



Signature
NEW HOMES

Abbotsford Grange

An exclusive development of 3, 4 and 5 bedroom homes

Welcome to Abbotsford Grange Worcester

An exclusive development of 9 houses within the village of Lower Wick, Worcester.

Nearby amenities include local shops, restaurants and bars for socialising, with the City Centre just over 2 miles away to enjoy a wide range of retail therapy.

There are a selection of schools achieving either a 'good' or 'outstanding' rating via Ofsted, including Pitmaston and Our Lady Queen of Peace C of E Primary School.

For further education there is Worcester University, situated within the City Centre along with colleges just outside of Worcester.

For the commuters, the development is within easy reach of the M5, M50 and various other A routes to Hereford, Kidderminster and Gloucester.

Worcester City Centre train station is a short journey away, with park and ride facilities located nearby.

Abbotsford Grange is a truly beautiful location for all the family to enjoy.



Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments are intended to illustrate proximity only and do not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day.

Why Signature

If you are wondering who the driving force is behind Signature New Homes, allow us to introduce ourselves...



We are part of Citizen.

One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands.

We are a not-for-profit organisation and any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life.

We have a history of delivering against this ambition and we are committed to providing excellent customer service.



The Development

The Edmonton

Three bedroom detached
Plot 2

The Sherbrooke

Three bedroom
semi-detached
Plots 6, 7, 8 & 9

The Montreal

Four bedroom detached
Plot 5

The Hamilton

Four bedroom
semi-detached
Plots 3 & 4

The Brampton

Five bedroom detached
Plot 1



Help to Buy

There has never been a better time to buy a new home. The Government backed Help to Buy Scheme can get you moving – but it won't be around forever!



If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just a 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

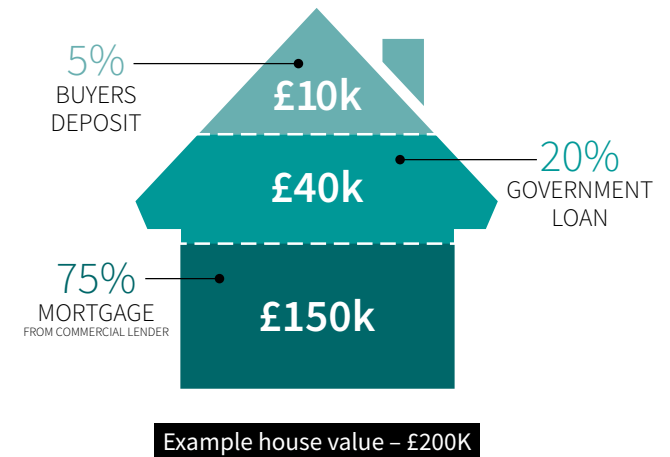
If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property – even if you have limited equity in your current home, because you only need a 5% deposit to move. However, from April 2021 Help to Buy will only be available to first time buyers and will include regional property price caps, so make sure you don't miss out.

To find out more, please speak to our experienced Sales Team who will be happy to help and put you in touch with an Independent Financial Advisor for free advice.



**Backed by
HM Government**

How it works:



As this is a Government Scheme, we advise that you, refer to the Help to Buy website for the full details regarding the scheme:
helptobuy.gov.uk/equity-loan

What's Included...

	3 Beds	4 & 5 Beds
	Silver	Gold
Kitchen		
40mm depth laminated worktops		
Stainless steel sink, 1 and a half bowl		
4 rings hob - stainless steel		
Glass splashback to hob area		
Integrated fridge freezer		
Integrated 600mm dishwasher		
Chimney style extractor - stainless steel		
Brushed chrome sockets and switches		
Brushed chrome downlighters to kitchen area		
Integrated double oven - stainless steel		
Ceramic floor tiles to kitchen, dining and utility		
Downlighters under wall units		
5 ring hob stainless steel		
Wine Cooler to kitchen		
Integrated washing machine in utility room		
Integrated self condensing dryer to utility room		
Lighting to kitchen plinths		
Integrated microwave		
Waste disposal unit		
Glass upstand splashback to all worktops. Workstops to undersiding wall units		

