



The  
**LEE, SHAW**  
Partnership



Robinstone  
Haybridge Avenue Development



Hagley is a highly regarded picturesque village for families containing many amenities ranging from public houses, local shops, a pharmacy, a range of beauticians, hair dressers, a library, a café and many more. One of the village's main benefits is the highly regarded schooling not only with an excellent primary school but with Haybridge High School and Sixth Form and Hagley Roman Catholic School both rated "outstanding" in the 2018 Ofsted report.

Each of these homes has been rigorously designed to put family living at the heart. The modern kitchen and living/dining room adds to the homes characteristics of being light, airy and spacious they benefit from bi-fold doors to the rear garden. The unexpected touches that our clients have passionately and thoughtfully included will add to simpler and more convenient living.



# Floor Plans

## Plot 1 (19)

### 1 ROBINSTONE

"All floor areas and dimensions are taken from architects drawings and must be treated as approximate. All room dimensions are maximum measurements. Prospective purchasers must satisfy themselves to individual room sizes and dimensions."



#### GROUND FLOOR

Reception Hall	15' 8" x 5' 11"	Lounge	18' 4" x 11' 7"
Cloakroom	3' 0" x 3' 0"	Guest WC	3' 0" x 6' 11"
Kitchen	15' 10" x 10' 5"	Garage	19' 6" x 9' 10"
Living/Dining	20' 11" x 11' 10"		

#### FIRST FLOOR

Landing	14' 3" x 10' 5"	Dressing Room	4' 11" x 7' 6"
Bedroom One	12' 1" x 10' 9"	Bedroom Three	11' 10" x 11' 1"
Ensuite	7' 7" x 5' 3"	Bedroom Four	11' 10" x 11' 1"
Dressing Room	4' 11" x 5' 2"	Bathroom	10' 0" x 5' 9"
Bedroom Two	12' 10" x 9' 10"	Store Cupboard	4' 7" x 2' 0"
Ensuite	4' 7" x 7' 6"	Study	7' 5" x 6' 6"

## Plot 2 (19A)

### 2 ROBINSTONE

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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## KITCHEN DINING & LIVING SPACE

- Specifically designed to ensure maximum use of available space and hand built by craftsmen
- Fitted integral gas hob, electric cooker and extractor hood together with integrated fridge freezer and dishwasher (all triple A rated)
- Underfloor heating
- Heated towel rail
- Pelmet lighting to kitchen units
- Island Unit
- Integral sink and mixer taps
- Feature splashback to hob area
- Ceramic floor tiles throughout
- Spotlights
- 2 large bi-fold doors directly to outside seating area

## UTILITY ROOM

- Sink and storage unit
- Space for buyers own washing machine and tumble dryer
- Gas fired combination boiler and controls

## LOUNGE

- Screed floors for buyers own carpets
- Open fire place (no fire)
- CO2 detector
- Satellite and aerial sockets

## CLOAKROOMS

- WC and wash hand basin
- Screed floors for buyers own flooring
- Solid Wood flooring (optional extra)
- Mirror light

## HALLWAY

- Screed floors for buyers own flooring
- Solid Wood flooring (optional extra)
- Burglar alarm control
- Smoke/fire detectors

## BATHROOM & EN-SUITES

- Stylish contemporary sanitary ware and chrome fittings
- Shower cubicles, shower doors and thermostatic shower
- Wet room flooring and wall tiling to shower areas
- Heated chrome ladder radiators

## ELECTRICAL, LIGHTING & COMMUNICATION

- Energy efficient down lighting to kitchens and other key areas.
- Polished Chrome sockets/switches to ground floor
- HDMI/data points

## SECURITY

- Alarm systems fitted as standard
- A range of external lighting is provided

## ENVIRONMENTAL DETAILS

- Gas fired central heating throughout powered by Worcester Greenstar 35 CDI Classic A rated combination boiler, with 300 litre cylinder and pressure vessel. All radiators have thermostatic control valves.
- A-rated triple aluminium PVCu windows providing a high level of thermal insulation and reduced heat loss.
- A significant proportion of low energy lighting to all areas.
- A-rated kitchen appliances to reduce water and energy use.

## GARAGE

- Up and over garage door (electric doors optional extra)
- Lighting and power supply

## EXTERNAL DETAILS

- Existing trees retained where possible
- Main garden areas laid for buyers own finishes
- Full patio area outside living space
- Outside power sockets and water supply
- Block paved private parking
- External electric lighting

## NEW BUILD WARRANTY

- Each house will have a 10 year CRL New Build Warranty







ROBINSTONE

AN UNMISSABLE  
OPPORTUNITY

SAT NAV: DY8 2XG

BRINGING EXCITING  
MODERN LIVING  
TO THE HEART OF  
HAGLEY VILLAGE

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