



# PAPER MILL PLACE

We build great relationships,  
not just excellent homes.



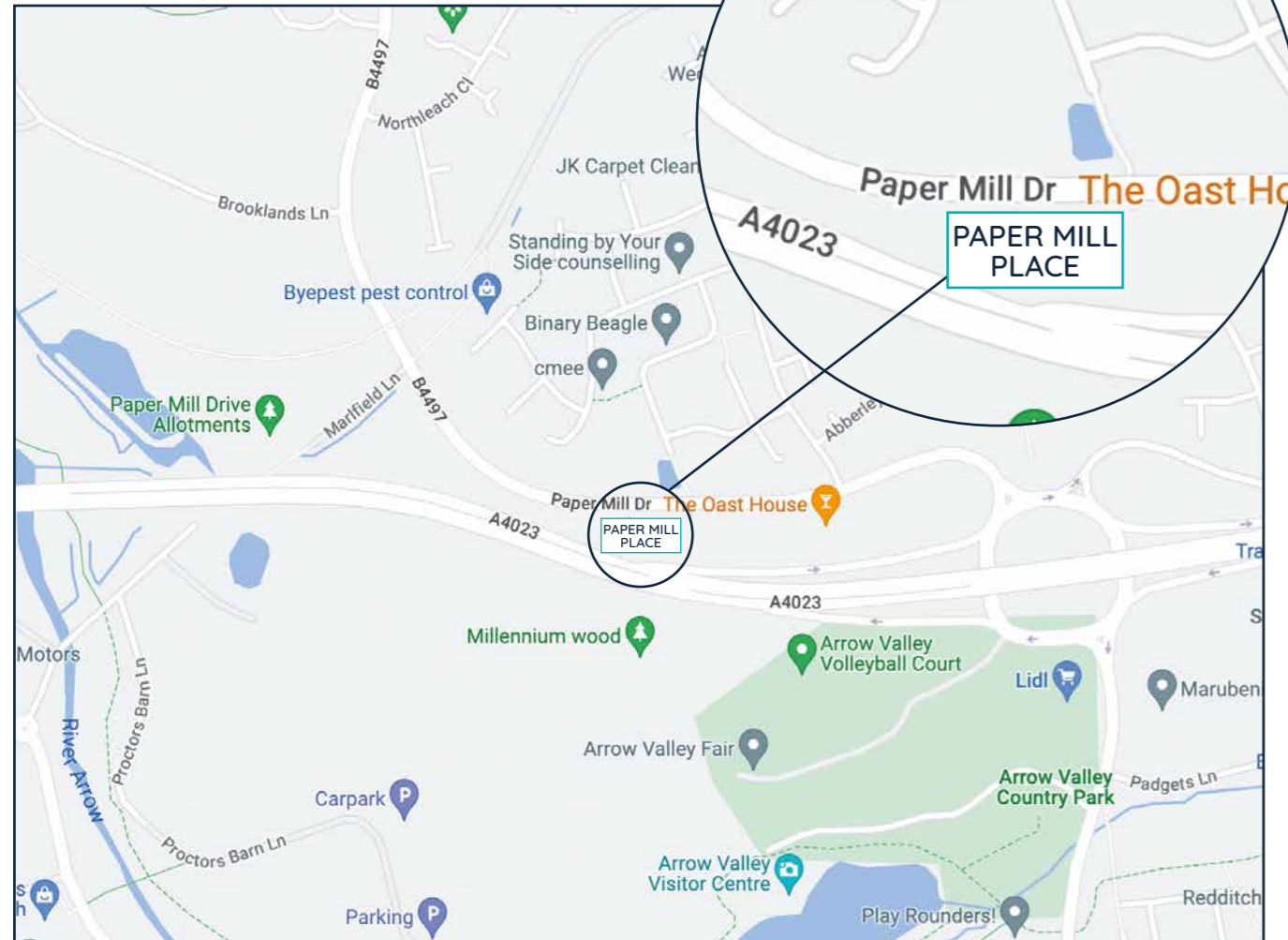
**LexAllan  
Grove**  
LAND & NEW HOMES

An impressive development of 9 two, three and four  
bedroom spacious and modern homes.