	3 Beds	4 & 5 Beds
	Silver	Gold
Bathroom		
Karndean flooring		
Full height tiling behind bath, half height tiling to all walls		
Shower above bath with glass screen		
Chrome towel rail - electric		
Brushed chrome downlighters		
Shaver socket		
Ceramic floor tiles		
Full height tiling to all walls		
Concealed toilet cistern (where house type cistern allows)		

Ensuite		
Kardean Flooring		
Full height tiling to the shower, half height tiling to all other walls		
Shaver socket		
Chrome towel rail - Electric		
Brushed chrome downlighters		
Ceramic floor tiles		
Full height tiling to all walls		
Shower enclosure- upgrade to shower panels to walls within enclosure, in lieu of wall tiles		
Concealed toilet cistern (where house type cistern allows)		

	3 Beds	4 & 5 Beds
	Silver	Gold
General		
4 panel interior doors		
80mm skirting boards		
French doors to rear gardens where applicable		
TV aerial sockets to master bedroom and lounge		
Chrome ironmongery		
BT sockets to lounge, and master bedroom		
USB sockets to lounge, kitchen and master bedroom		
Brushed chrome sockets and switches		
Woodwork finished in silk gloss		
Ceilings finished in white emulsion		
Walls finished in almond white		
Full alarm system with 4 sensors		
Chrome post type door stops		
Coving in lounge and dining kitchen. (Dining if separate)		
119mm skirting boards		
TV aerial sockets to all bedrooms, dining and lounge		
BT sockets to lounge, study and all bedrooms		
Fitted wardrobes to all master bedroom		
Light to loft		
Light and power socket to loft		

	3 Beds	4 & 5 Beds
	Silver	Gold
Cloakroom - downstairs W/C		
Kardean Flooring		
Half height tiles to all walls		
Brushed chrome downlighters		
Ceramic floor tiles		
Concealed toilet cistern (where house type cistern allows)		

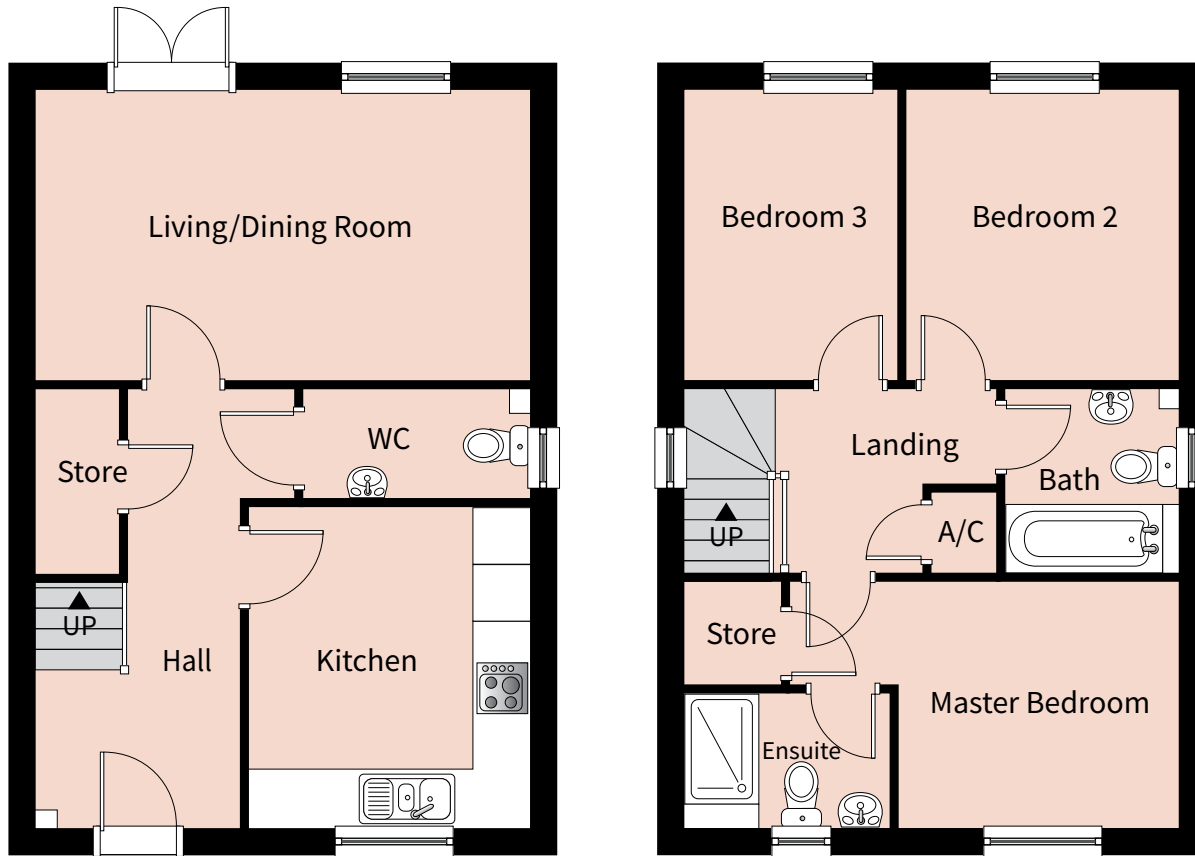
External		
Turf to front and rear gardens		
Doorbell		
Door Numbers		
1.8m high fencing to rear		
Outside tap		
Outside lighting to front and rear of property		
Light and power to garage-where applicable		
External socket to rear garden		



