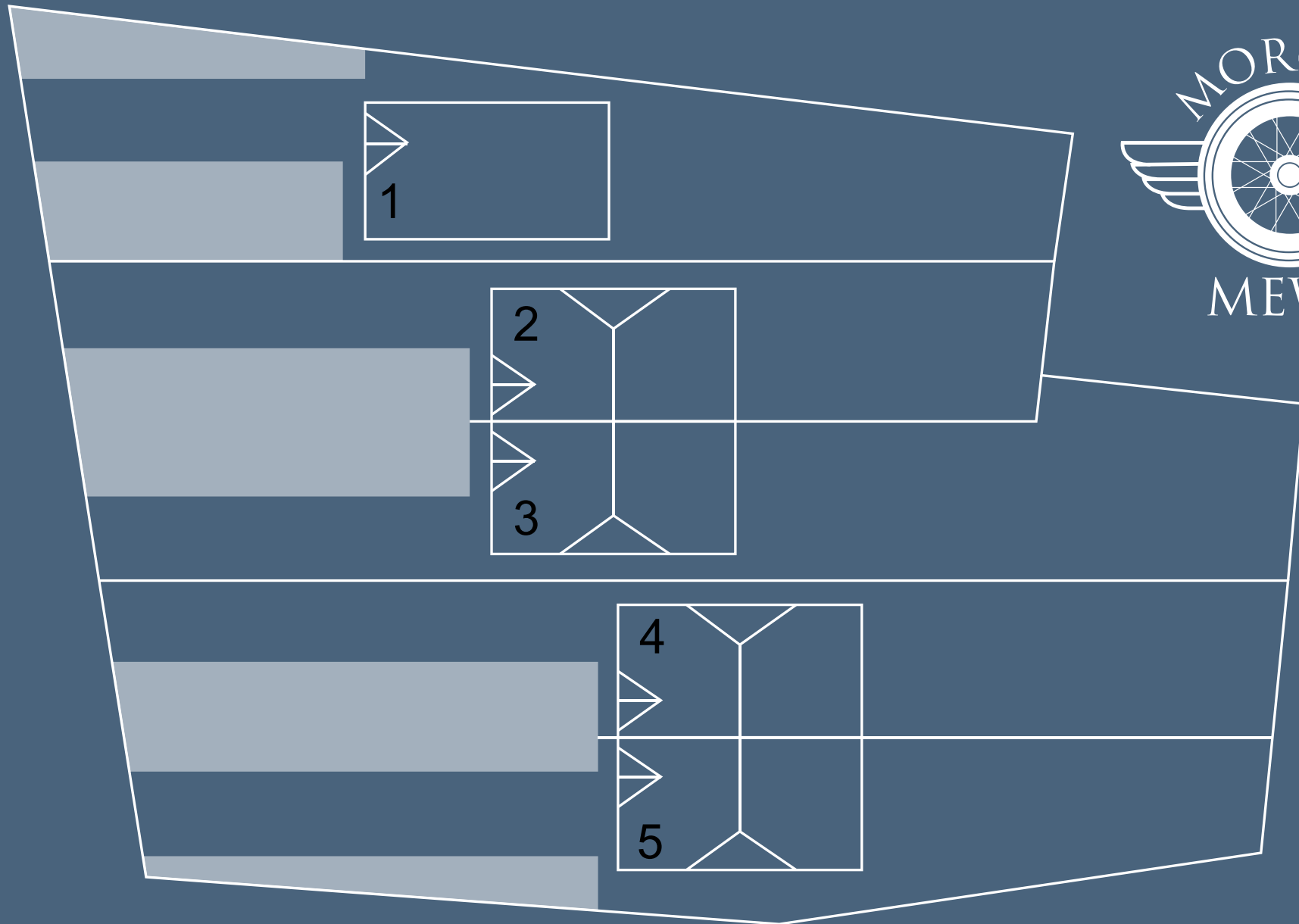




Site Plan



Morgan Mews is the next exciting site from Fletcher Homes, this time in the sought after village of Hartlebury. The proud owners of one of these five homes will get many benefits which include; high spec kitchen, underfloor heating to the ground floor and floor coverings all included, large driveway with expansive views to the rear.

