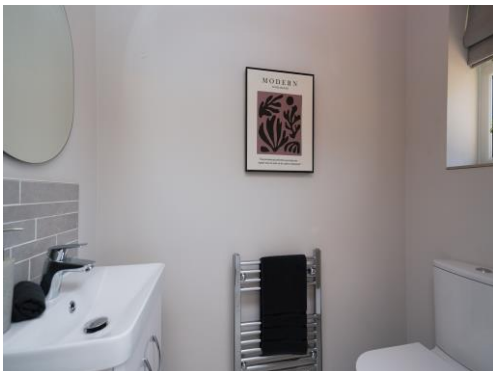




Connells

Nicholson Court
Kidderminster



Property Description

This luxury development, located off Chester Road South, brings a rare opportunity to own a brand-new, high-spec home. With a carefully curated mix of 3-bedroom semi-detached homes (£375,000) and 4-bedroom detached houses (from £450,000), Nicholson Court has something for families, professionals, and lifestyle seekers alike.

Step inside and you'll immediately notice the attention to detail. Every home is designed for modern living - from versatile layouts perfect for entertaining to smart home technology that makes life easier. Choose between kitchen-diner or lounge-diner options in the 4-bedroom homes, while the 3-bedroom semis boast a bright, family-friendly layout.

What really sets Nicholson Court apart is its unrivalled specification, included as standard:

*Elgar Kitchens with quartz worktops, integrated appliances, and timeless shaker units.

*Luxury bathrooms with chrome towel rails and stylish tiling.

*Energy-efficient Air Source Heat Pumps with Hive control - reduce bills and your carbon footprint.

*EV charging points, CCTV, alarms and smart doorbells - ready for the future, with peace of mind built in.

*10 year International construction warranty for total reassurance.

And it's not just the homes themselves - it's the lifestyle, from top-rated schools and Kidderminster town centre on your doorstep, to excellent transport links (Kidderminster station, M5 and M42 within easy reach),

Specification:

KITCHEN:

- Shaker style kitchen units from Elgar Kitchens
- Quartz worktops
- Integrated Hotpoint oven & hob
- Extractor Hood
- Integrated Hotpoint washing machine
- Integrated Hotpoint fridge / freezer
- Spotlights
- Carpet & tile flooring

BATHROOM:

- White sanitaryware
- Floor-mounted vanity unit to sink
- Chrome heated towel rail
- Tiling to wet area

INTERNAL FINISH:

- Coloured walls & white ceilings
- Internal woodwork painted in white gloss
- Grey carpets in bedrooms
- Oak laminate in hallway
- Floor tiling included

EXTERNAL FINISH:

- Front garden to some plots
- Allocated parking or driveways
- EV charging point
- Landscaped gardens, extended slabbed patios
- Outdoor tap

ELECTRICAL:

- Lighting to front
- CCTV, house alarms & smart doorbells
- Brushed chrome electrical sockets

ENERGY:

- Air source heat pumps
- Hive controlled heating

WARRANTY:

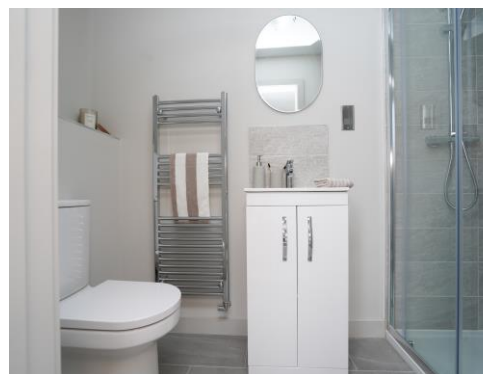
- International Construction Warranty

SERVICE CHARGE:

- To be confirmed via your solicitor

Agents Note:

- All images used are for illustrative purposes only and are not plot specific.
- Specification could be subject to change, please check with the sales advisor.







To view this property please contact Connells on

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KIDDERMINSTER DY10 1ED

EPC Rating:
Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/KMR312414



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: KMR312414 - 0003