Computer generated image shown Plot 2.

The Edmonton

Three bedroom detached | Plot: 2



Ground Floor

Living/Dining Room	5.44m x 3.22m (max)
Room	17' 10" x 10' 7" (max)
Kitchen	3.56m x 3.10m (max)
	11' 8" x 10' 2" (max)

First Floor

Master Bedroom	3.09m x 2.70m (max)
	10' 2" x 13' 3" (max)
Bedroom 2	3.20m x 3.02m (max)
	13' 3" x 9' 11" (max)
Bedroom 3	3.20m x 2.33m (max)
	13' 3" x 7' 8" (max)
Bathroom	2.02m x 1.93m (max)
	6' 7" x 6' 4" (max)

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

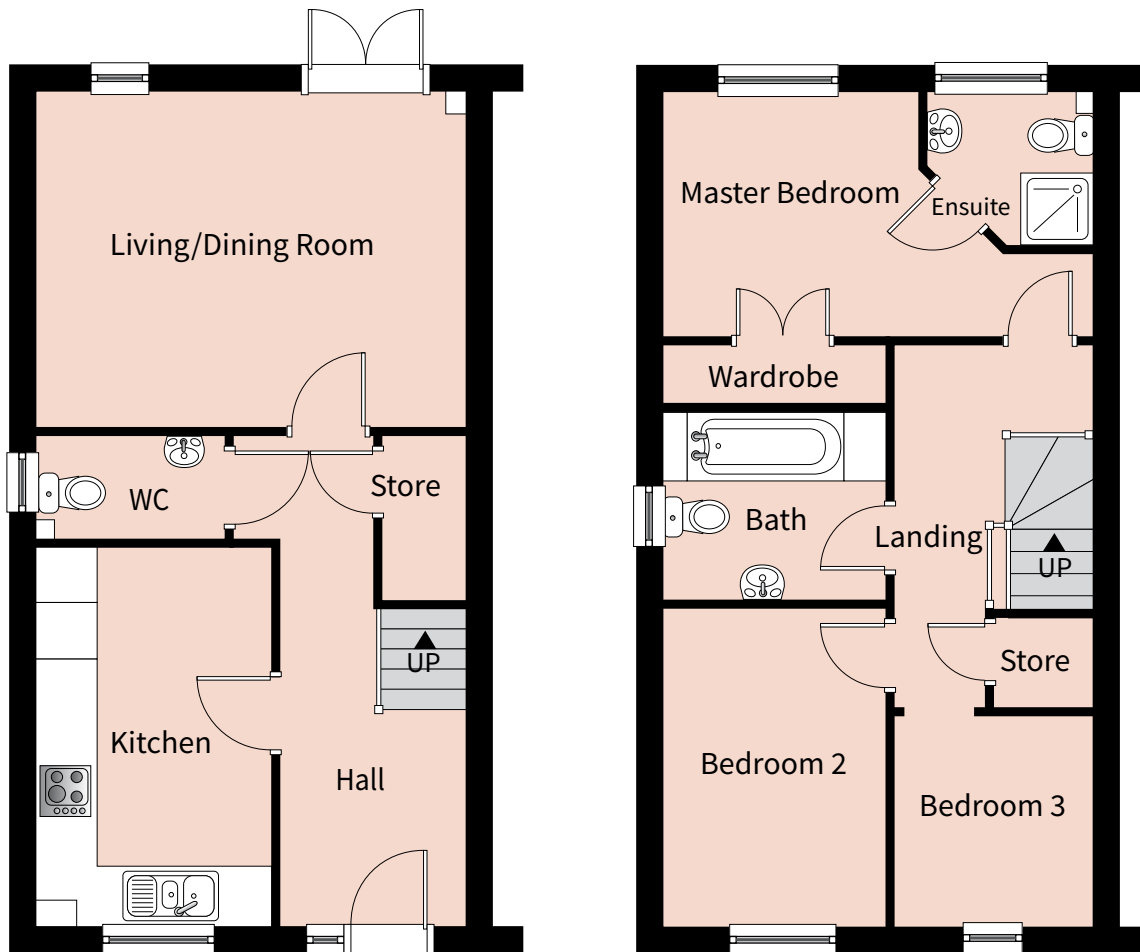
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Computer generated image shown Plots 8 & 9.

