



**The Maple, Ailstone Mews, Old Birmingham Road**  
Bromsgrove

**£350,000**



**BRAND NEW DEVELOPMENT JUST LAUNCHED - The Maple (Plot 4)** is a modern three-bedroom semi-detached family home, featuring a contemporary kitchen/diner, inviting lounge, family bathroom, and convenient guest WC. Outside, there is a landscaped rear garden and driveway. Located in Lickey End, Bromsgrove, this property is ideal for families looking to be close to local schools, shops, and excellent transport links.

The property is approached via a driveway providing off-road parking, with EV charging point.

Step inside to a bright, airy lounge, where elegant parquet-style LVT flooring stretches seamlessly into the open-plan kitchen and dining area. The contemporary kitchen is fitted with premium worktops, fixtures, and fittings, and comes complete with integrated appliances, including a mixer tap, five-ring induction hob with extractor, double oven, 50/50 fridge-freezer, dishwasher, and combination washer-dryer. A convenient guest WC, storage cupboards, and French doors open onto the rear garden.

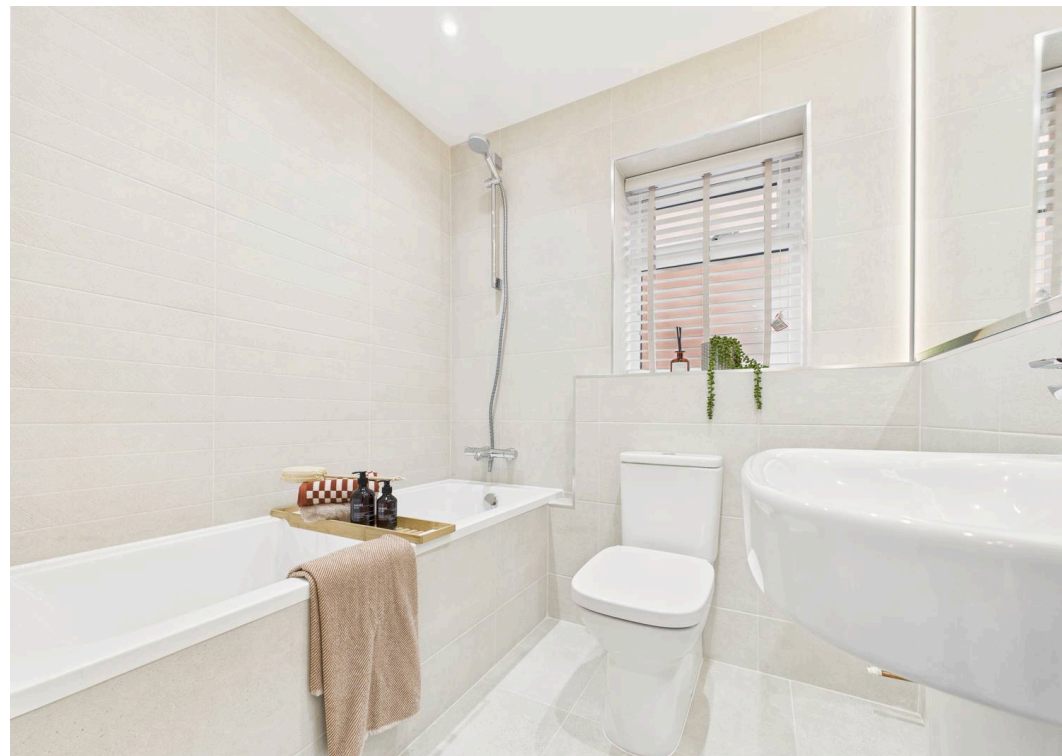
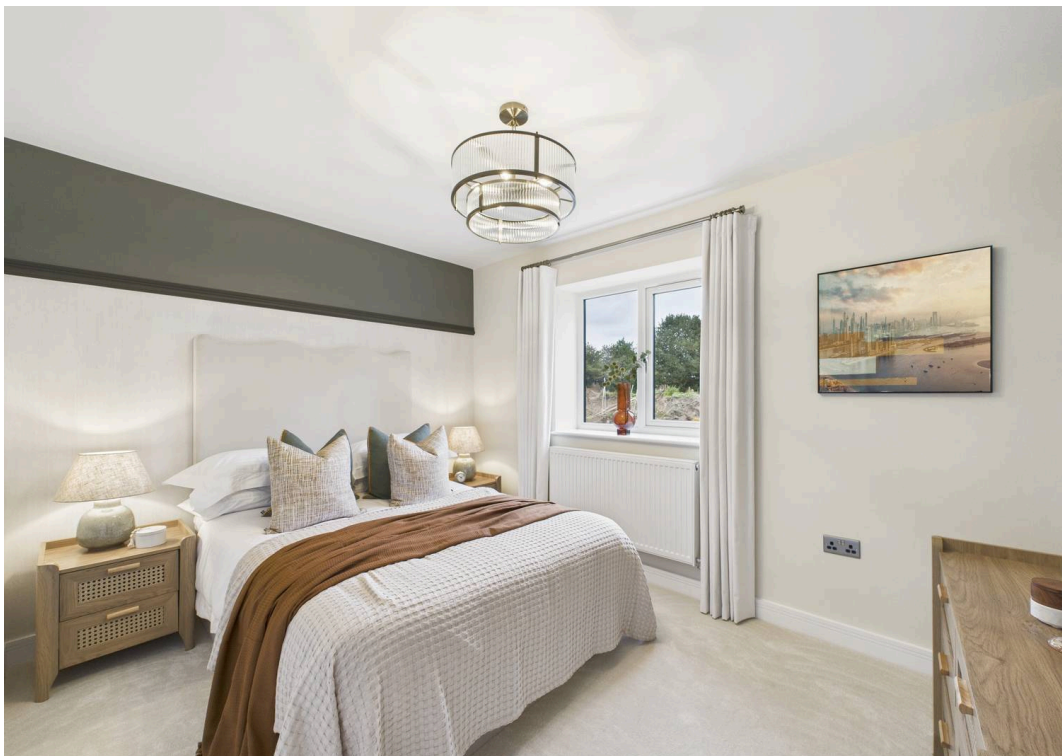
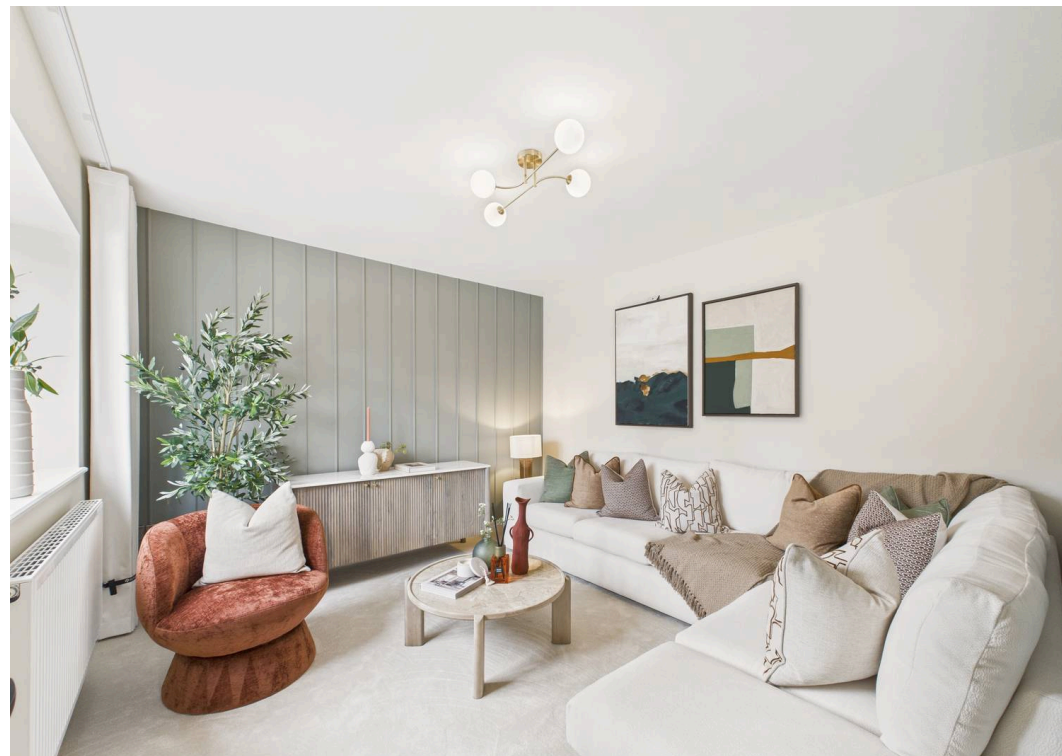
Upstairs, a striking staircase with integrated lighting leads to a spacious landing, giving access to three bedrooms, including a spacious master bedroom, second generous double bedroom and a versatile third bedroom—perfect for a nursery or home office. A stylish family bathroom, fitted with ROCA sanitary ware, chrome fittings, and full-height Porcelanosa ceramic tiling, complete the accommodation.

