



# West Works, Longbridge

Bristol Road South, Longbridge, B45 9UA

1 & 2 bedroom apartments and  
2, 3 & 4 bedroom homes.

# There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



**Building more than just homes.**



# Community matters.



## Enjoy your surroundings.

“Community” can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you’re stuck in the sticks.



# Why West Works

## Here's why....

However you like to spend your time, Longbridge West Works is hard to beat – located just 20 minutes from the bright lights of Britain's second city and two miles from the natural beauty and green spaces of the Lickey Hills.

With a selection of places to eat, shop, walk and explore, you'll find Longbridge at the centre of it all!





# The Bridget

752 sq. ft.

- Open plan kitchen/dining room
- Living room with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

**Bedrooms**

**2**

**Bathrooms**

**2**

**Property type**

**Terraced, Semi-Detached**

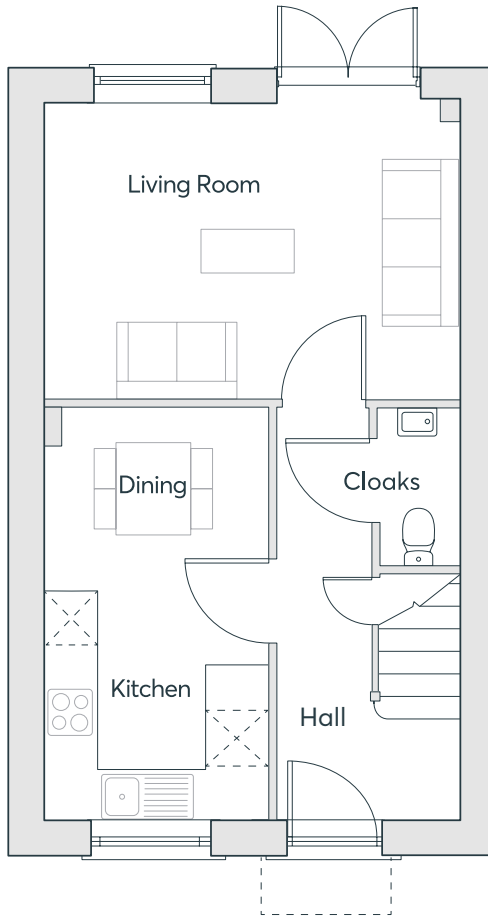
Find this home on the site plan



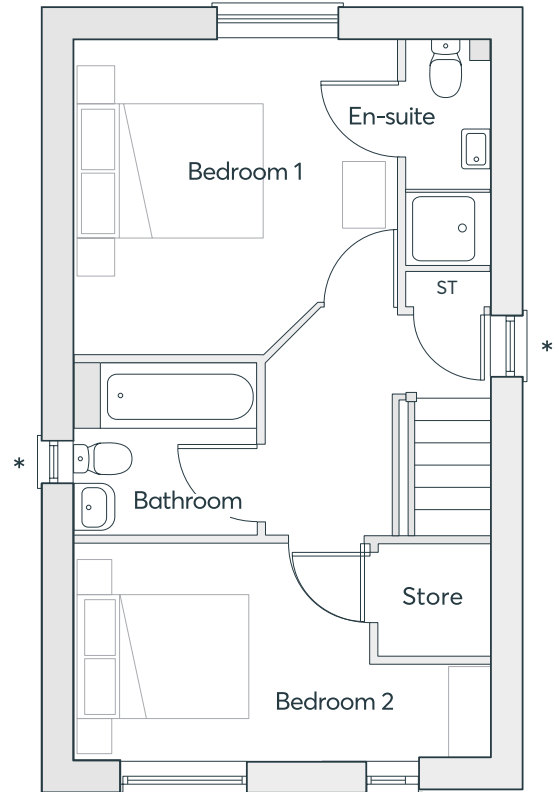
\*Please refer to working drawings for exact locations.

# The Bridget

Ground Floor



First Floor



\*Plot specific window

## Ground Floor

Dining Area	1.91m × 2.46m	6'3" × 8'1"
Kitchen	2.55m × 2.46m	8'4" × 8'1"
Living Room	3.24m × 4.52m	10'7" × 14'10"
Cloakroom	1.60m × 0.85m	5'3" × 2'9"

## First Floor

Bedroom 1	3.44m × 3.54m	11'3" × 11'7"
En-suite	2.42m × 0.85m	7'11" × 2'9"
Bedroom 2	2.33m × 4.52m	7'8" × 14'10"
Bathroom	1.85m × 1.95m	6'1" × 6'5"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



# The Wilfred

774 sq. ft.