The Sherbrooke

Three bedroom semi-detached | Plots: 6, 7, 8 & 9



Ground Floor

Living/Dining Room	4.73m	x	3.66m (max)
Room	15' 6"	x	12' 0" (max)
Kitchen	4.18m	x	2.58m (max)
	13' 9"	x	8' 6" (max)

First Floor

Master Bedroom	4.73m	x	3.41m (max)
	15' 6"	x	11' 2" (max)
Bedroom 2	3.49m	x	2.44m (max)
	11' 5"	x	7' 12" (max)
Bedroom 3	2.31m	x	2.21m (max)
	7' 7"	x	7' 3" (max)
Bathroom	2.44m	x	2.08m (max)
	7' 12"	x	6' 10" (max)

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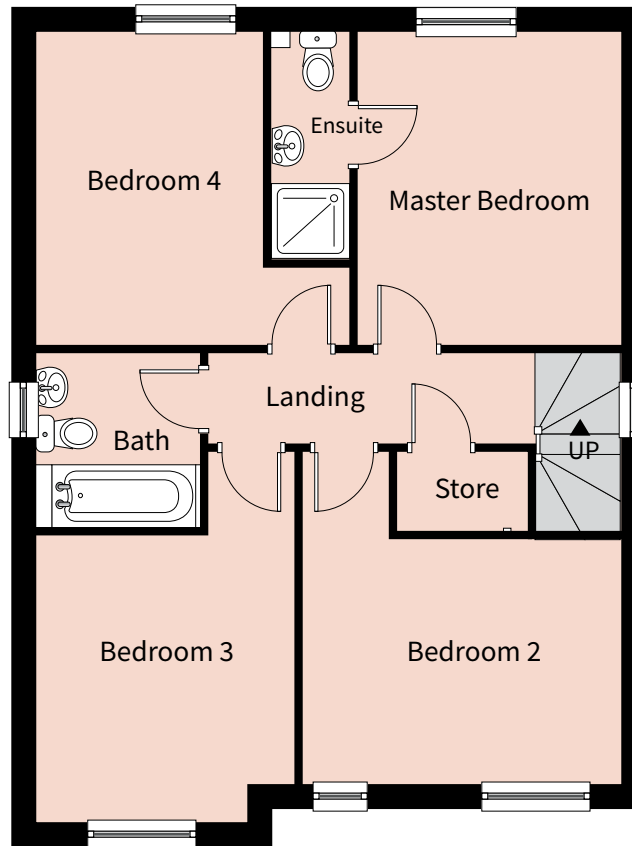
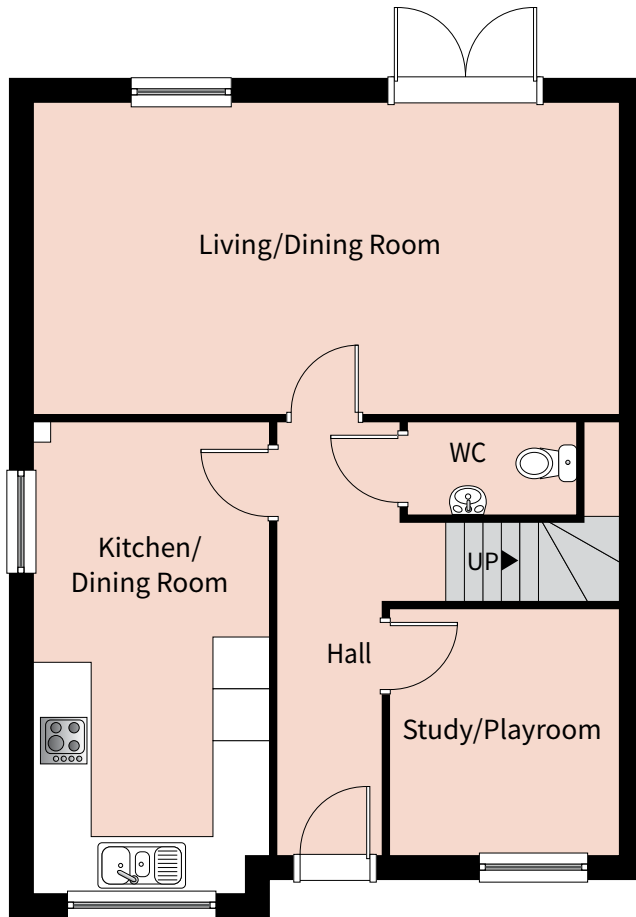
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Computer generated image shown Plot 5.

The Montreal

Four bedroom detached | Plot: 5



Ground Floor

Living/Dining Room	7.02m x 3.74m (max)
	23' 0" x 12' 3" (max)
Kitchen/Dining Room	5.66m x 2.81m (max)
	18' 7" x 9' 6" (max)
Study/Playroom	2.98m x 2.77m (max)
	9' 9" x 9' 1" (max)

First Floor

Master Bedroom	3.74m x 3.18m (max)
	12' 3" x 10' 5" (max)
Bedroom 2	3.84m x 2.98m (max)
	12' 7" x 9' 9" (max)
Bedroom 3	3.42m x 3.09m (max)
	16' 2" x 10' 1" (max)
Bedroom 4	3.74m x 2.73m (max)
	12' 3" x 8' 11" (max)
Bathroom	2.14m x 1.96m (max)
	7' 0" x 6' 5" (max)

