Scriven & Co.

Chartered Valuation Surveyors and Estate Agents

Scriven & Co.

Established 1937

PRELIMINARY PARTICULARS

The Mount
45 Alcester Road
Finstall
Bromsgrove
Worcestershire B60 1EN

'The Mount' at Finstall
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.

E5 LIVING

HORGAN HOMES & DEVELOPMENTS LTD

RICS

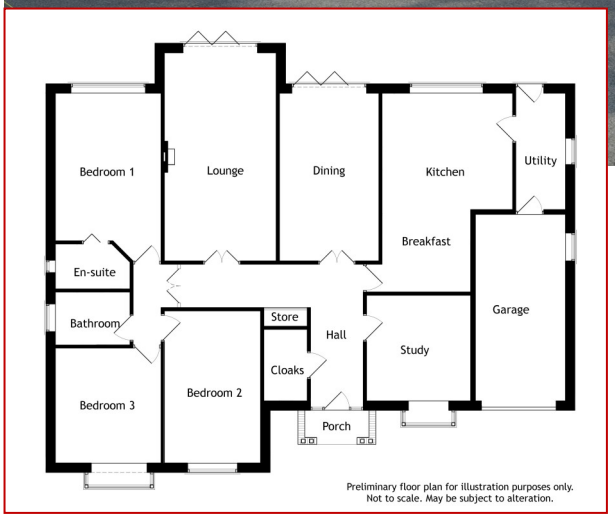
ARLA Association of Residential Letting Agents

Intertek UKAS MANAGEMENT SYSTEMS 014
The Management System of Scriven & Co. Is certified as being in conformity with ISO 9001

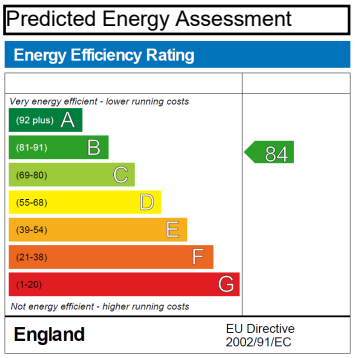
Member of team Agency Network

A member of OnTheMarket.com

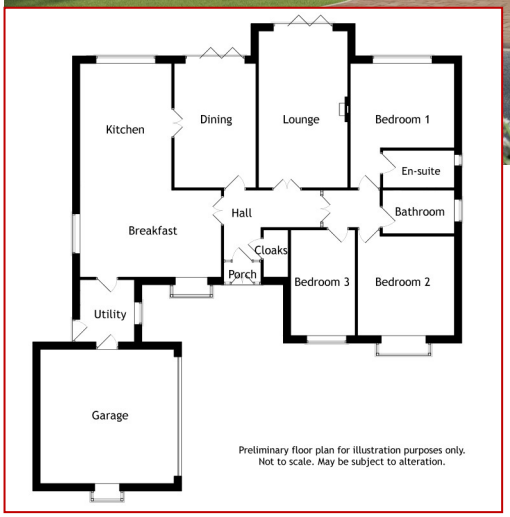
Plot 1



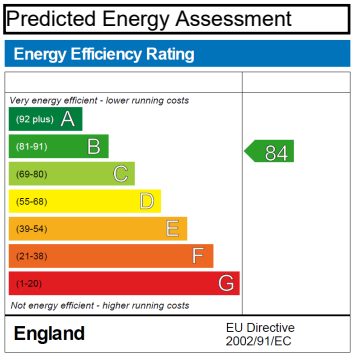
Price upon application



Plot 2

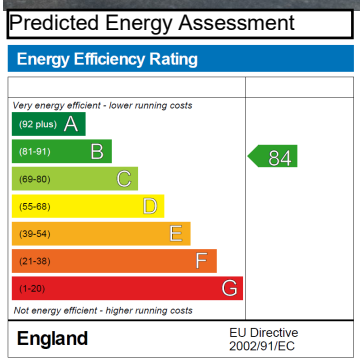


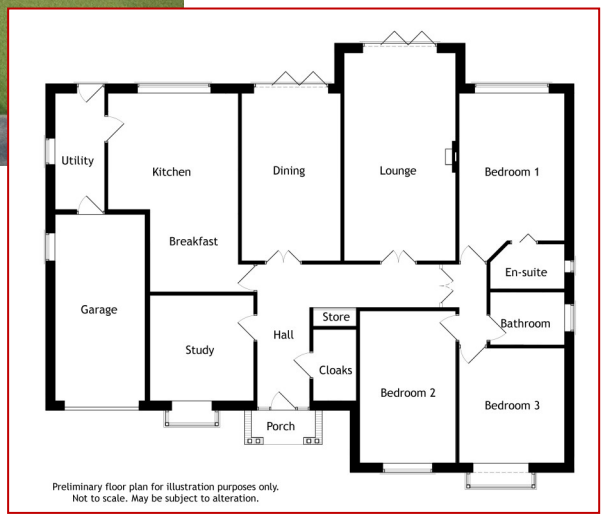
Price upon application



Plot 3

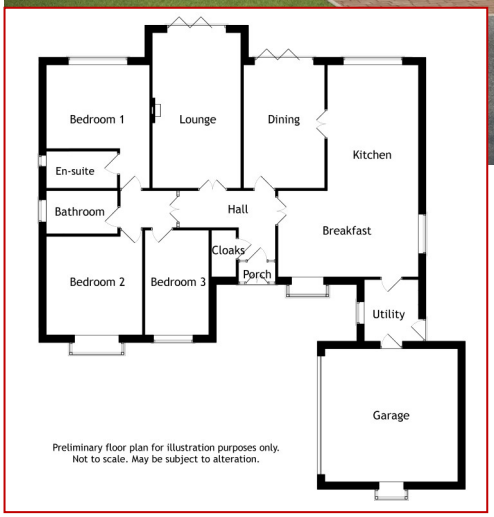
Price upon application

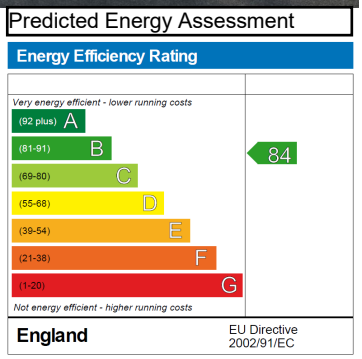




Plot 4

Price upon application





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 F|install). 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.

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

B.T points will be provided to lounge, kitchen, study and all bedrooms (purchasers are reminded that if they utilise BT 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.

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

Scriven & Co.

Estate Agents, Land Agents and Letting Agents

Estate House, 821 Hagley Road West,
Quinton, Birmingham,B32 1AD

Tel: 0121 422 4011

Email:quinton@scriven.co.uk

www.scriven.co.uk

Scriven & Co.

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).

Web brochure prepared 20.06.17