- Open plan living/dining room with French doors to the garden
- Kitchen to front
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- En-suite with bath to bedroom two
- Useful storage throughout
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

**Bedrooms**

**2**

**Bathrooms**

**2**

**Property type**

**Semi-Detached**

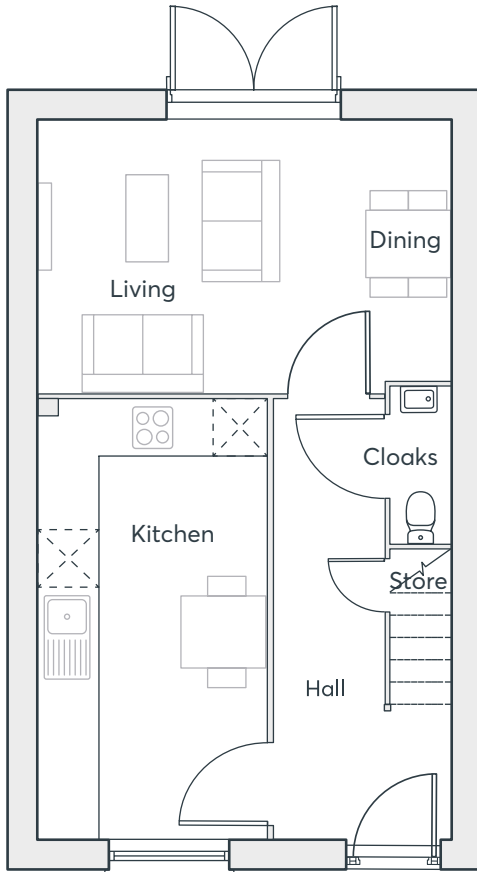
Find this home on the site plan



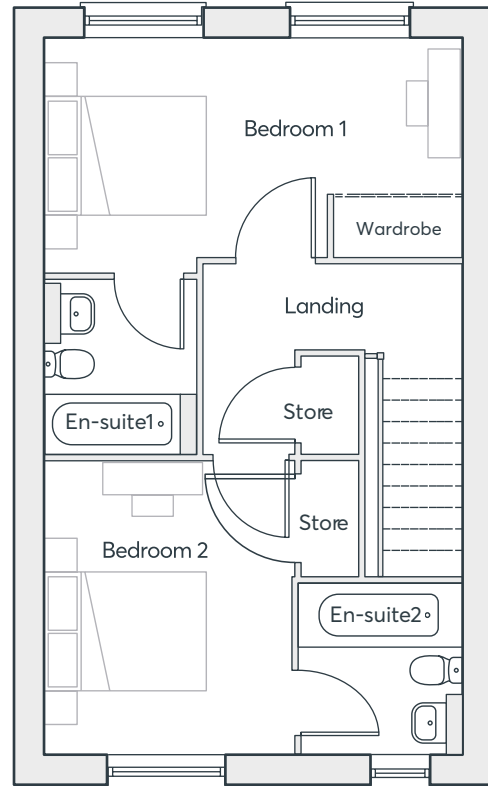
\*Please refer to working drawings for exact locations.

# The Wilfred

Ground Floor



First Floor



## Ground Floor

<b>Kitchen</b>	4.72m x 2.48m	15'6" x 8'1"
<b>Living Room</b>	2.98m x 2.56m	9'9" x 8'5"
<b>Dining Room</b>	2.83m x 2.07m	9'3" x 6'10"
<b>Cloakroom</b>	1.64m x 0.84m	5'4" x 2'9"

## First Floor

<b>Bedroom 1</b>	2.76m x 4.64m	9'1" x 15'2"
<b>En-suite 1</b>	1.88m x 1.78m	6'2" x 5'10"
<b>Bedroom 2</b>	2.98m x 2.78m	9'9" x 9'2"
<b>En-suite 2</b>	1.76m x 1.76m	5'9" x 5'9"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.