Externally, the home features a beautifully landscaped rear garden with an outdoor tap.

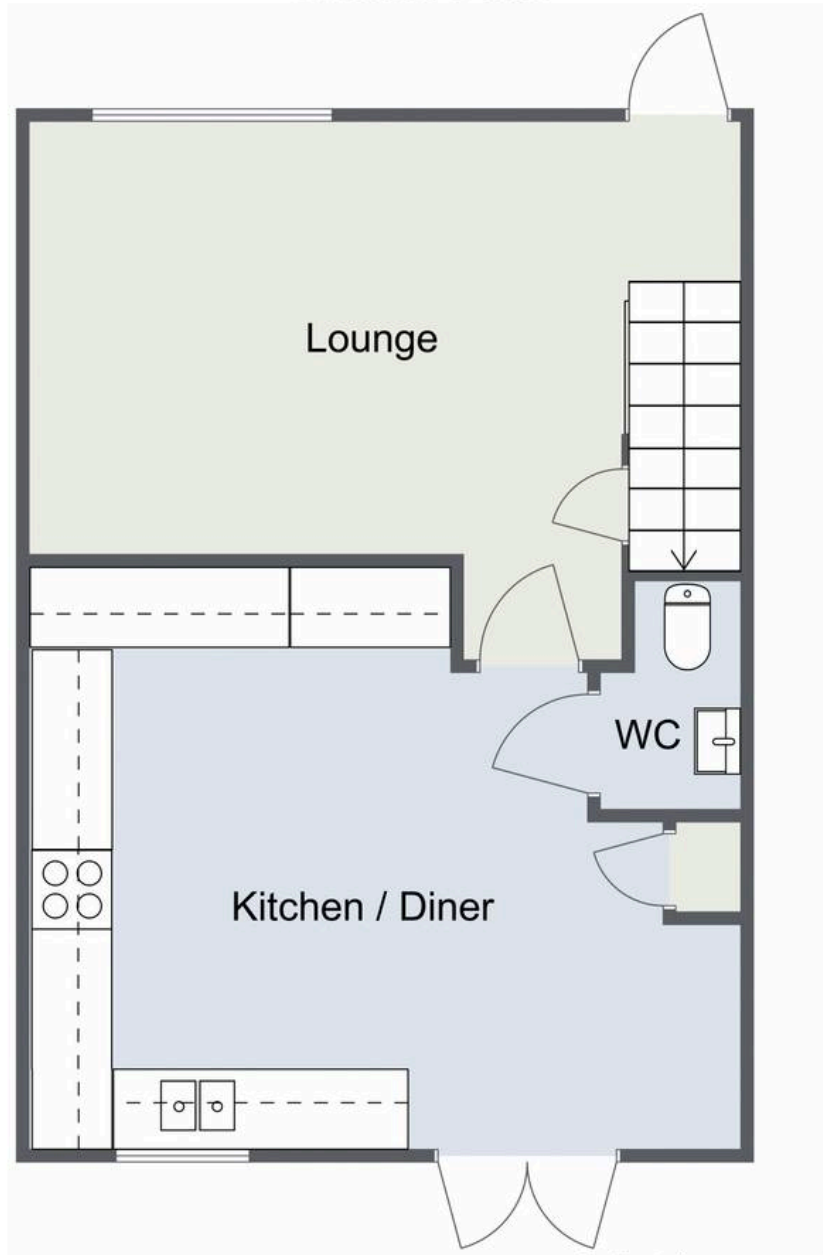
**Ailstone Mews** – A stunning collection of bespoke new-build homes located in the desirable area of Lickey End, Bromsgrove. This exclusive development offers a selection of stylish two and three-bedroom semi-detached and detached properties, thoughtfully designed to suit a variety of lifestyles. Each home is finished to a high standard, featuring contemporary fixtures and fittings throughout. These beautifully crafted properties offer the perfect blend of comfort, style, and convenience – ideal for families, professionals, and downsizers alike. Ailstone Mews enjoys a peaceful setting while remaining within easy reach of Bromsgrove's well-regarded schools, local shops, and excellent transport links.

