



ST. MARY'S PLACE

An exclusive development of 2, 3 and 4 bedroom homes

Signature
NEW HOMES



WELCOME TO ST. MARY'S PLACE

KIDDERMINSTER

St. Mary's Place is an exclusive development of 2, 3 and 4 bedroom homes near the heart of Kidderminster town centre. The site is conveniently located close to local amenities and schools, with a varied choice of shops located within Crossley Retail park.

An ideal location for commuters, with easy access to the M5, M42 and various A roads leading to Bromsgrove, Stourbridge, Bridgnorth, to name just a few. The site is also close to local bus routes and Kidderminster train station.



Kidderminster is currently going through a regeneration of the town centre and surrounding areas, the main objectives are to deliver the growth of residential, retail, and employment development, the regeneration of key town centre sites, to improve the urban design and architecture and conserve and enhance the town's heritage assets.

With all the benefits of the developments location, this makes St. Mary's Place the perfect place to live for all ages.



WHY SIGNATURE AND CITIZEN

If you are wondering who the driving force is behind Signature New Homes, allow us to introduce ourselves...

Signature
NEW HOMES



We are part of Citizen.

One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands.

We are a not-for-profit organisation and any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life.

We have a history of delivering against this ambition and we are committed to providing excellent customer service.



What is Shared Ownership?

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales property.

The purchaser pays a mortgage on the share they own, and pays rent to a housing association on the remaining share. Because the purchaser only needs a mortgage for the share they are purchasing, the amount of money required for a deposit is usually a lot lower when compared to the amount that would be required when purchasing outright.

The purchaser has the option to increase their share during their time in the property via a process known as staircasing, and in most cases can staircase all the way to 100%. In this instance, the shared owner will no longer pay any rent, just their mortgage along with any service charges and ground rent applicable.



THE DEVELOPMENT

SIGNATURE HOMES

■ THE WARNER

Two bedroom semi-detached
Plots: 105 & 106

■ THE TOMLIN

Two bedroom semi-detached and terraced
Plots: 68, 70, 71, 125, 126, 145 & 146

■ THE CONWAY

Three bedroom semi-detached
Plots: 86, 95, 98 & 176

■ THE SINCLAIR

Three bedroom detached & semi-detached
Plots: 85, 87 & 180

■ THE REDFERN

Three bedroom detached
Plot: 55

■ THE ALLISTER

Three bedroom terraced & semi-detached
Plots: 102 & 103

■ THE ASHCROFT

Four bedroom detached & semi-detached
Plots: 28, 56, 59, 60, 61, 72 & 78



- Sold Signature Homes
- Rented Homes via Citizen
- Sold Shared Ownership Housing

WHAT'S INCLUDED...

	2 Bed & 3 Bed Semi's	3 bed & 4 Detached
	Bronze	Silver
Kitchen		
Integrated single oven - stainless steel	●	
Vinyl flooring in kitchen diner	●	
40mm depth laminated worktops	●	●
Stainless steel sink, 1 and a half bowl	●	●
4 rings hob - stainless steel	●	●
Glass splashback to hob area	●	●
Integrated fridge freezer	●	●
Integrated 600mm dishwasher	●	●
Chimney style extractor - stainless steel	●	●
White downlighters to ceilings	●	
Brushed chrome sockets and switches		●
Brushed chrome downlighters to kitchen area		●
Integrated double oven - stainless steel		●
Ceramic floor tiles to kitchen, kitchen/diner and utility		●
Downlighters under wall units		●
Bathroom		
Vinyl flooring	●	●
Full height tiling behind bath, splash back behind sink	●	
Half height tiling to all walls		●
Shower above bath with glass screen	●	●
Chrome heated towel rail - dual fuel	●	●
White ceiling downlighters	●	
Brushed chrome downlighters		●
Shaver socket	●	●
Full height tiling to bath walls & half height tiling to all other walls		●
Ensuite		
Vinyl none slip flooring	●	●
Full height tiling to the shower, splash back to sink area	●	
Full height tiling to the shower, half height tiling to all other walls		●
Shaver socket		●
Chrome towel rail - dual fuel	●	●
White downlighters to ceilings	●	
Brushed chrome downlighters		●