# The Rose

902 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden.
- Front facing living
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Semi-Detached, Terraced**

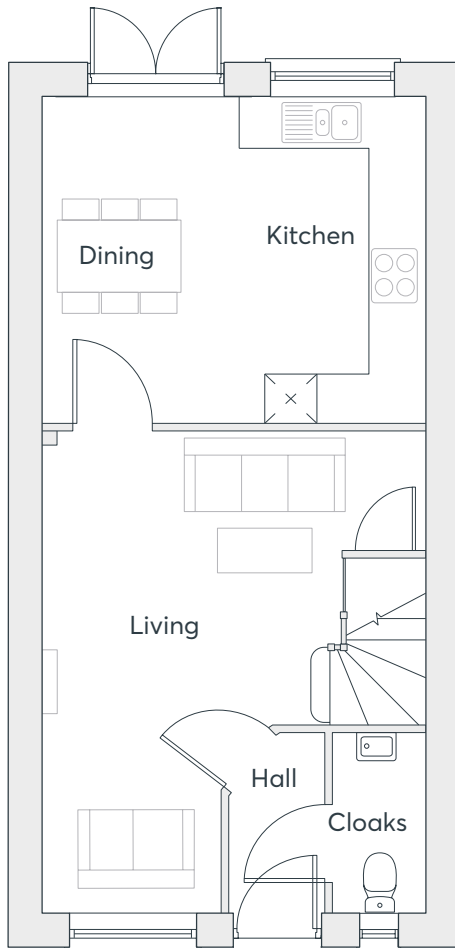
Find this home on the site plan



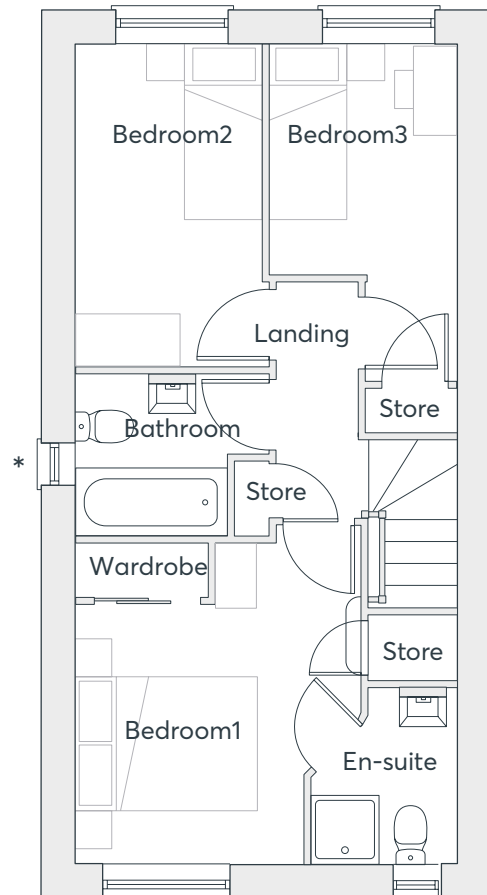
\*Please refer to working drawings for exact locations.

# The Rose

Ground Floor



First Floor



\*Plot specific window to plots 16 and 34 only.

## Ground Floor

<b>Kitchen</b>	3.78m x 2.30m	12'5" x 7'7"
<b>Dining Room</b>	3.78m x 2.10m	12'5" x 6'11"
<b>Living Room</b>	5.60m x 3.49m	18'4" x 11'5"
<b>Cloakroom</b>	2.10m x 1.03m	6'11" x 3'5"

## First Floor

<b>Bedroom 1</b>	3.90m x 3.26m	12'10" x 10'8"
<b>En-suite</b>	2.07m x 1.70m	6'10" x 5'7"
<b>Bedroom 2</b>	3.69m x 2.11m	12'1" x 6'11"
<b>Bedroom 3</b>	3.85m x 2.20m	12'8" x 7'3"
<b>Bathroom</b>	1.84m x 2.20m	6'0" x 7'3"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



# The Houghton

909 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden
- Living room to front
- Utility with access to the rear garden
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Please refer to working drawings for exact locations.