Hartlebury itself is just 4.6 miles outside of Kidderminster with convenient access to Worcester, Droitwich & M5 via the A449. The village has a population of approx. 2750 in total & boasts a primary school, public house, post office/general store and a parish hall.

** Optional Extras / Upgrades – subject to build progress **

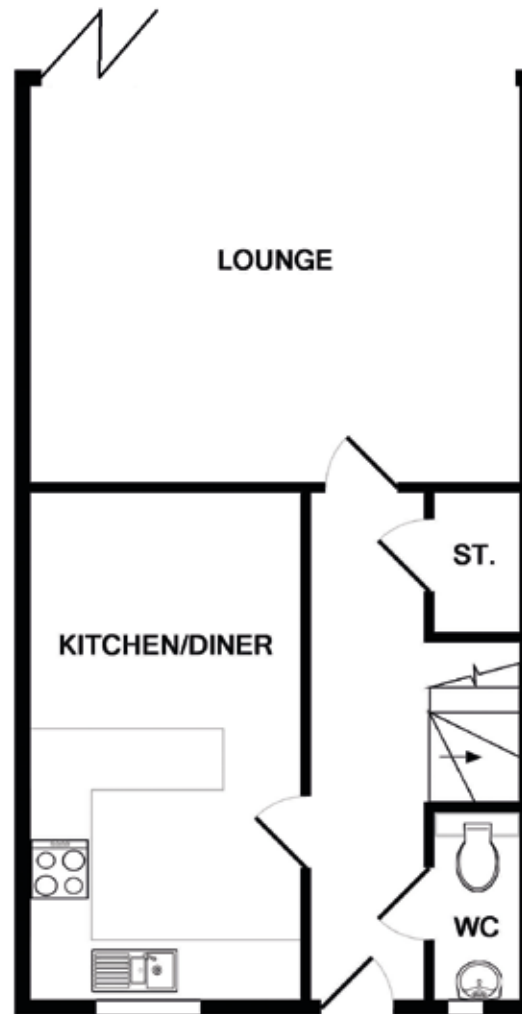
Specification (as standard)

- Television points to all bedrooms and reception room.
- Mains operated smoke detectors.
- Security alarm system.
- Chrome level furniture to all doors
- Floor covering to all floors including LVT, carpetting & contemporary laminate/vinyl to all bathrooms.
- Smooth finished ceilings and walls, skirting and architraves in white.
- Staircase - softwood stairs, treads and risers, handrail and balusters. Finished in white.
- Double glazed uPVC windows - Anthracite Grey.
- Anthracite grey front door and bi-fold doors.
- Dual flush toilets.
- Low energy / energy efficient LED lighting throughout.
- Feature pendant light to stairwell
- Bluetooth speaker system to kitchen
- Wifi app to control underfloor heating
- External lighting

