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Plot 18, Purnell Gardens

Off Brook Crescent, Hagley

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Plot 18 (Postal No 5) Purnell Gardens, Hagley, DY9 0BQ

A brand new luxury four bedroom detached home with double garage by Billingham & Kite Ltd to the The Connaught design and occupying an attractive plot at the head of the cul-de-sac on this exclusive development with access from Brook Crescent. Particular highlights include the well proportioned living room which features bi-fold doors to the garden and the focal point of the room is a black Charnwood C-Four wood burning stove with log stand, black slate hearth and oak shelf.

There is a separate dining room and a breakfast kitchen, comprehensively fitted with stylish Avanti kitchen fittings with Wakefield sanded doors painted in Partridge grey with light grey cabinets. Silestone Lagoon Quartz worktop, splashback, window sill and upstands, along with Neff integrated appliances which comprise a Built in Oven with slide and hide door, Built in Combination Microwave Oven, an Induction Hob, a Telescopic Cooker Hood, Built in Fridge Freezer and Fully Integrated Dishwasher. In addition there is a separate utility room similarly fitted, but with laminate worktops.

There is also a guest cloakroom leading from the central hall with wc and wash basin.

At first floor level the central landing has a window to the front elevation, airing cupboard and four double bedrooms, master with en-suite shower room, plus house bathroom. Quality sanitary ware is Ideal Standard from the Tesi Wall Hung Range.

Built to a high specification including horizontal panelled oak veneer pre finished internal doors, gas fired central heating, Mega flow mains pressure hot water and Upvc double glazing. This highly insulated home built in accordance with current building regulations provides excellent Energy Performance. Specification includes alarm, wiring for dual feed digital satellite TV (ie Sky Plus), integrated reception system with TV outlets to dining room, lounge, kitchen and all four bedrooms.

The driveway will be block paved and there is a detached double garage which is a real bonus. Garden areas will be landscaped with patio and turf laid to lawn.

Purnell Gardens is a cul-de-sac located just off Brook Crescent with pedestrian access to Pearmain Garden which links to Western Road. It is a particularly convenient and established address within Hagley close to an excellent range of local amenities' and highly regarded schools. Well placed for commuting, with excellent road links together with village railway station and motorway access at junctions 3 & 4 of the M5 motorway. Hagley is surrounded by countryside including the Clent Hills which are superb for walks and outdoor pursuits.

Photographs are from Plot 17, a similar house type on the development and are not strictly representative of the subject property but merely as an idea of specification.

There will be an estimated Bi-annual Estate Charge of £300.00 per annum.



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

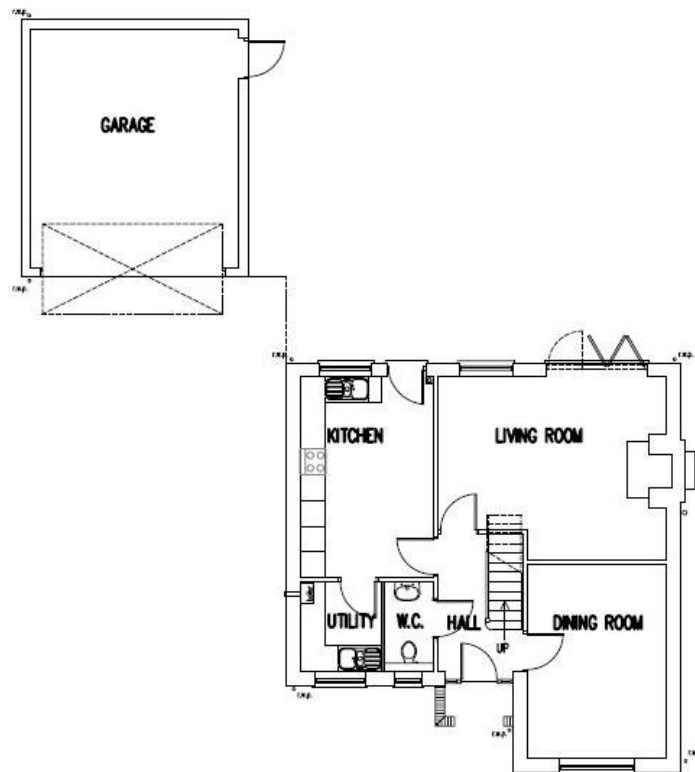
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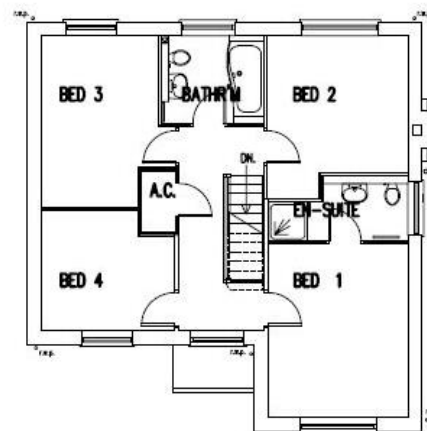
Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Scale of drawing: 1 : 100 @ A3

PLOT 18 AT RESIDENTIAL DEVELOPMENT
OFF WESTERN ROAD/PEARMAN GARDENS
HAGLEY
FOR BILLINGHAM & KITE LTD



Living Room	5.28m max x 4.22m max 17'4" max x 13'10" max
Dining Room	5.36m x 3.23m 14'7" x 10'7"
Breakfast kitchen	4.62m x 3.02m 15'2" x 9'11"
Utility	2.03m x 1.85m 6'8" x 6'1"
Bedroom 1	4.01m x 3.28m max 13'2" x 10'9" max
En-suite	3.28m max x 1.50m 10'9" max x 4'11"
Bedroom 2	3.28m x 3.76m max 10'9" x 12'4" max
Bedroom 3	3.96m x 2.67m average 13'0" x 8'9" average
Bedroom 4	3.12m x 2.77m max 10'3" x 9'1" max
Bathroom	2.36m x 2.01m max 7'9" x 6'7" max
Sat Nav Postcode – DY9 0QE	

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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