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

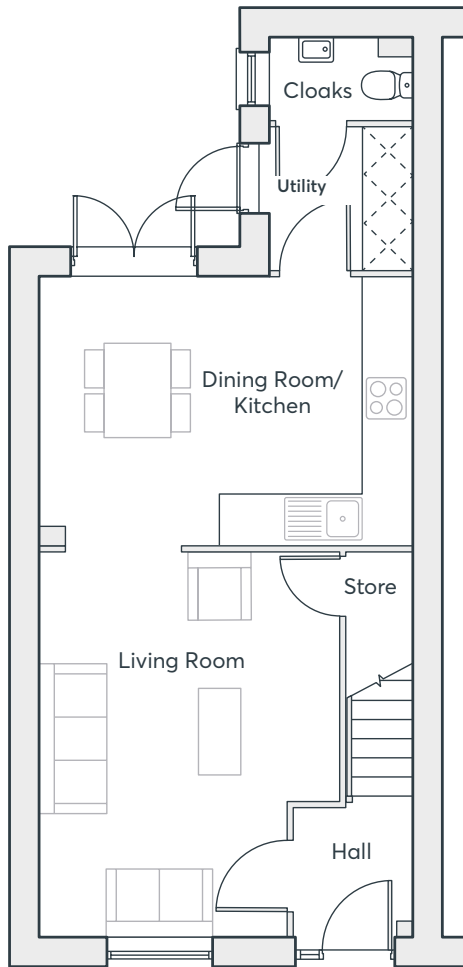
**Semi-Detached**

Find this home on the site plan

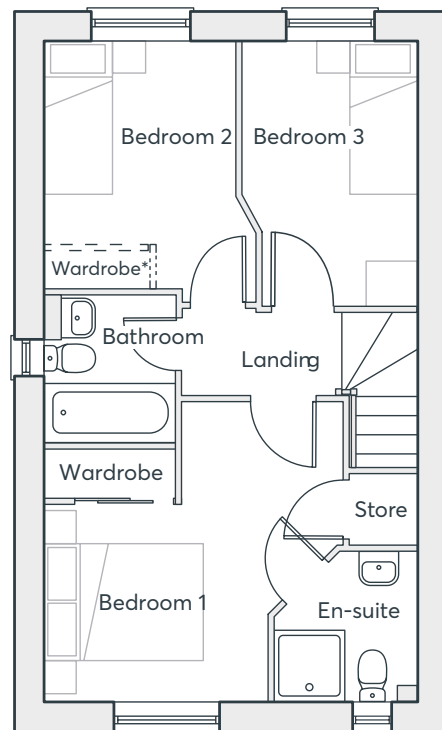


# The Houghton

Ground Floor



First Floor



\*Optional wardrobe at an additional cost

## Ground Floor

<b>Kitchen</b>	3.42m x 2.45m	11'2" x 8'0"
<b>Dining Room</b>	3.42m x 2.28m	11'2" x 7'6"
<b>Living Room</b>	4.84m x 3.79m	15'11" x 12'5"
<b>Utility</b>	1.84m x 1.81m	6'0" x 5'11"
<b>Cloakroom</b>	1.02m x 1.81m	3'4" x 5'11"

## First Floor

<b>Bedroom 1</b>	3.77m x 3.79m	12'5" x 12'5"
<b>En-suite</b>	1.91m x 1.80m	6'3" x 5'11"
<b>Bedroom 2</b>	3.01m x 2.29m	9'10" x 7'6"
<b>Bedroom 3</b>	3.42m x 2.35m	11'2" x 7'8"
<b>Bathroom</b>	1.97m x 1.70m	6'6" x 5'7"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



# The Edwena

1,050 sq. ft.

- Open plan kitchen/dining/family room with French doors to the garden
- Flexible living option available\*
- Utility cupboard to the hallway
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobes
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Please refer to working drawings for exact locations.