	2 Bed & 3 Bed Semi's	3 bed & 4 Detached
	Bronze	Silver
General		
Basic rubber door stops	●	
French doors to rear gardens where applicable	●	●
TV aerial sockets to master bedroom 1 and lounge	●	●
Brushed chrome ironmongery - standard range	●	●
BT sockets to lounge, and master bedroom	●	●
USB sockets to bed-1, kitchen and living room		●
Standard white finish sockets and light switches	●	
Brushed chrome sockets and switches		●
Woodwork finished in silk gloss	●	●
Ceilings finished in white emulsion	●	●
Walls finished in almond white	●	●
Fused spur for future burglar alarm	●	●
Chrome post type door stops		●
Coving in lounge, kitchen and dining/kitchens		●
Cloakroom - downstairs W/C		
Splash back behind sink	●	
Vinyl flooring	●	●
Half height tiles to all walls		●
Brushed chrome downlighters		●
Chrome towel rail		●
External		
Turf to front and rear gardens	●	●
Doorbell	●	●
Door numbers	●	●
1.8m high fencing to rear	●	●
Outside tap	●	●
Outside lighting to front and rear of property	●	●
Light and power to garage		●

WHAT'S INCLUDED...

Shared Ownership

2, 3 & 4 Beds

Kitchen

40mm depth laminated worktops	●
Glass splash back to hob area	●
Stainless steel sink (1 and a half bowl)	●
Integrated single oven stainless steel	●
4 ring gas hob stainless steel	●
Chimney style extractor stainless steel	●
Vinyl floor to kitchens and kitchen diners	●

Bathroom

Vinyl flooring	●
Shower above bath with glass screen	●
Full height tiling behind bath, splash back behind sink	●
Chrome towel rail	●

Ensuite

Vinyl flooring	●
Full height tiling to shower, splash back behind sink	●
Chrome towel rail	●



2, 3 & 4 Beds

General

Ceilings finished in white emulsion	●
Walls finished in almond white	●
Wiring for alarm control panel	●
TV aerial sockets to master bedroom and lounge	●
BT sockets to lounge and master bedroom	●

Cloakroom - downstairs W/C

Vinyl flooring	●
Splash back behind sink	●

External

Turf to front and rear gardens	●
1.8m high fencing to rear	●
Outside tap	●



Computer generated image.

THE WARNER

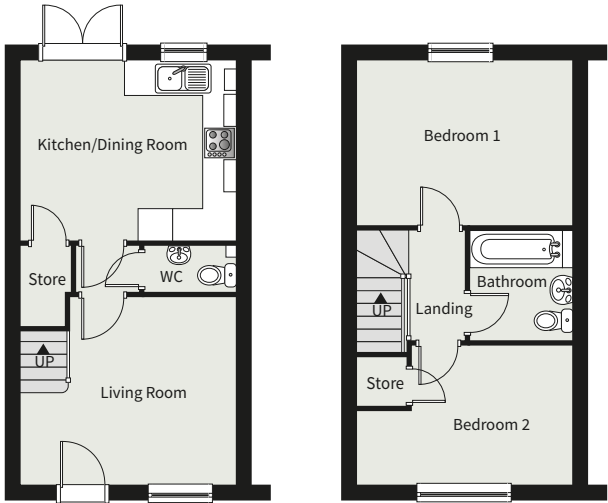
Two bedroom semi-detached
Plots: 105 & 106

Ground Floor

Living Room	3.83m	x	3.62m (max)
	12' 6"	x	11' 9" (max)
Kitchen/Dining Room	4.13m	x	3.47m (max)
	13' 5"	x	11' 4" (max)

First Floor

Bedroom 1	4.13m	x	3.19m (max)
	13' 5"	x	10' 5" (max)
Bedroom 2	4.13m	x	2.73m (max)
	13' 5"	x	9' 0" (max)
Bathroom	2.08m	x	1.97m (max)
	6' 8"	x	6' 5" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE TOMLIN