**premier**  
guarantee®  
On your site, by your side.

## Finding your new home

Paper Mill Place, Redditch B98 8QJ



# PAPER MILL PLACE



By car

- Redditch Town Centre: **1.5 miles**
- Redditch Train Station: **1.7 miles**
- M42 (Junction 3): **6.6 miles**
- Bromsgrove: **8 miles**
- Birmingham: **15.6 miles**
- Worcester: **24.3 miles**

## Development layout



- Plots 1 & 2  
Two-Bedroom Homes
- Plots 3 & 4  
Three-Bedroom Homes - with breakfast kitchen
- Plots 5, 6 & 7  
Three-Bedroom Homes - with kitchen dining room
- Plots 8 & 9  
Four-Bedroom Homes



## Two-Bedroom Homes - Plots 1 & 2

A two bedroom semi-detached home, ideal for first time buyers, couples and investors. The ground floor features an open-plan kitchen, cloakroom and separate lounge with French doors opening onto the garden. Upstairs, there are two good sized bedrooms in addition to a family bathroom. Externally, the property benefits from a spacious rear garden and a driveway with side-by-side parking.

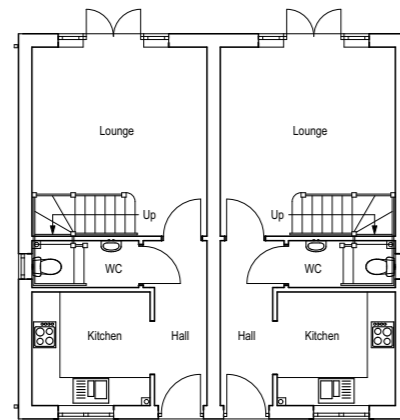
### Measurements

<b>Hall</b>	<b>Bedroom One</b>
<b>WC</b>	3.8m x 3.1m
<b>Kitchen</b>	<b>Bedroom Two</b>
2.6m x 2.5m	2.5m x 2.3m
<b>Lounge</b>	<b>Family Bathroom</b>
4.2m x 3.8m	3.1m x 1.4m to longest point

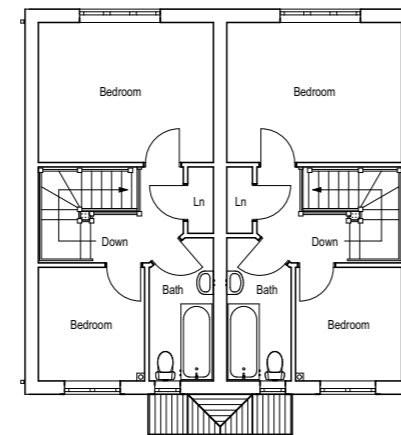
Image is a CGI representation. Individual units might be a mirrored version of the image shown. All room sizes are approximate, scaled from plan and are subject to change throughout the development period.



Ground floor layout



First floor layout



## Three-Bedroom Homes - with breakfast kitchen Plots 3 & 4

A 3 bedroom semi-detached home, ideal for couples and families alike. The ground floor features an open-plan kitchen/breakfast area, cloakroom and separate lounge with French doors onto the garden. Upstairs, the master bedroom has its own en-suite shower room in addition to a family bathroom. Externally, the property benefits from a spacious rear garden and a driveway with side-by-side parking.

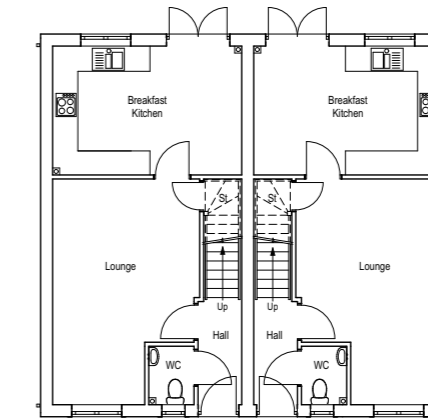
### Measurements

<b>Hall</b>	<b>Bedroom One</b>
<b>WC</b>	3.5m x 3.1m
<b>Breakfast Kitchen</b>	<b>En-Suite</b>
4.6m x 3.1m	3.1m x 1.0m
<b>Lounge</b>	<b>Bedroom Two</b>
5.5m x 3.6m to widest point	3.6m x 2.3m
<b>Store Room</b>	<b>Bedroom Three</b>
	2.8m x 2.1m
	<b>Family Bathroom</b>
	2.3m x 1.8m to longest point