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

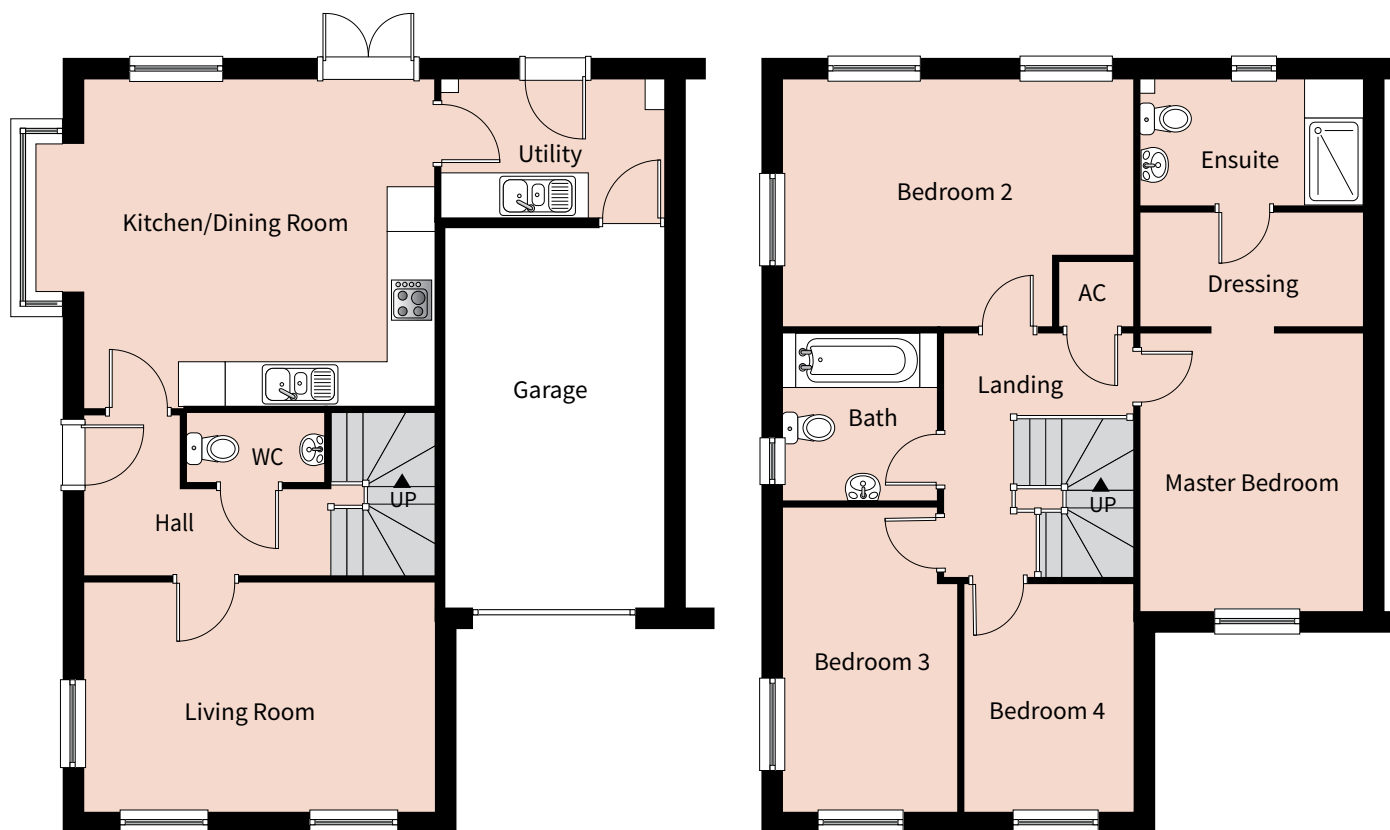
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Computer generated image shown Plot 4.

The Hamilton

Four bedroom semi-detached | Plots: 3 & 4



Floorplans shown is Plot 4 layout, Plot 3 is mirror image.

Ground Floor

Living Room	4.88m	x	3.17m (max)
	16' 0"	x	10' 5" (max)
Kitchen/Dining Room	5.16m	x	4.88m (max)
	16' 11"	x	16' 0" (max)
Garage	5.23m	x	3.14m (max)
	17' 4"	x	10' 4" (max)

First Floor

Master Bedroom	3.83m	x	3.14m (max)
	12' 7"	x	10' 4" (max)
Dressing	3.14m	x	1.62m (max)
	10' 4"	x	5' 4" (max)
Bedroom 2	4.88m	x	3.43m (max)
	16' 0"	x	11' 3" (max)
Bedroom 3	4.24m	x	2.32m (max)
	13' 11"	x	7' 7" (max)
Bedroom 4	3.17m	x	2.47m (max)
	10' 5"	x	8' 1" (max)
Bathroom	2.32m	x	2.13m (max)
	7' 0"	x	7' 0" (max)

