

# The Worcester

Pearmain Garden, Hagley



01562 888111  
www.leeshaw.com



A new four bedroom detached luxury home by respected developers Billingham and Kite Ltd.

Pearmain Garden is located just off Western Road and with convenient access to Hagley village and all of its amenities including shops, bars and restaurants. For families the highly regarded schooling is a particular advantage. Surrounded by open countryside close to the Clent Hills, Hagley also offers excellent links for the commuter with village railway station, road links to Birmingham, the Black Country, Worcester and Kidderminster and good motorway access at junctions 3 and 4 of the M5 motorway.

The property will benefit from a NHBC ten year warranty.

Providing four bedrooms, master with en-suite shower room and house bathroom with shower over bath. Quality Sanitary ware is Ideal Standard from the Tesi wall hung Range.

At ground floor level there is a central reception hall with guest cloakroom, living room with £1000 allowance towards choice of fireplace at Beautystone Fireplaces and bi-fold doors to the rear garden. There is a separate dining room and utility room. The superb kitchen/family room with orangery style lantern roof and bi-fold doors.

Avanti Kitchen with Neff integrated appliances and Silestone work surfaces.

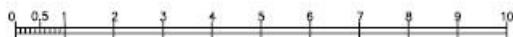
Built to a high specification with Oak Veneered doors, gas fired central heating, Megaflor mains pressure hot water and UPVC double glazing, this highly insulated home in accordance with current building regulations provides excellent energy performance.

Specification includes alarm, TV outlets to dining room, lounge, kitchen, utility and all four bedrooms, wiring for Sonos multi audio to lounge and kitchen.

Telephone wiring in CAT 5 cabling for high speed data transmission.

The Fore garden will have a block paved driveway and part integral garage. Garden areas will be landscaped with patio and turf laid to lawn.

*Images taken from a previously built Worcester*



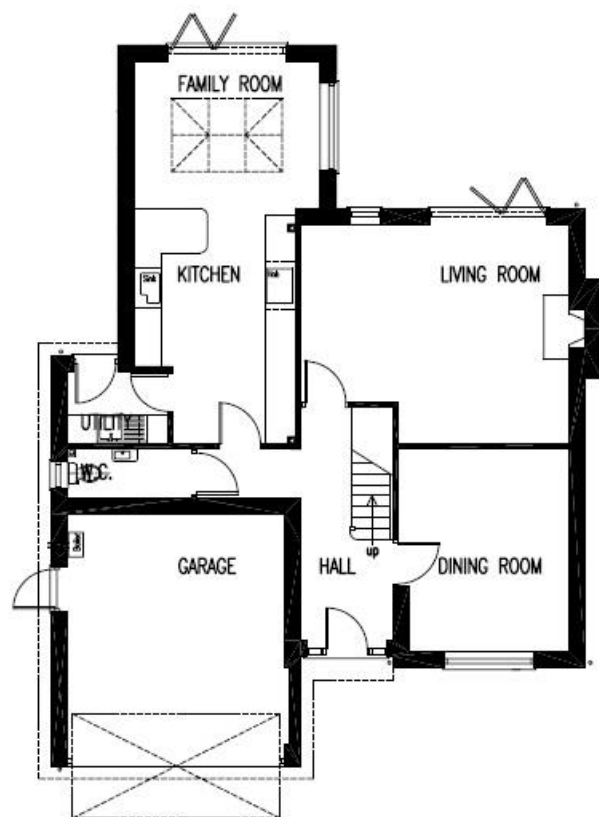
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# THE WORCESTER FOR BILLINGHAM & KITE LTD

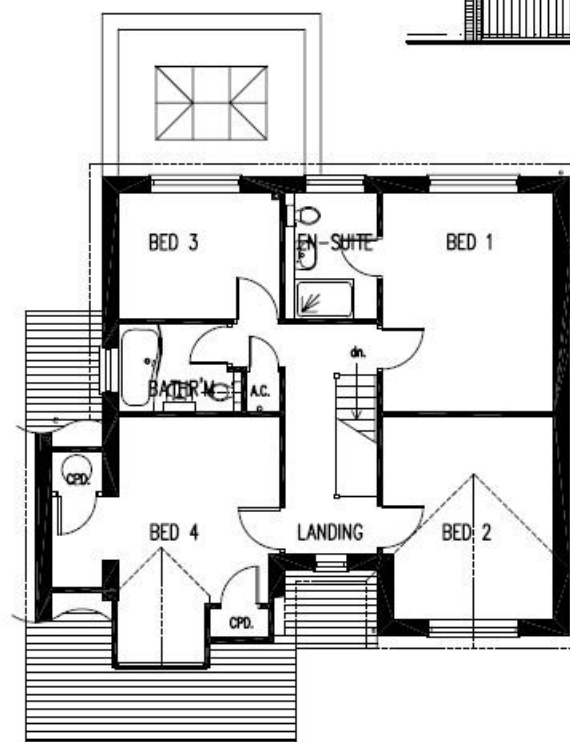
FAMILY ROOM/KITCHEN	3.80 x 7.80
UTILITY	2.00 x 1.45
GARAGE	4.40 x 5.10
LIVING ROOM	5.40 x 4.45
DINING ROOM	3.50 x 4.10
BED 1	3.50 x 4.45
EN-SUITE	1.85 x 2.55
BED 2	3.50 x 4.10
BED 3	3.30 x 2.55
BED 4	3.30 x 5.00
BATHROOM	2.50 x 1.75



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

IMPORTANT NOTE - These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection, survey or otherwise as to the correctness of each of them. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. No person in employment of The Lee, Shaw Partnership has any authority to make or give representation or warranty whatsoever in relation to this property. The photographs (or artists impression) show only certain parts of the property at the time they were taken. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Prospective purchasers must satisfy themselves on the condition of fireplaces, stoves, log burners, flues and such items or by way of survey. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the Office and we will be pleased to check the information for you prior to travelling and therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Lease details are believed correct at the time particulars are printed, but service charges are subject to variation.