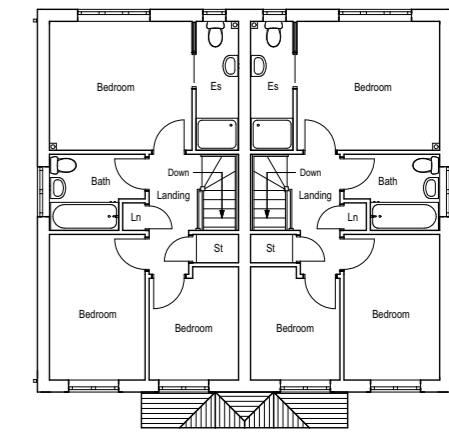
Image is a CGI representation. Individual units might be a mirrored version of the image shown. All room sizes are approximate, scaled from plan and are subject to change throughout the development period.



Ground floor layout



First floor layout





## Three-Bedroom Homes - with kitchen dining room Plots 5, 6 & 7

A spacious 3 bedroom detached home, created with all aspects of family life in mind. The ground floor features an open-plan kitchen and dining area, cloakroom and a spacious lounge with French doors opening onto a sizeable garden. Upstairs, the master bedroom has the benefit of an en-suite shower room in addition to a family bathroom. The two further bedrooms are ideal for a growing family. Additional storage is provided in the hall and on the landing. Externally, the property benefits from a spacious rear garden and a driveway with side-by-side parking (plots 5 and 6) and tandem parking (plot 7).

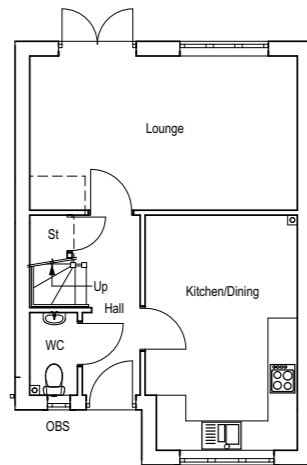
### Measurements

<b>Hall</b>	<b>Bedroom One</b>
<b>WC</b>	<b>En-Suite</b>
<b>Kitchen/Dining</b>	<b>Bedroom Two</b>
<b>Lounge</b>	<b>Bedroom Three</b>
<b>Store Room</b>	<b>Family Bathroom</b>
	<b>Store Room</b>

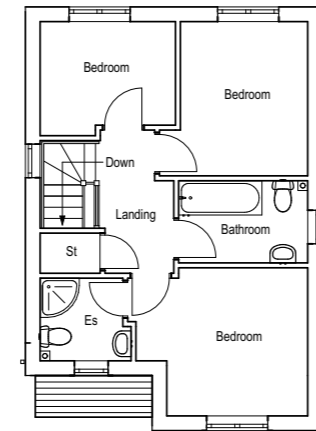
Image is a CGI representation. Individual units might be a mirrored version of the image shown. All room sizes are approximate, scaled from plan and are subject to change throughout the development period.



Ground floor layout



First floor layout



## Four-Bedroom Homes - Plots 8 & 9

An exceptional 4 bedroom detached family home. The ground floor features an open-plan kitchen and dining area with separate utility room, spacious lounge, separate study and cloak room. Both the kitchen diner and the lounge boast French doors opening onto the garden. Upstairs, two of the four bedrooms have their own en-suite shower rooms, in addition to a family bathroom with bath and further shower. Externally, the property benefits from a spacious rear garden, landscaped front garden and a driveway with sufficient parking for three cars.

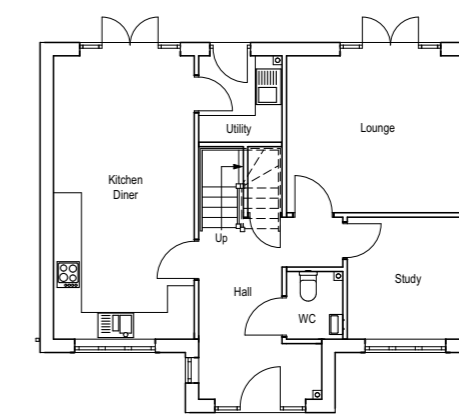
### Measurements

<b>Hall</b>	<b>En-Suite</b>
<b>WC</b>	<b>Bedroom Two</b>
<b>Kitchen/Dining</b>	<b>En-Suite</b>
<b>Utility</b>	<b>Bedroom Three</b>
<b>Lounge</b>	<b>Bedroom Four</b>
<b>Study</b>	<b>Family Bathroom</b>
<b>Store Room</b>	<b>Store Room</b>