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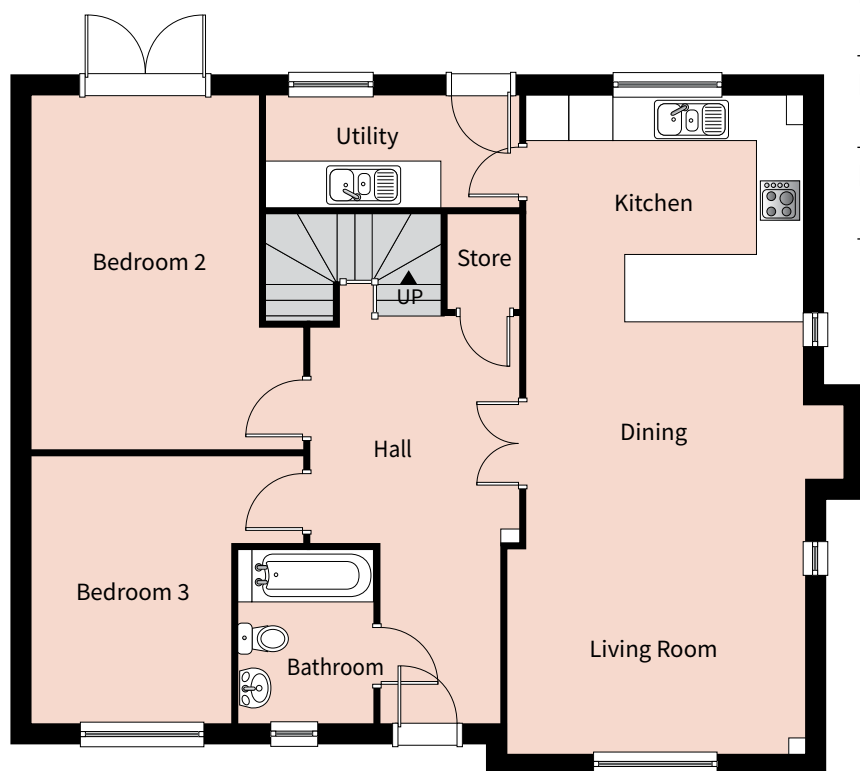
Computer generated image shown Plot 1.

The Brampton

Five bedroom detached | Plot: 1

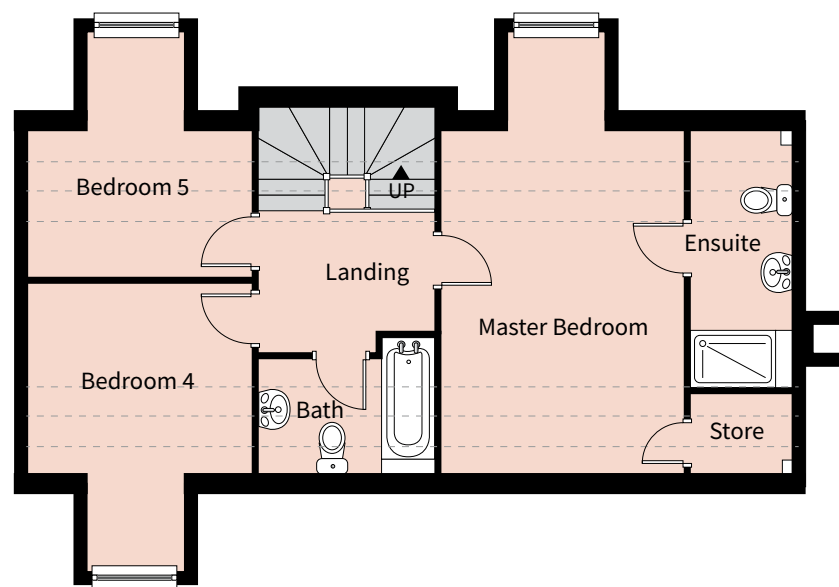
Ground Floor

Living Room/ Dining/Kitchen	9.38m x 30' 9"	3.93m (max) x 12' 11" (max)
Bedroom 2	5.03m x 16' 6"	3.87m (max) x 12' 8" (max)
Bedroom 3	3.81m x 12' 6"	3.87m (max) x 12' 8" (max)
Bathroom	2.47m x 8' 3"	1.93m (max) x 5' 5" (max)



First Floor

Master Bedroom	5.03m x 16' 3"	3.45m (max) x 11' 4" (max)
Bedroom 4	3.24m x 10' 8"	2.72m (max) x 8' 11" (max)
Bedroom 5	3.24m x 10' 8"	2.04m (max) x 6' 8" (max)
Bathroom	2.47m x 8' 1"	1.93m (max) x 6' 4" (max)



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It's all in the location...



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