

HAMPTON MEWS
CASTLE GROVE

WARLEY



A development of three new 3 bedroom detached homes
and one 3 bedroom detached bungalow offering luxury accommodation



01562 270072 lnh@lexallangrove.com



HAMPTON MEWS CASTLE GROVE WARLEY



HAMPTON MEWS - CASTLE GROVE PHASE 2

A high specification development of three x 3 bedroom detached residences and one x 3 bedroom detached bungalow in a sought-after location, close to transport links. There are stunning views from the rear aspect towards the Clent Hills and Frankley Beeches. The properties benefit from ample off-street parking, generously proportioned rear gardens, a spacious lounge with ambient lighting, a stunning kitchen/dining room, a large family bathroom and three bedrooms.

THE LOCATION

A growing residential area, Castle Road West in Warley is in the West Midlands region of England. The postcode is within the Old Warley Ward/electoral division, which is in the constituency of Warley forming part of Sandwell Local Authority. The Hampton Mews site comprises of 4 detached dwellings with access from the rear off Birch Grove.

Surrounding properties are varying in style with a mix of detached, semi-detached houses and bungalows. The area is one of high demand and limited supply at present, with price levels historically increasing year-on-year.

Warley is conveniently located not only for local workers, but also for commuters into Birmingham and surrounding areas, with Birmingham City Centre only 5.4 miles from Hampton Mews. It benefits from convenient access to the national motorway network and the train line from Birmingham to Worcester.


There is an abundance of local amenities and open green spaces for those outdoor enthusiasts, with the award-winning English heritage Warley Woods and Golf Course within walking distance.

The location benefits further from being in close proximity of a range of well-established local schools rated outstanding by Ofsted.



SPECIFICATION

General

- Walls and ceilings painted in neutral coloured emulsion.
- 3 Zone underfloor heating to the ground floor.
- Tiled floors to kitchen, en-suites, bathroom and cloakroom.
- Quality internal doors with chrome door furniture.
- Downlights to kitchen, bathroom and en-suite, pendant lights to all other areas.
- BT point to lounge and TV point to lounge and master bedroom.
- Double sockets throughout. 
- Electric car charging point.
- External tap to rear of each home.

Security

- Fully fitted burglar alarm system.
- Mains operated smoke alarms and CO2 detector.
- External lights to front and rear doors.

Kitchens

- Tiled flooring
- Kitchen units from a traditional & contemporary range.
- Kitchen units with soft close hinges and 28mm worktop, 18mm doors in a selection of colours.
- 1 ½ bowl sink with mixer tap.
- Double electric oven, 5 ring gas hob, extractor fan, integrated fridge/freezer, integrated washing machine, integrated dishwasher & microwave.
- LED downlights.

Plumbing & Heating

- Gas fired central heating to all homes.
- UPVC double glazing and external doors/patio doors, (where applicable).

Flooring

- Carpet to lounge and bedrooms.
- Tiles to kitchen, hallway, W/C and bathroom.

Bathrooms

- White bathroom suite with chrome fittings & chrome towel radiator.
- Shower over bath.
- Low level WC and sink.
- Shaver socket and extractor fan.
- Fully tiled to wet areas & half tiled to dry areas.
- En-suite - Shower cubicle, low level WC and wash basin, radiator and extractor fan.
- LED downlights to bathrooms and en-suites.

Landscaping

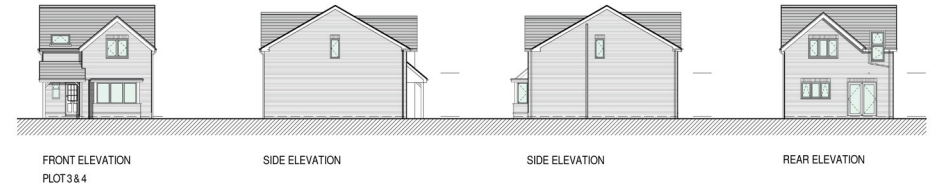
- Slabbed paths, fencing and turf to rear gardens.
- Parking areas and front gardens as per drawings, check with agent.

Construction

- 10 Year structural building warranty.
- Brick & block construction, traditional tiled roof, partial cladding to front elevations

Please note:

The above specifications are a guide and may change and must be confirmed prior to reservation. Images shown are of previous Kewacre Homes development and are for illustrative purpose only and actual finishes will differ. Please ask your sales adviser for precise details of the finishes and specifications prior to exchange of contracts. This brochure is for guidance only and although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty.

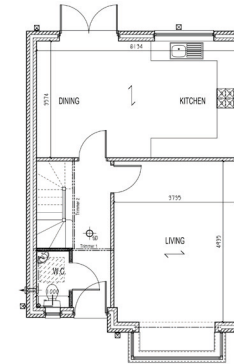


FRONT ELEVATION
PLOT 3 & 4

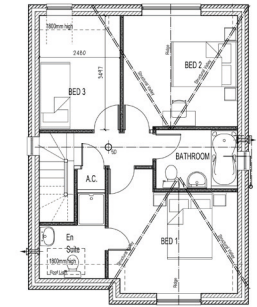
SIDE ELEVATION

SIDE ELEVATION

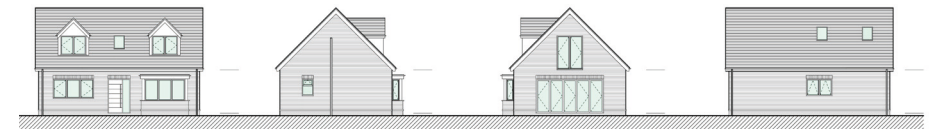
REAR ELEVATION



GROUND FLOOR PLAN
PLOT 3 & 4



FIRST FLOOR PLAN

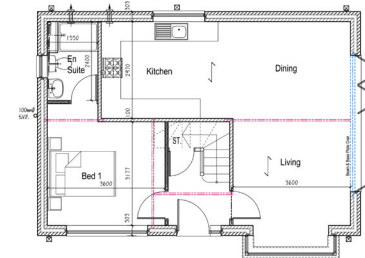


FRONT ELEVATION
PLOT 6

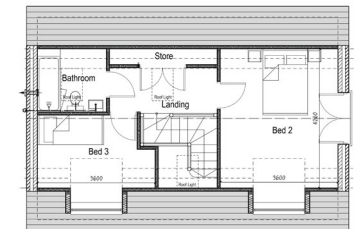
SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN
PLOT 6



FIRST FLOOR PLAN



THE DEVELOPERS

Kewacre Homes Limited – an established property company specialising in luxury homes.



THE AGENTS

Lex Allan Grove Land & New Homes is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the housebuilder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



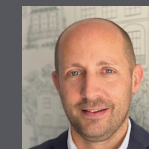
Dawn Hughes
Associate Director
0121 550 5400
dawn.hughes@lexallangrove.com



Helen Cooksey
New Home Sales
01562 270072
helen.cooksey@lexallangrove.com



Louise Hogarth
Land & New Homes Co-ordinator
01562 270072
louise.hogarth@lexallangrove.com



James Skelding
Land & New Home Manager
07722 005056
james.skelding@lexallangrove.com



Dean Grove
Land & New Homes Director
07950 608 002
dean.grove@lexallangrove.com



01562 270072 lexallangrove.com