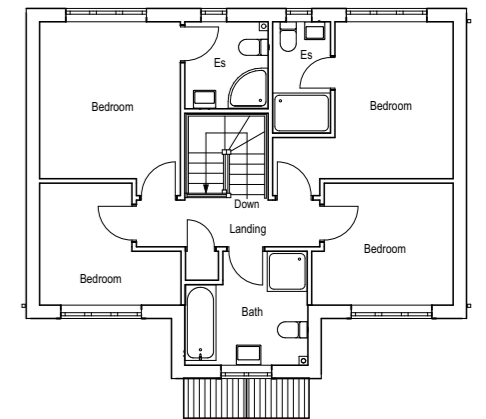
Image is a CGI representation. Individual units might be a mirrored version of the image shown. All room sizes are approximate, scaled from plan and are subject to change throughout the development period.



Ground floor layout



First floor layout



# A high quality specification, hand-picked to meet all the needs of a modern lifestyle

Every Eden home comes with high quality fittings as standard, but we do appreciate that when buying a new home, you will want to make it your own.

With that in mind, we offer purchasers the option to choose from several styles and colours of kitchen units in addition to kitchen flooring. In all wet rooms (subject to build stage), there is also a choice of wall tiles and flooring.

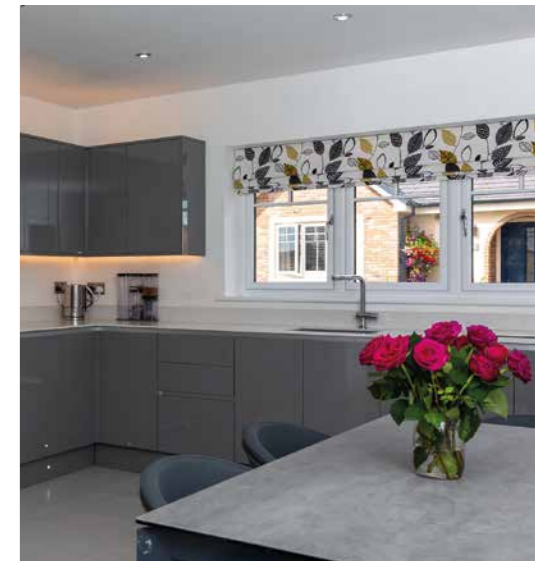
Furthermore, depending on where your home is in the building process, why not take the chance to upgrade from a range of fabulous extras that we are able to offer?

Please check with Lex Allan Grove at the point of enquiry as to what choices are available.

Whilst every care has been taken to ensure the accuracy of the information set out in this specification, Eden Properties (Midlands) Ltd reserves the right to alter, vary and amend it at any time. We therefore recommend that it should only be considered as a guide.

EXTERNALS	2 BED	3 BED	4 BED
High security front door with letterbox. Door furniture in chrome finish. House number provided	✓	✓	✓
Front light	✓	✓	✓
UPVC double glazed 'A' rated windows	✓	✓	✓
UPVC double glazed French door(s)	✓	✓	✓
Rear external lighting	✓	✓	✓
Rear garden enclosed by 1.8m high fence and left top soiled	✓	✓	✓
Rear patio of approximately 4sqm of paving stones	✓	✓	Patio extended across width of the house
Front garden landscaped and turfed	✓	✓	✓
Front drive block paved	✓	✓	✓
Outside tap		✓	✓
INTERNAL FINISH	2 BED	3 BED	4 BED
Internal walls and ceilings painted in white emulsion	✓	✓	✓
Skirting and architraves with pencil-top detail and painted white	✓	✓	✓
Stairs painted white satinwood with oak stained handrail	✓	✓	✓
Internal doors are white Dordogne style with contemporary chrome ironmongery	✓	✓	✓
BATHROOM	2 BED	3 BED	4 BED
White modern sanitaryware with soft close toilet seat	✓	✓	✓
Mixer shower over bath with glass showerscreen	✓		
Bath with shower mixer		✓	✓
Quickstep luxury vinyl, (available in a range of colours), for the bathroom floor (subject to build stage)	✓	✓	✓
A choice of tiles for a designated area on the bathroom walls (subject to build stage)	✓	✓	✓
Chrome heated towel rail	✓	✓	✓
Shaver socket	✓		
MAIN BEDROOM	2 BED	3 BED	4 BED
Fitted wardrobes in main bedroom			✓
CLOAKROOM	2 BED	3 BED	4 BED
White modern sanitaryware with soft close toilet seat. Vanity unit	✓	✓	✓
Quickstep luxury vinyl, (available in a range of colours), for the cloakroom floor (subject to build stage)	✓	✓	✓
Tiled sink splashback	✓	✓	✓

