



VILLAGE  
GREEN  
BELBROUGHTON

A NEW  
DEVELOPMENT  
OF **PREMIUM**  
**2 & 3**  
**BEDROOM**  
**COTTAGES**

The  
**LEE, SHAW**  
Partnership

 **Developments Ltd**





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## A NEW DEVELOPMENT OF PREMIUM 2 & 3 BEDROOM COTTAGES

### **Idyllic setting in Belbroughton Village overlooking the Village Green.**

This North Worcestershire village has lots to offer nestling beneath the Clent Hills offering great walking and riding country. There is a mixture of period architecture and everyday amenities including a General Store, Post Office, Doctors Surgery, Primary School and a number of Public Houses, plus Cricket and Tennis Clubs. Local railway services operate from Hagley into Birmingham with a direct service to London Marylebone. Junction 4 of the M5 Motorway is approximately 4 miles distance and there is easy access to the NEC and Birmingham International Airport.



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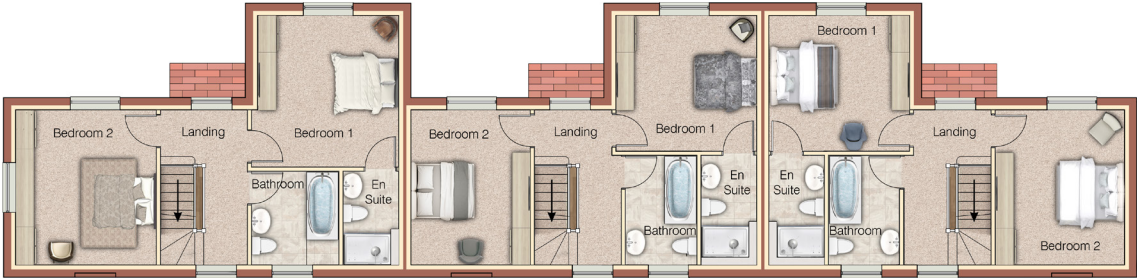




