



# 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



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.

## 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



# 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

<b>Master Bedroom</b> 4.12m x 3.27m	<b>Bedroom 3</b> 2.47m x 2.28m
<b>Bedroom 2</b> 3.55m x 2.95m	<b>Shower Room</b> 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

<b>Master Bedroom</b> 4.12m x 3.27m	<b>Bedroom 3</b> 2.47m x 2.28m
<b>Bedroom 2</b> 3.55m x 2.95m	<b>Shower Room</b> 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

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