**Agent's Note:**

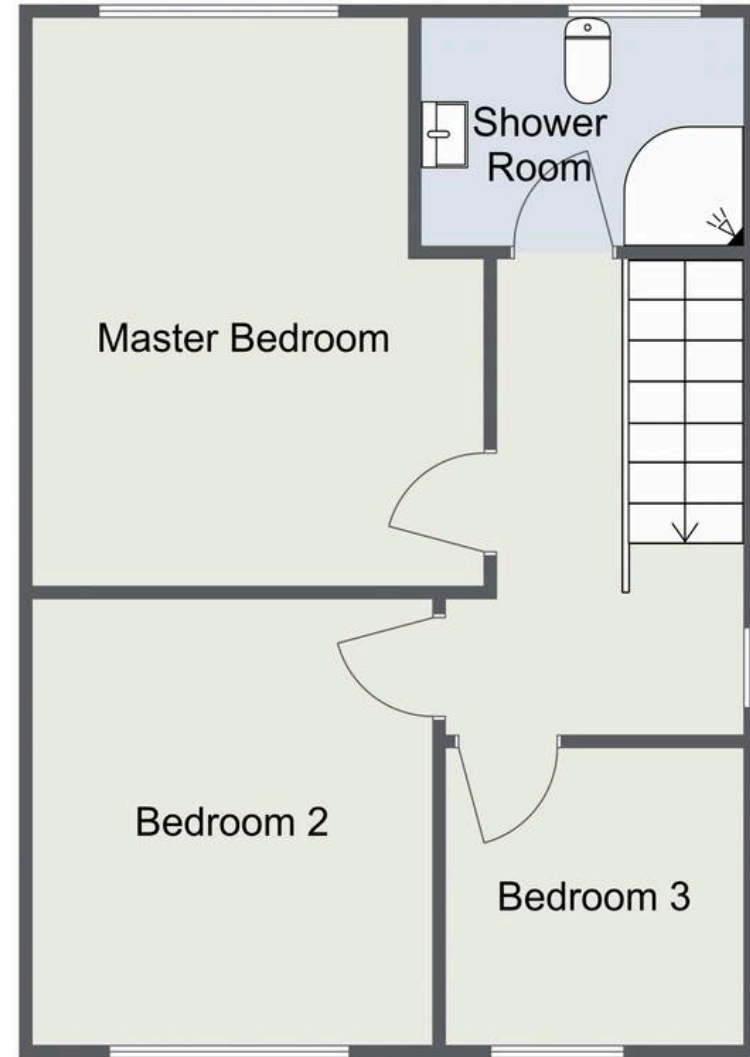
- Some images have been digitally enhanced for illustrative purposes
- The property benefits from a two-year Oricon Homes warranty for added peace of mind, and a ten year structural warranty.
- Service charge: To be confirmed.
- This development benefits from being part of the 5% Deposit Unlock scheme, giving first-time buyers the opportunity to secure a 95% mortgage.



# The Maple - Plot 3, Old Birmingham Road, Lickey End Ground Floor



## First Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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