



Plot 5 The Mount
43A Alcester Road
Fininstall Bromsgrove
Worcestershire B60 1EN

Fininstall 'The Mount' is a Quality Development of Bungalows from E5 Living (UK) Ltd and Under Construction by Horgan Homes & Developments Built on the site of the former Mount Hotel. Plot 5 is a well proportioned spacious 3 bedroom detached bungalow being built to a high specification.

Accommodation includes: canopy entrance, porch, reception hall, lounge, fitted kitchen/breakfast/family room, utility, cloakroom, principal bedroom with ensuite, 2 additional bedrooms, well appointed bathroom, lower level double garage, energy efficient gas heating.

£575,000

MSQ9012

These details are subject to change at this stage. They are issued to provide an initial insight to the proposed accommodation to be built.

The accommodation is planned on the ground floor and comprises the following accommodation:

CANOPY ENTRANCE

PORCH

RECEPTION HALL with Cloaks Cupboard opening off.

LOUNGE (Front) 6.75m x 4.05m min (5.15m max) (22' 1" x 13' 3"min 16' 10"max)

KITCHEN/BREAKFAST/FAMILY ROOM (Rear) 6.87m x 5.85m (22' 6" x 19' 2")

UTILITY (Rear) 2.40m x 1.60m (7' 10" x 5' 2")

FITTED CLOAKROOM

BEDROOM ONE (Rear) 5.65m x 3.75m (18' 6" x 12' 3")

ENSUITE (Side) 1.85m x 1.55m (6' x 5' 1")

BEDROOM TWO (Front) 3.75m x 3.45m (12' 3" x 11' 3")

BEDROOM THREE/STUDY (Front) 4.40m x 2.50m (average) (14' 5" x 8' 2" (average))

BATHROOM (Inner) 2.10m x 1.85m (6' 10" x 6')

Lower Ground Level:

DOUBLE GARAGE 6.70m x 6.80m max (22' x 22' 3" max) stairs to Reception Hall.

SPECIFICATIONS

(The specification details are for guidance only. Their accuracy cannot be guaranteed and they are expressly excluded from any contract. During the planning and construction process it may be necessary to change items of specification to others of a similar or superior standard).

KITCHEN Choice of fitted kitchen from approved range with granite work surfaces and rear upstand with stainless steel sink with mixer tap, 'Bosch' appliances to include double electric oven, four burner gas hob with chimney style cooker hood above, fridge/freezer, dishwasher. Kitchen/breakfast floor area finished with choice of ceramic tiling from an approved range.

LOUNGE With focal point electric fire with attractive surround and cornice to ceiling.

MASTER BEDROOM AND BEDROOM TWO: Built-in wardrobe in master bedroom. The second bedroom will be fitted with a wardrobe with sliding doors.

Ivory colour UPVC window frames. French doors will open from kitchen/family room to the gardens.

Internal four panel oak faced doors with contemporary chrome ironmongery.

THE BATHROOM, ENSUITE AND FITTED CLOAKROOM White sanitary ware will be provided. Tiling to floor and splashback in cloakroom. The ensuite has a large shower cubicle and the bathroom has a bath with shower over and shower screen. Tiling is provided to floor, approximately half wall height and full height to shower area.

T.V points will be provided to lounge, kitchen, dining room and all bedrooms.

B.T points will be provided to lounge, kitchen and all bedrooms (purchasers are reminded that if they utilise B.T as a service provider, they will be responsible for the connection charge).

LIGHTING Downlighters will be provided in the porch, hallway, fitted cloakroom, kitchen/breakfast area, utility, bathroom and ensuite.

HEATING SYSTEM An energy efficient condensing boiler will be installed which heats water filled panel radiators and the heated towel rails in the ensuite and bathroom.

A BURGLAR ALARM system will be installed.

GARAGE With electrically operated garage door.

REAR ENCLOSED GARDEN

With side gate leading to pathway to the side and passing across the rear of the bungalow. The rear garden will be grassed.

