



AiLSTONE MEWS

B R O M S G R O V E

Your *new* home is waiting...



WELCOME TO AILSTONE MEWS

Located in the heart of Bromsgrove, Ailstone Mews is an exclusive collection of beautifully crafted homes by Oricon.

Each residence embodies the perfect balance of **modern design and timeless quality**, reflecting Oricon's commitment to meticulous craftsmanship and thoughtful living. With refined finishes, contemporary styling, and a focus on lasting comfort, Ailstone Mews offers a distinctive place to call home.





MOTORWAY ACCESS

Quick access to M42 and M5

Quick Access



BROMSGROVE TRAIN STATION

Direct rail links to Birmingham and Worcester

2.8 miles

9mins



BIRMINGHAM CITY CENTRE

Ideal for work, shopping or a night out

14.2 miles

30mins

THE PERFECT LOCATION

At Ailstone Mews, you're never far from what matters most Nature, Fitness, Leisure, and City Convenience.



GREEN SPACES

1. Lickey Hills Country Park
2. Sanders Park

2.1 miles

5mins

2.2 miles

7mins



GYMS & FITNESS

1. David Lloyd Bromsgrove
2. PureGym Bromsgrove
- 3 Foundry Gym Bromsgrove

1.3 miles

3mins

1.4 miles

5mins

2.1 miles

6mins



THE QUEEN'S HEAD PUB

Live music events and scenic, relaxing setting

1.5 miles

4mins

WHAT'S INCLUDED IN YOUR NEW HOME

KITCHENS

Contemporary designer kitchens, thoughtfully crafted for modern living

Integrated Double Oven, and induction hob (provision for gas available)

Integrated fridge/freezer, dishwasher and combination washer/dryer

Square-profile laminate worktops

Matt Black chrome mixer tap to kitchens

BATHROOMS & EN SUITES

Elegant white **ROCA** sanitary ware complemented by chrome fittings

Porcelanosa Ceramic tiled splashback to sinks and half-height tiling behind WCs

Bathrooms and En-suites feature **Porcelanosa** full-height ceramic tiling to walls with sanitary ware, and full-height tiling to shower areas.

Ceramic tiled bath panels to all bathrooms

Hansgrohe shower system

Hangrohe Bath and shower mixer with handset to bathrooms





EXTERNAL DETAILS

Paved patio areas and pathways, as shown on site plans

Motion-activated, black up-and-down LED wall lights to front entrance and patio doors

Electric vehicle charging point to every home

External waterproof socket and garden tap to the rear of each property

Front gardens landscaped

Black Composite Front Door

Black Fascia & Soffit

Premium Black external window frame

Solar Panel System and a smart hybrid inverter (battery ready)

ELECTRICAL & HEATING

LED down lights to kitchens, WCs, bathrooms, and en suites

BT master socket located in the living room cupboard, with an additional network point in the living room

TV points to living room and primary bedroom

Satin Chrome Sockets with Black Inserts throughout the house



PEACE OF MIND

Two year Oricon Homes Warranty for added reassurance

10 year structural warranty

Multi-point locking mechanisms to all external doors for enhanced security

Ailstone Mews is a private development managed by a professional estate management company (Please speak to your Sales Consultant for full details)

Disclaimer: Specifications are subject to change without prior notice. Individual plot specifications may vary. For the most accurate and up-to-date details for each home, please speak to the sales agent.

OUR HOMES

An Exclusive Development of 3 and 4 Bedroom Family Homes



THE WILLOW
3 Bedroom home, Plot 1



THE CHESTNUT
3 Bedroom home, Plot 2



THE MAPLE
3 Bedroom home, Plot 3, 4



THE HAWTHORN
3 Bedroom home, Plot 5



THE ASPEN
4 Bedroom home, Plot 6



THE ELM
3 Bedroom home, Plot 7, 8



THE CEDAR
3 Bedroom home, Plot 9

SITE MAP



 **THE WILLOW**
Plot 1

 **THE HAWTHORN**
Plot 5

 **THE ELM**
Plot 7, 8

 **THE CHESTNUT**
Plot 2

 **THE ASPEN**
Plot 6

 **THE CEDAR**
Plot 9

 **THE MAPLE**
Plot 3, 4



THE WILLOW

PLOT 1
3 BEDROOM HOME



Stylish three-bedroom detached home with modern kitchen/diner, lounge, en-suite master, two further bedrooms, family bathroom, garden, garage, and off-road parking.