Two bedroom semi-detached and terraced

Plots: 68, 70, 71, 125, 126, 145 & 146

Ground Floor

Living Room	4.51m	x	3.22m (max)
	14' 8"	x	10' 6" (max)

Kitchen/Dining Room	4.13m	x	3.05m (max)
	13' 5"	x	10' 0" (max)

First Floor

Bedroom 1	4.13m	x	3.48m (max)
	13' 5"	x	11' 4" (max)

Bedroom 2	4.13m	x	3.05m (max)
	13' 5"	x	10' 0" (max)

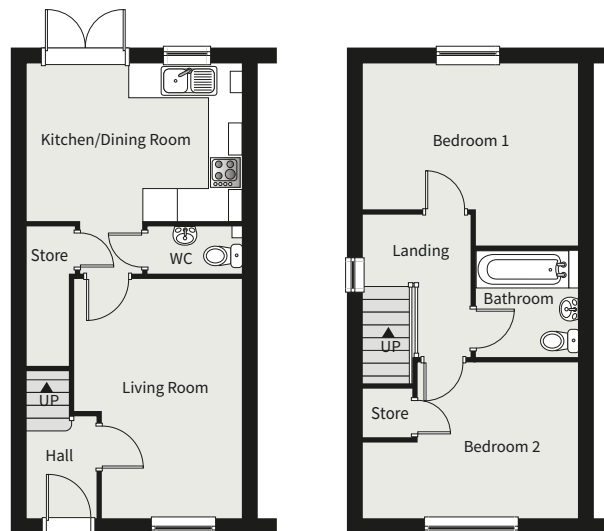
Bathroom	1.95m	x	1.97m (max)
	6' 4"	x	6' 5" (max)



Computer generated image.

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





Computer generated image.

THE CONWAY

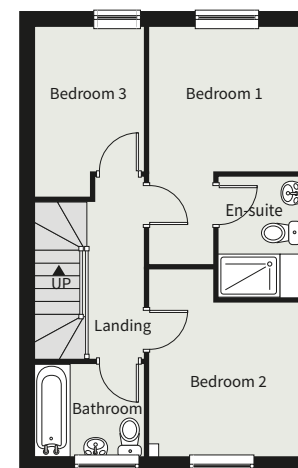
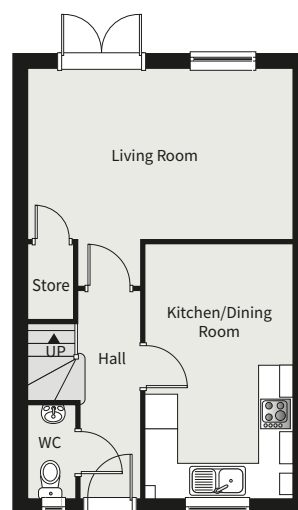
Three bedroom semi-detached
Plots: 86, 95, 98 & 176

Ground Floor

Living Room	5.03m	x	3.25m (max)
	16' 5"	x	10' 7" (max)
Kitchen/Dining Room	4.81m	x	2.84m (max)
	15' 8"	x	9' 3" (max)

First Floor

Bedroom 1	2.83m	x	2.76m (max)
	9' 3"	x	9' 0" (max)
Bedroom 2	2.90m	x	2.83m (max)
	9' 5"	x	9' 3" (max)
Bedroom 3	3.23m	x	2.15m (max)
	10' 6"	x	7' 1" (max)
Bathroom	2.15m	x	1.77m (max)
	7' 1"	x	5' 8" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE SINCLAIR

Three bedroom detached & semi-detached

Plots: 85, 87 & 180

Ground Floor

Living Room	5.64m	x	3.22m (max)
	18' 5"	x	10' 6" (max)

Kitchen/Dining Room	5.64m	x	3.85m (max)
	18' 5"	x	12' 6" (max)