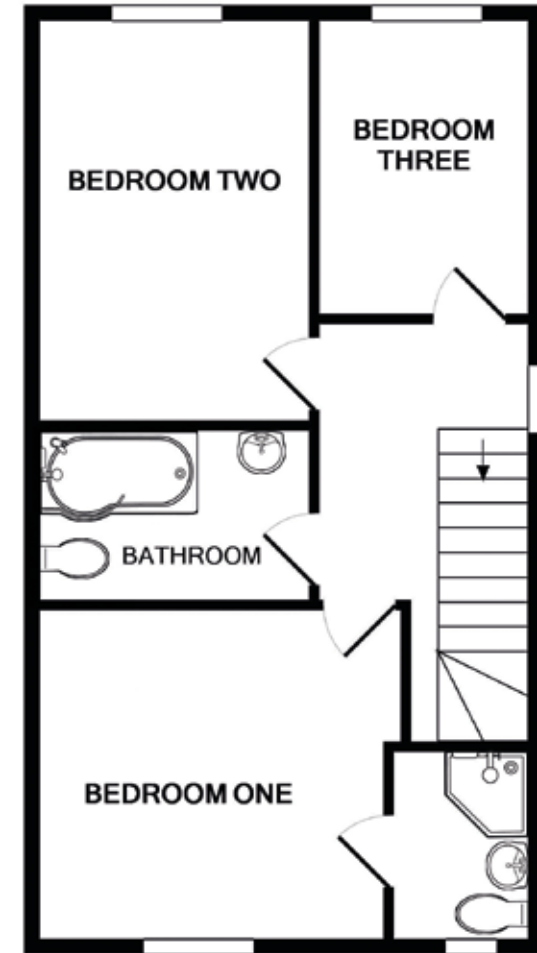




Plot 1



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

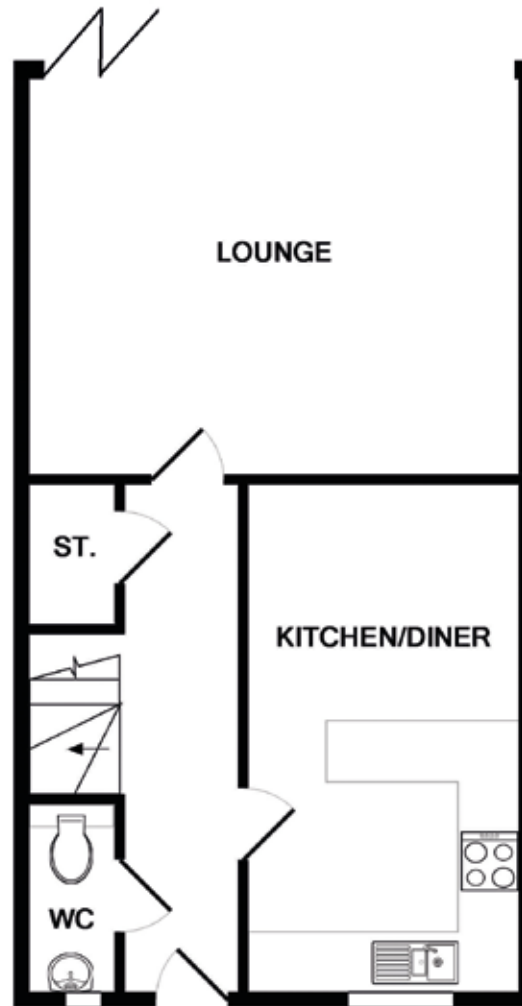


Nicol & Co
LAND & NEW HOMES

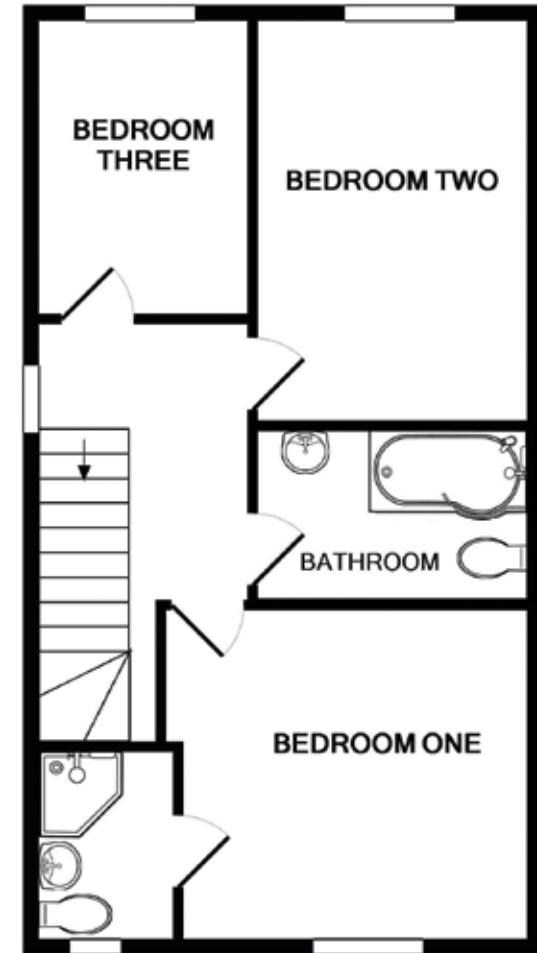
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Plot 2 & Plot 4