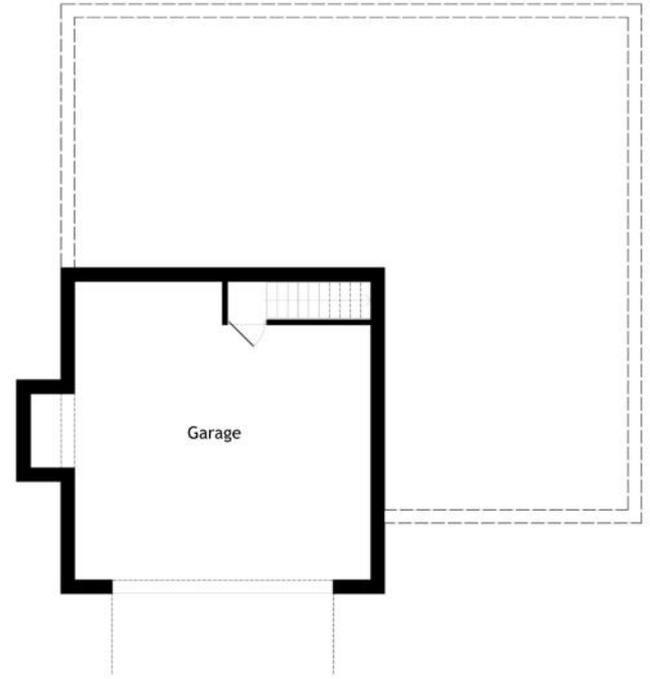
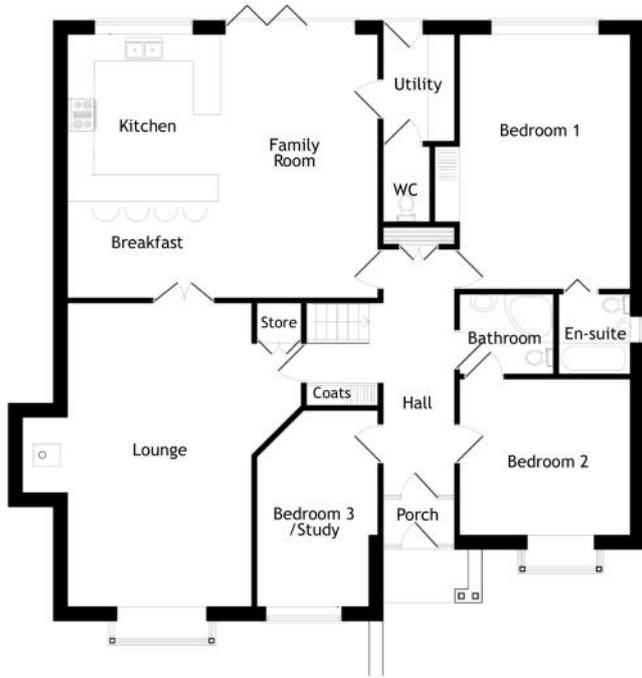
CONSUMER CODE for Home Builders (A copy of the code requirements are available upon request).

L.A.B.C Warranty will be provided.

TENURE The properties will be sold freehold.

The new site service road will be a private driveway with joint maintenance responsibility.

RESERVATIONS Contact Scriven & Co, 821 Hagley Road West, Quinton, Birmingham, B32 1AD 0121 422 4011 option 1 attn of ref MS and GTS



Plot 5. Floor plan for illustration purposes only.
Not to scale.

ROUTE TO THE PROPERTY

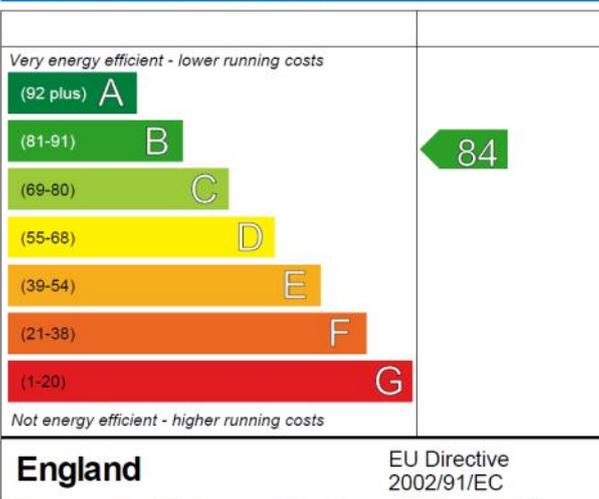
From agents offices Hagley Road West travel in the direction of Halesowen and bear left into College Road. Continue into Spies Lane and at traffic island take second exit into Manor Lane. At the traffic lights turn left into Manor Way and proceed to traffic island. Take the third exit and proceed along M5 motorway from (junction 3) until reaching (junction 4) Lydiate Ash traffic island. Take the A38 towards Bromsgrove and upon reaching the traffic island providing access to the M42 take the fourth exit and proceed along the Birmingham Road (A38). Continue along the A38 for some distance and take a turning on the left-hand side into New Road (sign posted Finstall). Proceed along B4184 until reaching the local shopping area bearing left onto the B4184 passing Bromsgrove Rugby Football Club on the right. Continue along until reaching the junction with the Alcester Road. Turn right and the new development will be found on the left-hand side.





Predicted Energy Assessment

Energy Efficiency Rating



Important notices
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. 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 their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify 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 final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
 Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.
Misrepresentation Act 1967 : 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 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. (REV02:10/13).

Scriven & Co.

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