiler; underfloor heating to ground floor; thermostatically controlled radiators; energy efficient lighting; fully insulated loft space. EV charging point; data cable points to lounge, family room and bedroom three.

INCLUSIONS

- Choice of carpets & floor coverings within build budget
- 'Bosch' dishwasher, electric oven, combination microwave oven with warming drawer & induction hob
- Cookerhood & CDA wine cooler
- Samsung 'American' style fridge freezer

AGENT'S NOTE

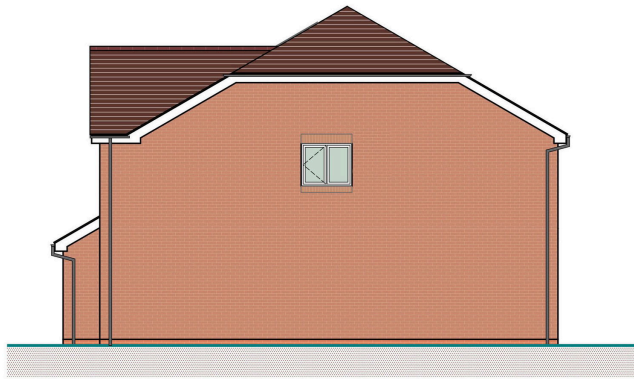
- All measurements in this sales brochure are taken from the architect's plans and may vary in the actual build.

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALLWAY** 5.49m x 1.26m < 2.13m (18'0" x 4'1" < 7'0")
- **FITTED CLOAKROOM** 1.75m x 1.63m (5'9" x 5'4") with understair cupboard
- **LOUNGE** 6.39m x 3.22m < 3.79m (20'11" x 10'7" < 12'5")
- **SNUG / OFFICE** 4.55m x 3.22m (14'11" x 10'7")
- **OPEN PLAN FITTED KITCHEN, DINING & FAMILY ROOM** 9.52m x 4.17m (31'3" x 13'8")
- **UTILITY ROOM** 2.58m x 1.75m (8'5" x 5'9")





Plot 1 Side Elevation B



Plot 1 Rear Elevation



Plot 1 Side Elevation A

FIRST FLOOR

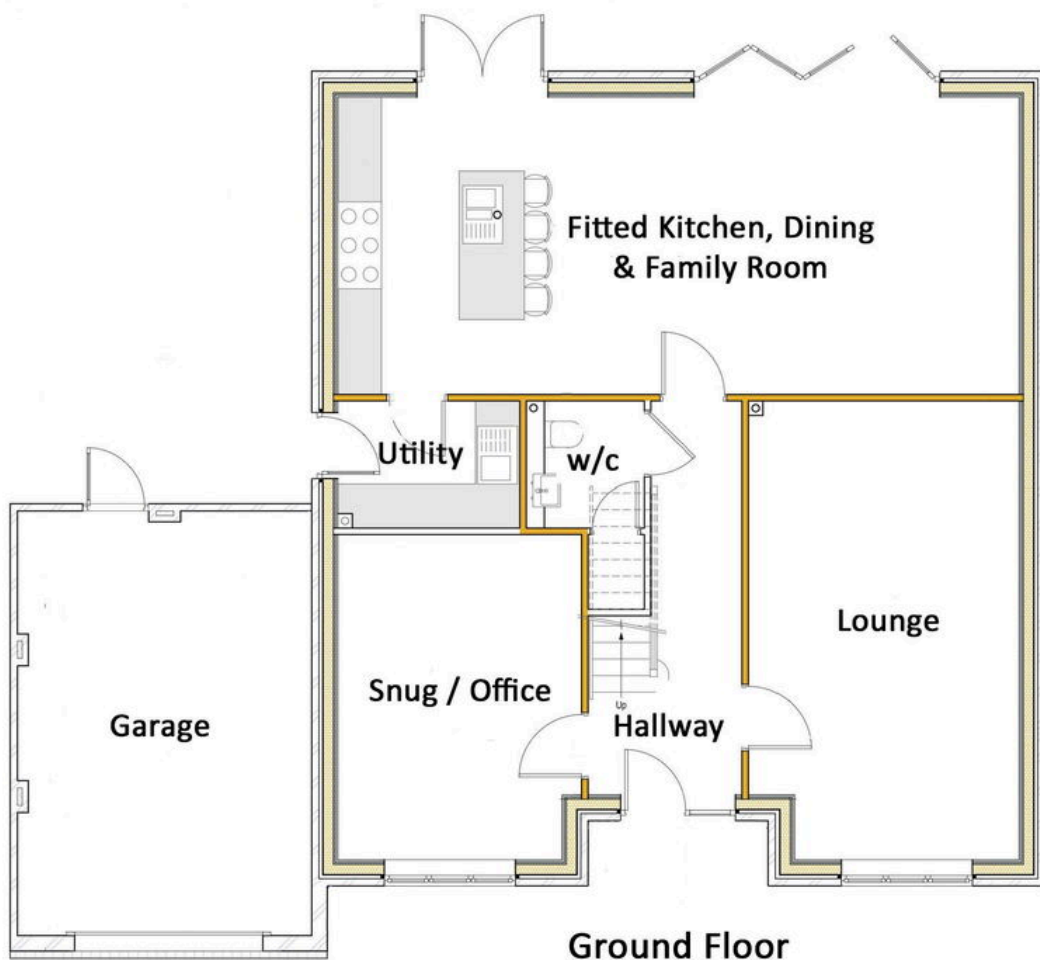
- **GALLERY LANDING** 5.49m x 2.13m (18'0" x 7'0")
- **BEDROOM ONE** 4.17m x 4.86m x 3.43m (13'8" x 15'11" x 11'3")
- **EN SUITE SHOWER ROOM** 3.43m x 1.44m x 2.13m (11'3" x 4'8" x 7'0")
- **BEDROOM TWO** 4.17m x 3.43m (13'8" x 11'3")
- **BEDROOM THREE** 3.37m x 4.10m x 3.22m x 3.79m (11'0" x 13'5" x 10'7" x 12'5")
- **BEDROOM FOUR** 4.17m x 3.15m x 3.79m (13'8" x 10'4" x 12'5")
- **BEDROOM FIVE** 3.08m x 2.77m (10'1" x 9'1")
- **FAMILY BATHROOM** 3.79m x 1.60m x 2.93m (12'5" x 5'3" x 9'7")

OUTSIDE

- **ATTACHED SINGLE GARAGE** 5.86m x 4.06m (19'3" x 13'4")
- **PARKING** Block paved drive with an EV charger and providing off-road parking for several cars.
- **GARDENS** Landscaped gardens to front and rear.

DIRECTIONS

- From Bromsgrove town centre: take New Road. At the traffic lights proceed straight on, continuing along New Road. At the top of the road, take the first island exit into Finstall Road. Proceed over the railway bridge and on past the Rugby Club, then turn left into Heydon Road. At the end of the road turn right into Alcester Road, where the property will be found on the left, as indicated by the agent's 'For Sale' board.



Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

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