First Floor

Bedroom 1	3.39m	x	3.22m (max)
	11' 1"	x	10' 6" (max)

Bedroom 2	3.17m	x	2.77m (max)
	10' 4"	x	9' 1" (max)

Bedroom 3	2.81m	x	2.79m (max)
	9' 2"	x	9' 2" (max)

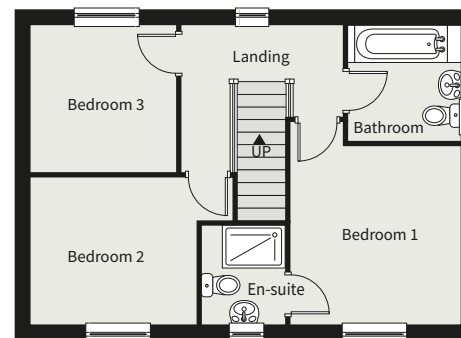
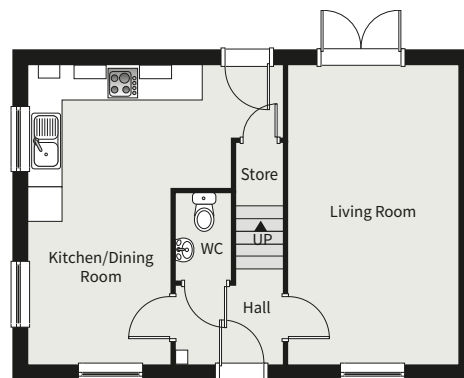
Bathroom	2.19m	x	2.13m (max)
	7' 2"	x	7' 0" (max)



Computer generated image.

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





Computer generated image.

THE REDFERN

Three bedroom detached

Plot: 55

Ground Floor

Living Room	5.56m	x	3.33m (max)
	18' 2"	x	10' 9" (max)

Kitchen/Dining Room	5.57m	x	3.44m (max)
	18' 3"	x	11' 3" (max)

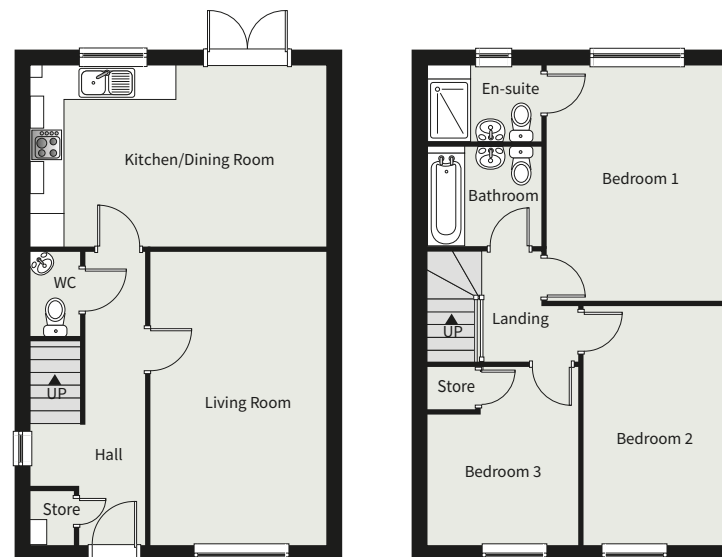
First Floor

Bedroom 1	4.47m	x	3.33m (max)
	14' 7"	x	10' 9" (max)

Bedroom 2	4.53m	x	2.62m (max)
	14' 9"	x	8' 6" (max)

Bedroom 3	3.37m	x	2.89m (max)
	11' 1"	x	9' 5" (max)

Bathroom	2.18m	x	1.92m (max)
	7' 2"	x	6' 3" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

THE ALLISTER

Three bedroom terraced

Plots: 102 & 103



Computer generated image.

