

Plot 4




HARTS
AGENTS FOR FINE HOMES

4 Britannia Gardens, Droitwich Road

Fernhill Heath, Worcesterhsire

WR3 8RJ

Price £550.000

Picture Shows Plot 5



A brand new three bedroom, two bathroom detached property with integral garage located on a small exclusive gated development of just six other properties.

LOCATION

A brand new three bedroom two bathroom detached property with integral single garage. An exquisite property in a traditional style, with open plan kitchen, dining and family room fitted with painted shaker style cabinetry with stone worktops and supreme quality branded appliances.

A separate living room, which is divided from the hallway by a crittall glazed screen and downstairs cloakroom complete the ground floor of this enviable home. Upstairs via a feature staircase with oak handrail are three good sized double bedrooms, the large primary having an en-suite shower room and fitted wardrobes in the dressing area. Single integral garage and gardens.

Britannia Gardens is in the desirable village of Fernhill Heath just outside of Worcester City Centre. The pretty village comprises of 2 public houses, a sub-post office, 3 shops, Hindlip Primary School, a church and the War Memorial Hall and community centre. With easy access to the M5, Fernhill Heath is a great location for commuters and families alike, as it retains its village feel with Britannia Gardens. A small gated consisting of just 6 properties having premium features throughout. Each feature-rich home has contemporary styling throughout every room and each detail has been meticulously crafted to enhance your quality of life.

Proposed Britannia Gardens, Fernhill Heath Specification

Kitchen & utility

Traditional shaker style cabinetry with soft-closing doors & drawers
Stone worktops, up-stands & splash-back to hob area
Ceramic under-mount sink with brushed chrome tap
Neff integrated multi-function oven & Neff touch operated induction hob
Neff integrated combination microwave oven
Integrated fridge/freezer
Integrated dishwasher
Utility rooms with stone worktops
Plumbing & electrics ready for washing machine & tumble dryer

Exterior finishes

Electric car charging points provided to all homes
Turfed garden areas with paved patios & pathways as shown on site plan
Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
External waterproof socket & tap to rear of property
Private garage with power & light

Picture Shows Plot 5



Picture Shows Plot 5



Picture Shows Plot 5



Bathroom, ensuite & WC

White sanitaryware & luxurious vanity units
Traditional towel ladder radiators in a chrome finish
Shaver sockets in a chrome finish
Ceramic/Porcelain wall & floor tiling from Porcelanosa
Heating, electrical & lighting
Wet underfloor heating throughout the ground floor & thermostatically controlled radiators to the first floor
Ideal boilers (mains gas)
Low energy lighting throughout with LED down-lights to kitchen, hallway, landing, dressing room, WC, bathroom & ensembles
TV points to all bedrooms, living room, dining/family area & study (where applicable)
TV points to include pre-wiring for satellite TV (Sky Q)
HD distribution including aerial
Master BT telephone points fitted to all homes

Security & warranty

Two-year Homeowner Warranty from Lockley Homes
Ten-year Premier Structural Warranty
Multi-point locking mechanisms to external doors
Security alarms to all homes.

Interior finishes

Feature staircase with oak handrail, oversized oak newels & painted soft wood spindles
Matte paint finish to all ceilings & walls
Karndean flooring to all entrance hallways, kitchen/dining/living/ family room, WC's & utilities
Hand painted internal doors (glazed doors to selected rooms)
Door fittings, light switches & sockets in a brushed chrome finish
Glazed bi-fold & French doors where indicated on floorplans
Bespoke fitted wardrobes with painted timber frame & softclose hinged doors to master bedrooms only
Luxury carpets



Picture Shows Plot 5

Picture Shows Plot 5



TENURE: Freehold Purchasers should check this before proceeding. Service charges apply TBC

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: This is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details. Internal photos show Plot 5.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Picture Shows Plot 5



Picture Shows Plot



Picture Shows Plot 5



Picture Shows Plot 5



Picture Shows Plot 5



Picture Shows Plot 5



Picture Shows Plot 5



Picture Shows Plot 5



Main House Area 1482.19 square feet
Garage Area 176.31 square feet
Total Area 1658.50 square feet



Plot 4