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

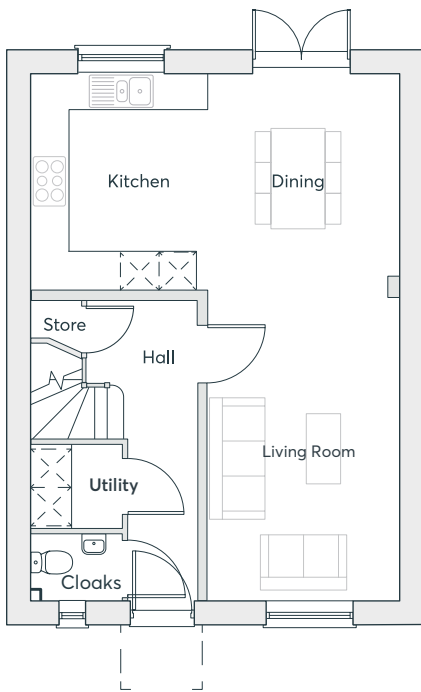
**Detached**

Find this home on the site plan

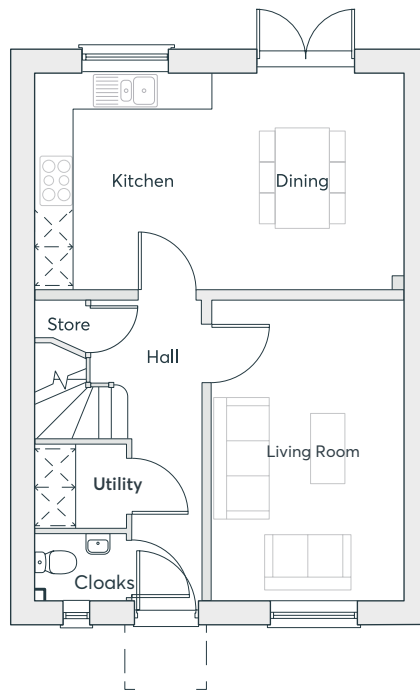


# The Edwena

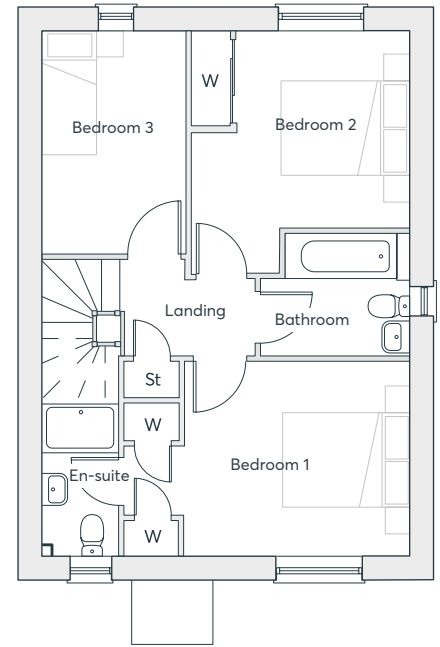
Ground Floor standard



Ground Floor flexible option



First Floor



## Ground Floor (Standard)

Dining Room	3.52m x 3.05m	11'7" x 10'0"
Kitchen	3.52m x 2.71m	11'7" x 8'11"
Living Room	4.83m x 3.05m	15'10" x 10'0"
Utility	1.30m x 1.43m	4'3" x 4'8"
Cloakroom	1.03m x 1.43m	3'4" x 4'8"

## Ground Floor (Flexible)

Dining Room	3.52m x 3.05m	11'7" x 10'0"
Kitchen	3.52m x 2.71m	11'7" x 8'11"
Living Room	4.74m x 3.05m	15'7" x 10'0"
Utility	1.30m x 1.43m	4'3" x 4'8"
Cloakroom	1.03m x 1.43m	3'4" x 4'8"

## First Floor

Bedroom 1	3.05m x 3.53m	10'0" x 11'7"
En-suite	2.41m x 1.20m	7'11" x 3'11"
Bedroom 2	3.18m x 3.42m	10'5" x 11'3"
Bedroom 3	3.58m x 2.25m	11'9" x 7'5"
Bathroom	1.94m x 2.34m	6'4" x 7'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



# The Becket

1,206 sq. ft.