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

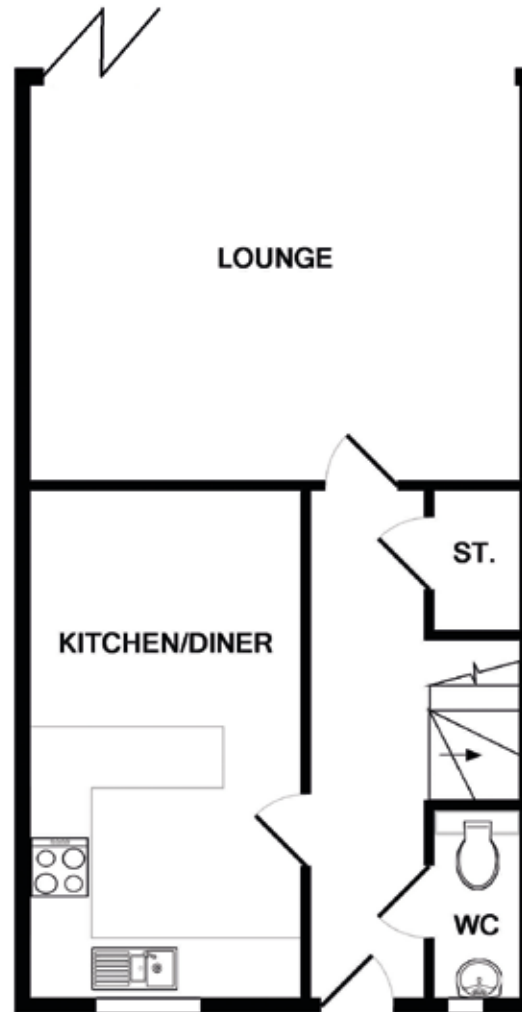


Nicol & Co
LAND & NEW HOMES

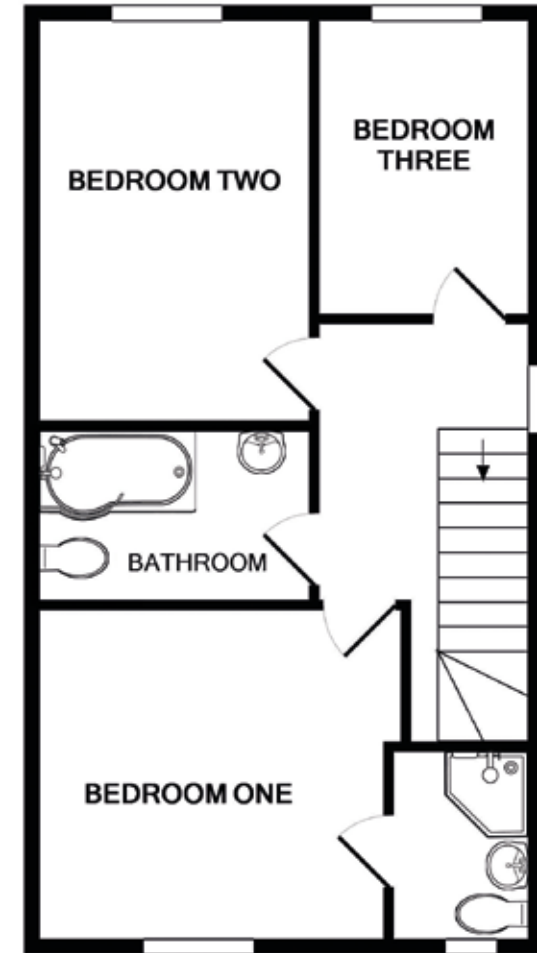
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Plot 3 & Plot 5



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Nicol & Co
LAND & NEW HOMES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Contact us on: **01905 930404**
or email: newhomes@nicolandco.co.uk



**LAND & NEW HOMES
NETWORK**

Fletcher Homes carefully design properties and street scenes to be individual selecting materials and specifications that are bespoke to a location.
The opportunity to personalise internal finishes and specifications will be provided subject to stage of construction.

Images may include optional upgrades at additional cost.