Property 1

Property 2

Property 3



Property 1

Property 2

Property 3

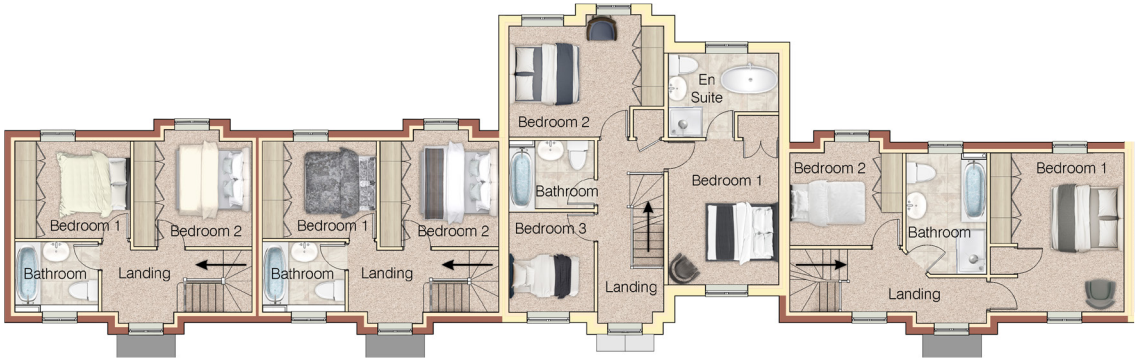


Property 4

Property 5

Property 6

Property 7

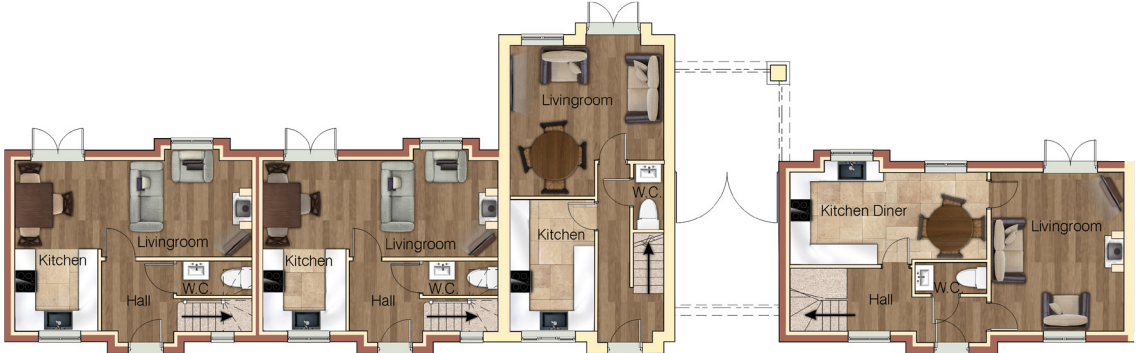


Property 4

Property 5

Property 6

Property 7













## SPECIFICATION HIGHLIGHTS

### KITCHENS

- Wren shaker style fitted units
- Stainless steel sink
- Bosch appliances to include - integrated Dishwasher, oven, induction 4 zone hob, 70:30 integrated fridge freezer, integrated washer dryer, slim extractor hood
- Porcelanosa floor tiles Bottega Caliza
- BQS Branco Venatino quartz 20mm thickness
- Calcutta marble style work surface

### FAMILY BATHROOMS

- Nantes Caliza Porcelanosa floor and wall tiles
- Porcelanosa Urban WC's with soft close seats
- Porcelanosa smart baths with hotel bath fillers
- Downlighters
- Shaver points

### EN SUITES

- Porcelanosa Rivoli satin floor and wall tiles
- Porcelanosa Silice matt vanity units
- Porcelanosa shower trays
- Downlighters
- Shaver points

### CLOAKROOMS

- Med Calle Blanco wall tiles with silice vanity units (Matt)
- Porcelanosa Bottega Caliza floor tiles
- Porcelanosa Tono wall hung wc with concealed cistern
- Downlighters

### EXTERIOR

- Visage flush sash PVC u windows in Ral 7308 gate grey. Doors with high security multipoint locking systems
- Kilsaren melifont paving in slate colour
- Porcelain Serena Stone in Beige colour

### GENERAL

- M Marcus Bronze style Ambassador door handles
- Natural oak brushed and oiled Engineered wooden floor to living rooms and hallways
- Carpets to first floor bedrooms, stairs and landings
- Fitted wardrobes to some bedrooms
- Wired in accordance with 18th edition regulations
- Tv points to living room, all bedrooms have tv aerial points
- Cables installed for sky
- Fully fibre high speed BT line
- Spotlights to hallways, kitchens, bathrooms and landings
- NEST halo doorbell
- Burglar alarm covering all downstairs rooms and landing
- 10 year NHBC guarantee
- Interior ceilings - plaster with white emulsion to every room, white gloss to skirting boards, architrave and internal doors
- Walls - plaster with Dulux summer linen emulsion

### HEATING SYSTEMS

- Ideal logic combi boilers with 5 year parts and labour guarantee from the manufacturer
- Doughton flueless gas stoves (wood burner style) to some living rooms plots 1, 2, 3, 4, 5, 7, 11 & 12
- Nest Learning thermostats
- Cornel 2 column wall hung radiators to every room except bathrooms which have heated towel rails

**Important Notices:** Nothing concerning the type of construction or the condition of the structure is to be implied from the images of the property. Items shown in images are NOT included unless specifically mentioned within these sales particulars.

The measurements supplied are for general guidance and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect.

Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made, and a specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Illustration and plans show an Artist impression only. \*Elevation finishes/materials may vary from those shown. Floor Plans show a general layout with kitchens, bathrooms, window positions and door openings and these may differ. Please ask your Sales Advisor for precise details of the finish and specifications of your chosen home.







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We have a strong reputation and success rate across the areas of Stourbridge, Pedmore, Oldswinford, Wollaston, Norton, Stourton, Kinver, Wall Heath, Kingswinford, Wombourne, Enville, Trysull, Claverley, Belbroughton, Chaddesley Corbett, Blakedown, Clent and Hagley.

### **SELLING AGENTS:**

#### **THE LEE, SHAW PARTNERSHIP**

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