- Open plan kitchen and dining room with French doors to the garden
- Living room with useful under-stairs storage
- Utility with access to the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

**Bedrooms**

**4**

**Bathrooms**

**2**

**Property type**

**Semi-Detached**

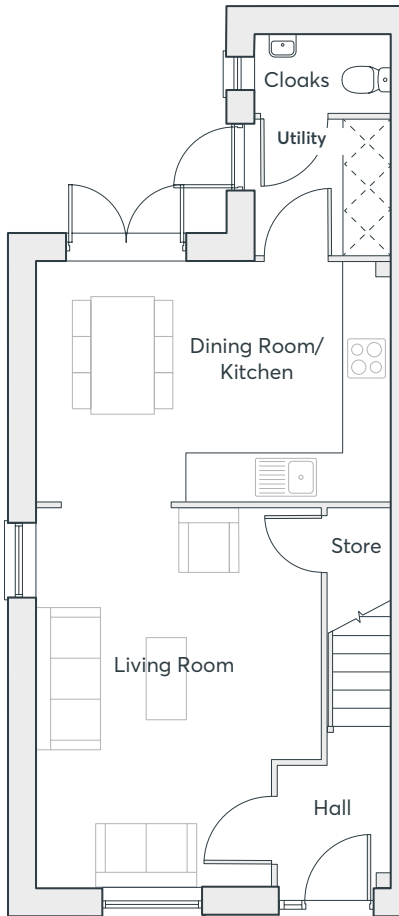
Find this home on the site plan



\*Please refer to working drawings for exact locations.

# The Becket

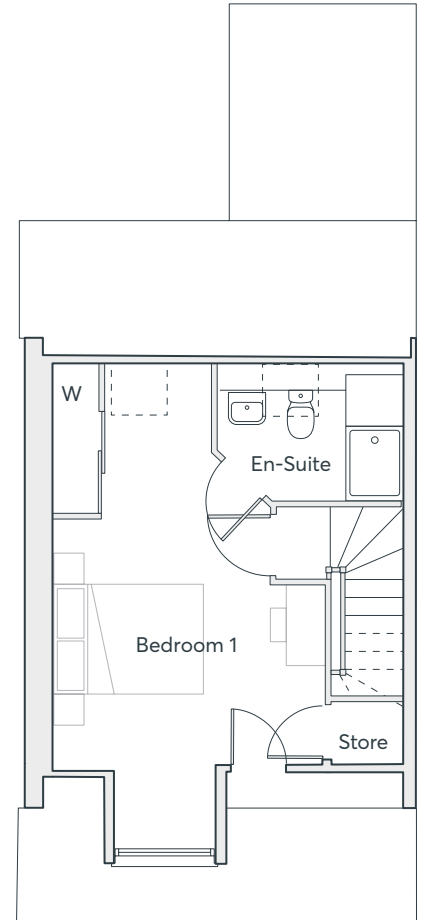
Ground Floor



First Floor



Second Floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining Room	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Utility	1.84m x 1.81m	6'0" x 5'11"
Living Room	5.07m x 3.79m	16'7" x 12'5"
Cloakroom	1.02m x 1.81m	3'4" x 5'11"

## First Floor

Bedroom 2	3.05m x 2.19m	10'0" x 7'2"
Bedroom 3	5.18m x 2.62m	17'0" x 8'7"
Bedroom 4	3.19m x 2.45m	10'6" x 8'1"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

## Second Floor

Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
En-suite	1.85m x 2.64m	6'1" x 8'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.





# The Paris

1,371 sq. ft.

- Kitchen/dining room with French doors to the garden
- Utility cupboard to the kitchen
- Separate living room
- Downstairs cloakroom
- Study to first floor
- Master bedroom with en-suite
- Two fully fitted family bathrooms
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Please refer to working drawings for exact locations.