Ground Floor

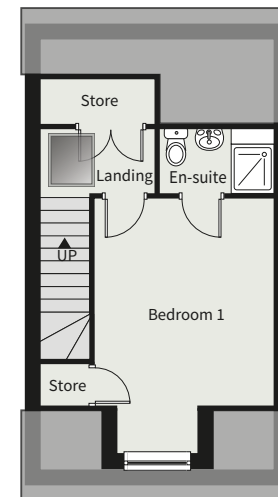
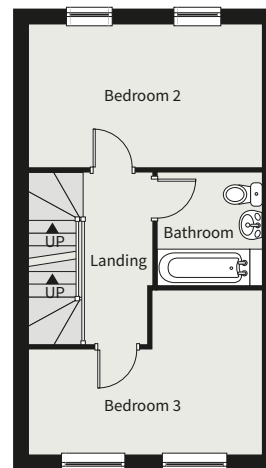
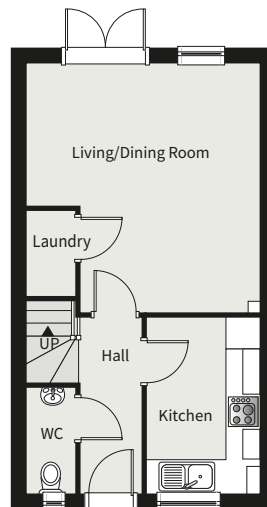
Living/Dining Room	4.70m	x	4.40m (max)
Room	15' 4"	x	14' 4" (max)
Kitchen	3.31m	x	2.15m (max)
	10' 9"	x	7' 1" (max)

First Floor

Bedroom 2	4.40m	x	2.71m (max)
	14' 4"	x	8' 9" (max)
Bedroom 3	4.40m	x	3.10m (max)
	14' 4"	x	10' 1" (max)
Bathroom	2.17m	x	1.99m (max)
	7' 1"	x	6' 5" (max)

Second Floor

Bedroom 1	3.98m	x	3.40m (max)
	13' 1"	x	11' 2" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Computer generated image.

THE ASHCROFT

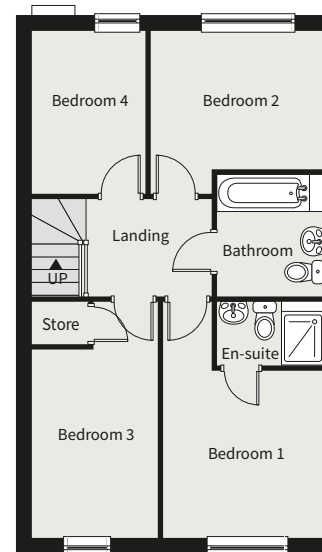
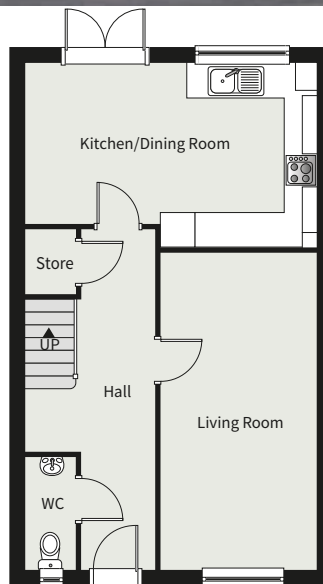
Four bedroom detached
Plots: 28, 56, 59, 60, 61, 72 & 78

Ground Floor

Living Room	6.00m	x	3.03m (max)
	19' 7"	x	9' 9" (max)
Kitchen/Dining Room	5.55m	x	3.52m (max)
	18' 2"	x	11' 5" (max)

