

The  
**LEE, SHAW**  
Partnership



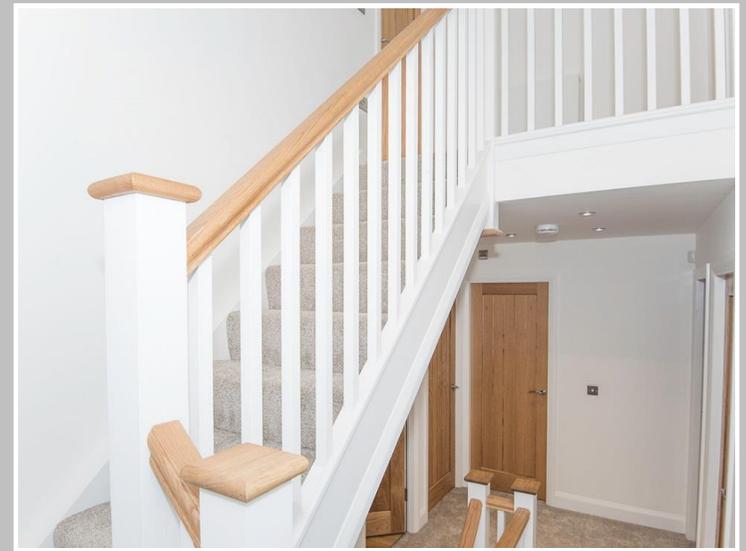
**RICS**

Summervale Gardens  
Hagley DY9 0NA

A select development of 3 fabulous new build five bedroom family homes providing contemporary living with stunning dining kitchen/family room with bi-fold doors, separate living room, study/playroom and utility. The master bedroom is located on the second floor with its own en-suite shower room and dressing room and there are four further bedrooms at first floor level together with an en-suite and house bathroom with freestanding bath and separate shower.

Forming part of a select development of just three detached family homes by quality builder SB Developments Ltd and located in the heart of Hagley village just a short walk to village amenities, shops, bars and restaurants, highly regarded schools and village railway station. Hagley is surrounded by open countryside and is the ideal commuter location with excellent road links to Birmingham, Worcester, Kidderminster, The Black Country Conurbation and with motorway access at junctions 3 & 4 of the M5 motorway.

Each home offers high specification and luxury living. The spacious accommodation extends to a gross internal floor area of 197sqm (2122sqft) taken from the floor plan.



Highlights of the specification include Oak finish internal doors, staircase and hand rail, gas fired heating with underfloor heating to the ground floor accommodation. All bedrooms to have TV and data cabling which lead back to the plant room and flexibility to upgrade media and security systems.

Kitchen fittings feature a central island and quality integrated NEFF appliances and contemporary kitchen, Roca sanitary ware with Hansgrohe fittings, brushed chrome flush ceiling lighting where appropriate.

There are three parking spaces plus an attractive setting with private driveway access and enclosed rear garden.

There will be a 10 year CRL Structural Defects Insurance.

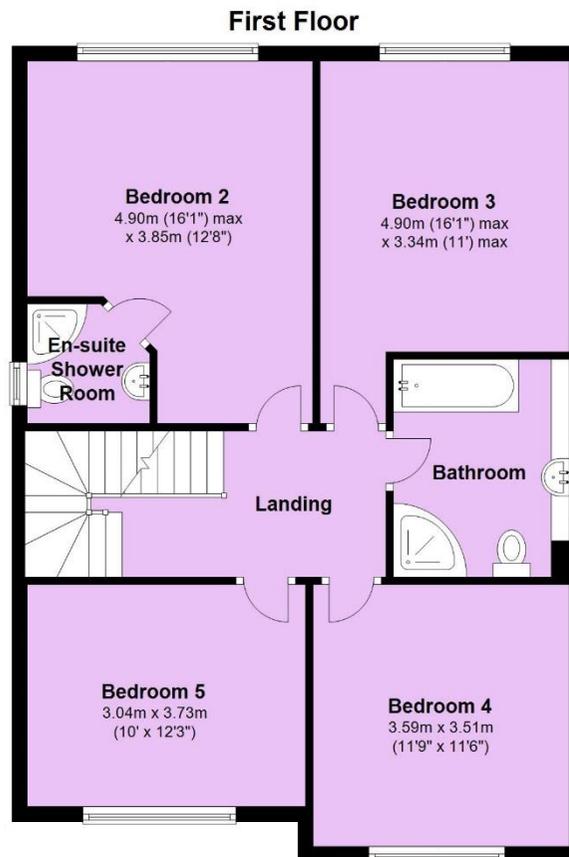
Carpets and floor coverings provided, ready to move into.

Brochure photographs depict Plot 3 Summervale Gardens. Kitchen finish and decorations will vary between plots.



# Floor Plan

Approximate Gross Internal Floor Area:  
Ground Floor: 74sq m, 800sq ft  
First Floor: 73sq m, 791sq ft  
Second Floor: 49sq m, 531sq ft



**E.C.L.**  
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Produced by ECL [www.energy-survey.com](http://www.energy-survey.com)  
This Floor Plan is presented as general guidance only.  
It cannot be relied upon as a statement of fact.

**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.