**Bedrooms**  
**4 bedrooms, 1 Study**

**Bathrooms**  
**3**

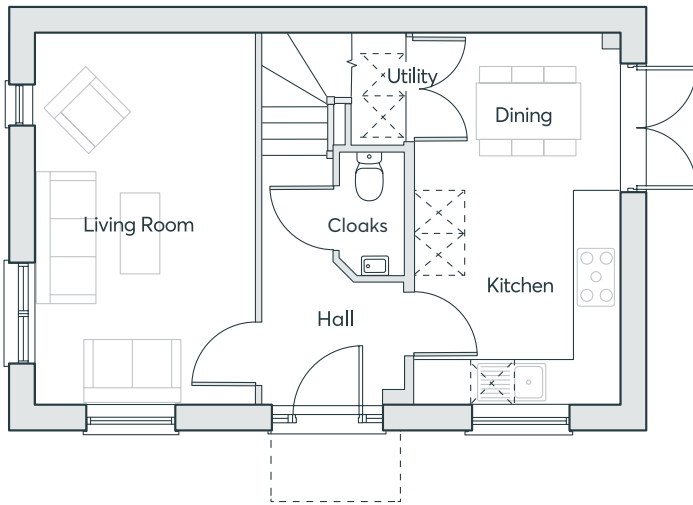
**Property type**  
**Detached**

Find this home on the site plan

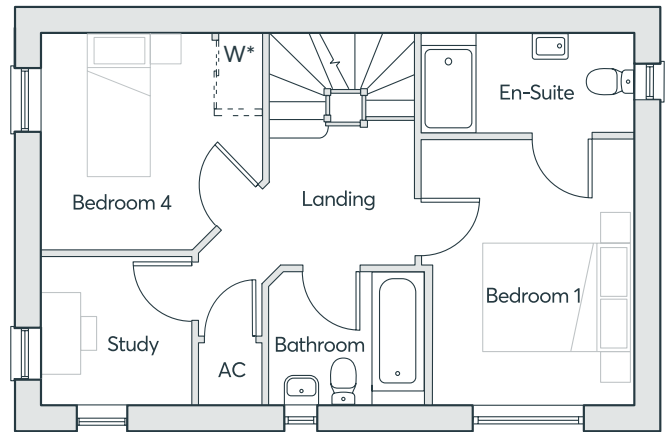


# The Paris

Ground Floor

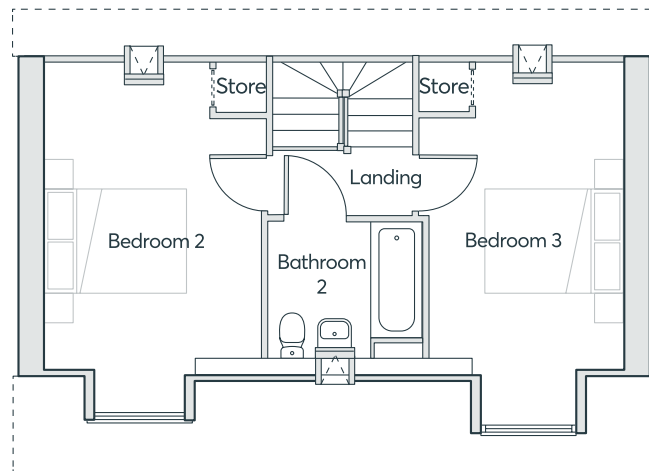


First Floor



\*Optional wardrobe at an additional cost

Second Floor



## Ground Floor

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"
Cloakroom	1.75m x 0.90m	5'9" x 3'0"

## First Floor

Bedroom 1	4.00m x 2.80m	13'2" x 9'2"
En-suite	1.06m x 2.96m	3'6" x 9'8"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
Study	2.08m x 2.11m	6'10" x 6'11"
Bathroom 1	1.85m x 2.16m	6'1" x 7'1"

## Second Floor

Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"
Bathroom 2	2.05m x 2.14m	6'9" x 7'0"







Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.

# West Works, Longbridge

Explore our West Works development and check out what we have to offer.

**Make sure to pinch and zoom!**



- |   |   |
|---|---|
|  <b>The Houghton(909)</b><br>3 bedroom home |  <b>The Paris(1371)</b><br>4 bedroom home  |
|  <b>The Rose(902)</b><br>3 bedroom home     |  <b>The Becket(1206)</b><br>4 bedroom home |
|  <b>The Wilfred(774)</b><br>2 bedroom home  |  <b>The Edwena(1050)</b><br>3 bedroom home |
|  <b>The Bridget(752)</b><br>2 bedroom home  |  <b>The Webster(922)</b><br>3 bedroom home |

BCP = Bin collection Point

► = Integral garage

## Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 78621/September 2023



Our Homebuyer Hub is open 5 days a week:  
Friday - Monday **10am to 5.30pm**  
Tuesday & Wednesday **closed**  
Thursday **11am to 5.30pm**

Call: 0330 058 6250

Email: [westworks@stmodwenhomes.co.uk](mailto:westworks@stmodwenhomes.co.uk)

# Contact us



Follow us @stmodwenhomes