First Floor

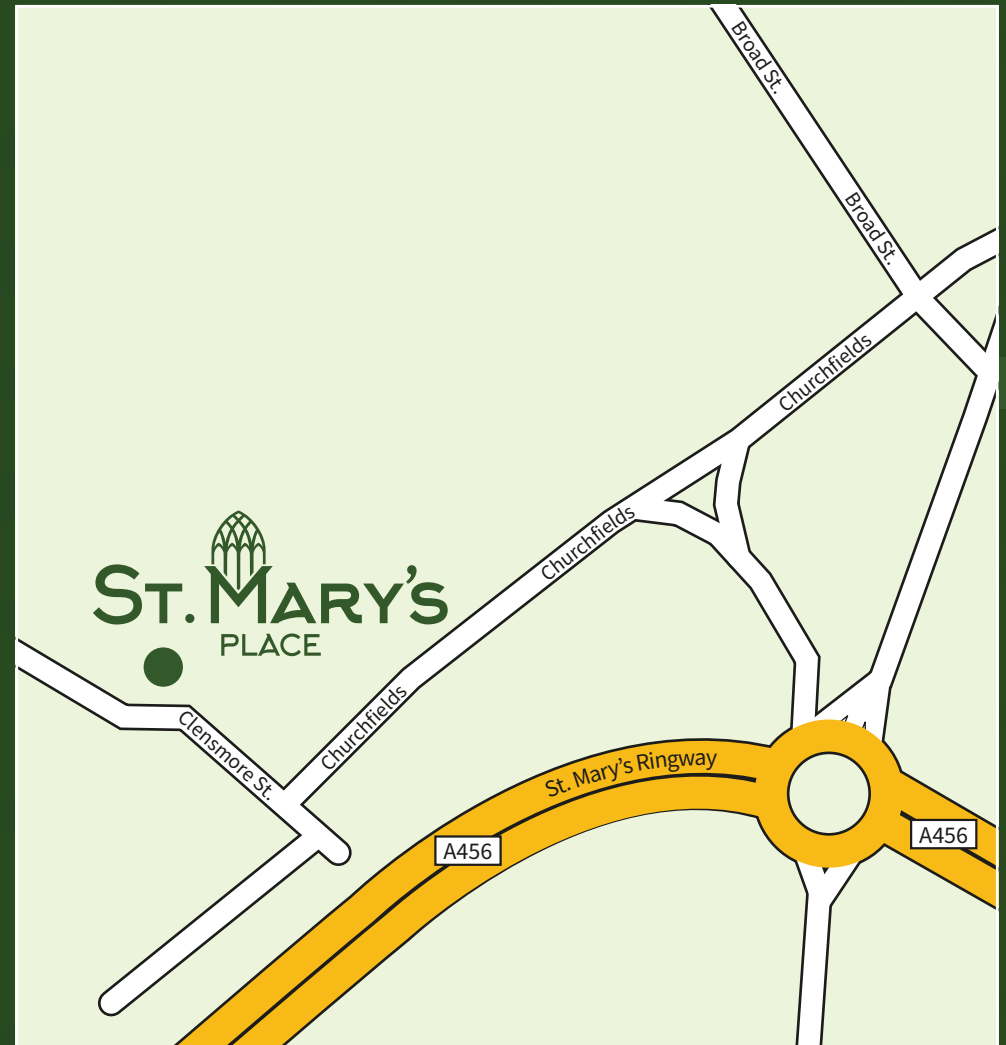
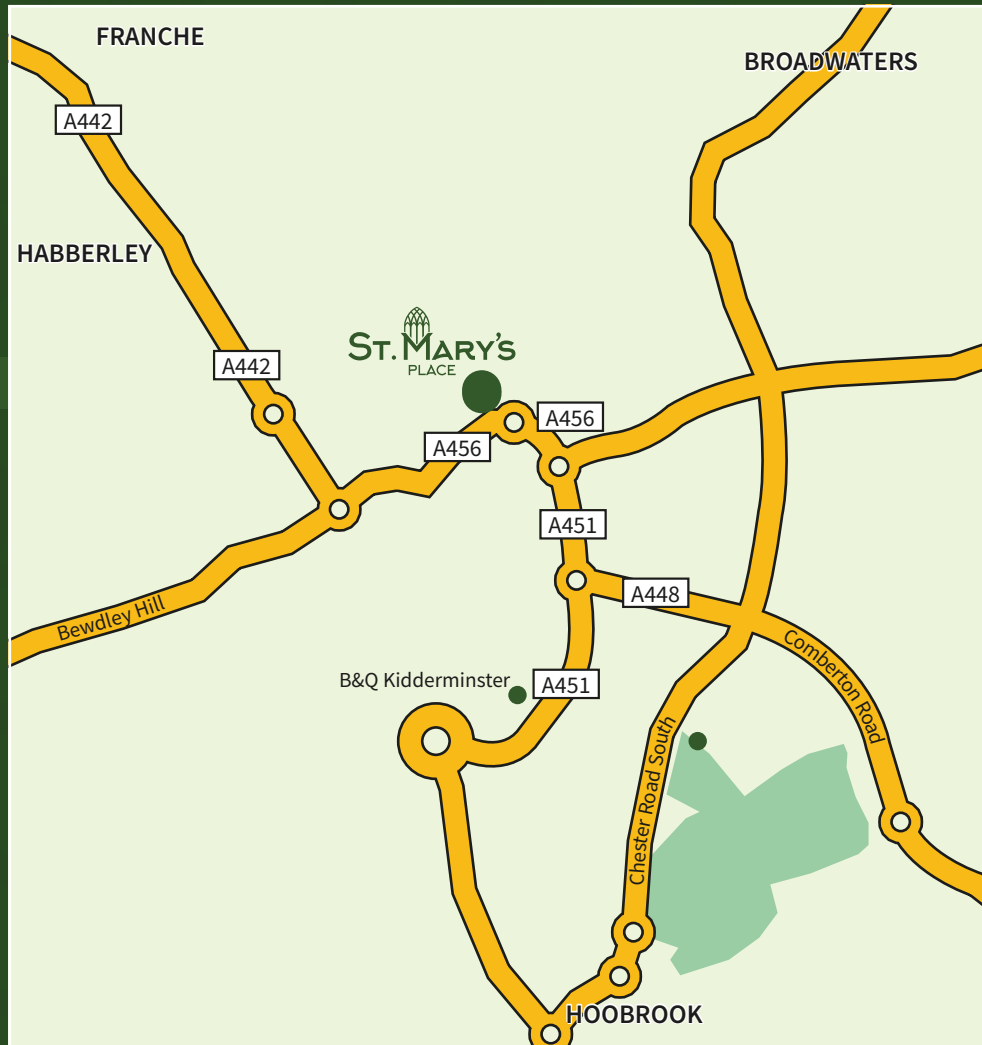
Bedroom 1	3.18m	x	3.09m (max)
	10' 4"	x	10' 1" (max)
Bedroom 2	3.31m	x	2.64m (max)
	10' 9"	x	8' 7" (max)
Bedroom 3	3.57m	x	2.40m (max)
	11' 7"	x	7' 9" (max)
Bedroom 4	3.10m	x	2.17m (max)
	10' 1"	x	7' 1" (max)
Bathroom	2.33m	x	2.07m (max)
	7' 6"	x	6' 8" (max)



Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown above. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

ITS ALL IN THE LOCATION...



St. Mary's Place, Clensmore Street, Kidderminster, DY10 2JS

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



WHAT IS THE CODE?

The Consumer Code for Home Builders (the Code) makes the new-build home buying process fairer and more transparent for consumers, while helping the industry improve quality and customer service.

The Code sets mandatory requirements that home builders must meet in their marketing and selling of new homes and their after-sales customer service.

Operating since 2010, it applies to most homes* covered by the UK's main home warranty bodies NHBC, Premier Guarantee, LABC Warranty and Checkmate, and includes:

- an Independent Dispute Resolution Scheme
- an independently audited compliance regime
- the power to apply sanctions if builders do not comply with the Code
- an informative website and government-approved contact centre to aid consumers

The Code provides additional protection for home buyers from the moment you reserve your new-build home until two years after legal completion.

*Please note the code does not apply to shared ownership homes.

Signature
NEW HOMES



Signature New Homes & Citizen
4040 Lakeside, Solihull Parkway, Birmingham Business Park, B37 7YN.

 info@signaturenewhomes.co.uk
www.signaturenewhomes.co.uk