GROUND FLOOR

- Lounge**
3.52m x 3.66m
- Kitchen/Diner**
4.09m x 5.83m
- Utility Room**
1.48m x 2.27m
- Garage**
5.16m x 2.94m

FIRST FLOOR

- Master Bedroom**
3.86m x 4.78m
- En-Suite**
1.42m x 2.04m
- Bedroom 2**
2.72m x 3.48m
- Bathroom**
1.95m x 1.73m
- Bedroom 3**
2.57m x 2.26m



THE CHESTNUT

PLOT 2
3 BEDROOM HOME



GROUND FLOOR

Lounge
3.57m x 5.30m

Kitchen/Diner
4.03m x 5.30m

Utility Room / WC
1.56m x 0.93m

Garage
5.16m x 2.94m



FIRST FLOOR

Master Bedroom
3.94 x 5.57m

En-Suite
1.56m x 2.01m

Bedroom 3
2.79m x 3.05m

Bedroom 2
4.46m x 2.15m

Bathroom
1.94m x 1.72m

Contemporary three bedroom detached new build, fully dressed and move-in ready, modern living. Features include a front lounge, spacious kitchen/diner with garden access, master with en-suite, two further bedrooms, family bathroom, detached garage, and off-road parking.



THE MAPLE

PLOT 3
3 BEDROOM HOME



GROUND FLOOR

Lounge
4.02m x 5.33m
Kitchen/Diner
4.36m x 5.33m
WC
1.66m x 1.00m



FIRST FLOOR

Master Bedroom
4.12m x 3.27m
Bedroom 2
3.55m x 2.95m
Bedroom 3
2.47m x 2.28m
Shower Room
1.70m x 2.49m

Three-bedroom semi-detached new build, move-in ready, modern living. Includes a lounge, spacious kitchen/diner with garden access, master and two further bedrooms, contemporary shower room, off-road parking, and a landscaped rear garden.



THE MAPLE

PLOT 4
3 BEDROOM HOME



GROUND FLOOR

Lounge
4.02m x 5.33m

Kitchen/Diner
4.36m x 5.33m

WC
1.66m x 1.00m



FIRST FLOOR

Master Bedroom
4.12m x 3.27m

Bedroom 2
3.55m x 2.95m

Bedroom 3
2.47m x 2.28m

Shower Room
1.70m x 2.49m

Three-bedroom semi-detached new build, move-in ready, modern living. Includes a lounge, spacious kitchen/diner with garden access, master and two further bedrooms, contemporary shower room, off-road parking, and a landscaped rear garden.



THE HAWTHORN

PLOT 5
3 BEDROOM HOME



GROUND FLOOR

Lounge
3.57m x 5.30m

Kitchen/Diner
4.03m x 5.30m

Utility Room / WC
1.56m x 0.93m

Garage
5.16m x 2.94m



FIRST FLOOR

Master Bedroom
3.94 x 5.57m

En-Suite
1.56m x 2.01m

Bedroom 3
2.79m x 3.05m

Bedroom 2
4.46m x 2.15m

Bathroom
1.94m x 1.72m

Contemporary three bedroom detached new build, fully dressed and move-in ready, modern living. Features include a front lounge, spacious kitchen/diner with garden access, master with en-suite, two further bedrooms, family bathroom, detached garage, and off-road parking.



THE ASPEN

PLOT 6
4 BEDROOM HOME



A stylish four-bedroom detached home designed for modern family living. The property features a front-facing lounge, spacious kitchen/diner with garden access, utility room with WC, and integral garage. Upstairs offers a master bedroom with walk-in wardrobe and en-suite, three further bedrooms, and contemporary bathroom and shower room, completing this high-quality home within the desirable Ailstone Mews development.

GROUND FLOOR

- Lounge**
3.83m x 2.25m
- Kitchen/Diner**
3.03m x 8.20m
- Utility room/WC**
1.57m x 3.63m
- Garage**
4.43m x 3.63m

FIRST FLOOR

- Master Bedroom**
3.95m x 3.20m
- Walk in closet**
0.92m x 1.90m
- En-Suite**
1.52m x 2.62m
- Shower Room**
3.20m x 3.33m
- Bedroom 2**
3.70m x 2.88m
- Bedroom 3**
2.60m x 2.78m
- Bedroom 4**
3.88m x 2.30m
- Bathroom**
2.10m x 2.62m



THE ELM

PLOT 7
3 BEDROOM HOME



Three-bedroom semi-detached new build, move-in ready, modern living. Includes a lounge, spacious kitchen/diner with garden access, master and two further bedrooms, contemporary shower room, off-road parking, and a landscaped rear garden.

GROUND FLOOR

Lounge
4.02m x 5.33m
Kitchen/Diner
4.36m x 5.33m
WC
1.66m x 1.00m

FIRST FLOOR

Master Bedroom 4.12m x 3.27m	Bedroom 3 2.47m x 2.28m
Bedroom 2 3.55m x 2.95m	Shower Room 1.70m x 2.49m