KITCHEN	2 BED	3 BED	4 BED
Choice of kitchen units and laminate worktops with upstands (subject to build stage)	✓	✓	
Choice of kitchen units and quartz worktops in kitchen and utility (subject to build stage)			✓
Choice of laminate for the kitchen floor (and dining room and utility in 4 bedroom plots)	✓	✓	✓
Stainless steel single electric fan oven (double in 3 bed detached) and built-in gas hob with glass splashback	✓	✓	
AEG stainless steel double electric fan oven with AEG electric 5 zone induction hob and glass splashback			✓
Stainless steel curved glass chimney extractor	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher		✓	✓
1.5 bowl stainless steel sink with chrome monobloc tap	✓	✓	
1.5 bowl composite sink with chrome mixer tap			✓
Wine cooler			✓
Space for a washing machine	✓	✓	
Integrated washing machine (in utility)			✓
EN-SUITES	2 BED	3 BED	4 BED
White modern sanitaryware with soft close toilet seat		✓	✓
Rainfall shower in fully enclosed shower cubicle		✓	✓
Fully tiled shower cubicle with tiled sink splashback		✓	✓
Shaver socket		✓	In master bedroom en-suite
Quickstep luxury vinyl, (available in a range of colours), for the en-suite floor (subject to build stage)		✓	✓
Chrome heated towel rail		✓	✓
ELECTRICAL AND PLUMBING	2 BED	3 BED	4 BED
Lighting switches and power sockets in white	✓	✓	✓
Socket with USB in kitchen	✓		
Socket with USB in kitchen (x1) and master bedroom (x1 in 3 bedroom plots) (x2 in 4 bedroom plots)		✓	✓
Pendant light fittings throughout. Spotlight upgrade available (subject to build stage)	✓	✓	
Spotlights in kitchen, bathroom and en-suite. Remainder of rooms have pendants but spotlight upgrade available (build stage)			✓
BT media telephone point provided	✓	✓	✓
Gas central heating with wall mounted energy efficient combination boiler	✓	✓	✓
Electric vehicle charging point	✓	✓	✓
GUARANTEES	2 BED	3 BED	4 BED
Every Eden home comes with a 10 year warranty with Premier Guarantee	✓	✓	✓





## About Eden Homes

A commitment to quality and a dedication to detail is the simple rule that has seen Eden Homes grow from strength to strength since being founded in 2001. We are a family owned business specialising in providing bespoke housing projects. We are not bulk builders; we have always wanted to remain a niche developer of quality homes, with tailored designs and superior construction, so that every home we build has its own stamp of individuality to suit its location.

From site finding and land assembly, through the planning and construction stages and on to the sale of finished homes, the expertise within our team enables us to carry out the full range of property development functions.

This makes Eden Homes unique and allows us to outshine our competitors.

We have a talented house building team, which includes in-house planning professionals who have a very close working relationship with our architects. The planning and development process can often be complex and time consuming but we have the skills and experience to better appreciate all the issues that need to be taken into account. Over the years this has enabled us to work effectively with local authorities to bring forward developments more quickly or to secure developments where others have failed.

Our construction division works with a small, well established team of highly skilled tradesman who have proven their worth over a number of years and who take great pride in their workmanship, crafting homes to our exacting standards.



# EDEN HOMES



## Get in touch

Lex Allan and Lex Allan Grove/Village Estate Agents have offices in three locations, serving the Black Country and North Worcestershire.

We're here to offer first rate knowledge and a professional service. We will guide you through every step of the way.

Viewing is by prior appointment with Lex Allan Grove Land & New Homes.

Lex Allan Grove Land & New Homes,  
18 Hagley Road, Halesowen, B63 4RG

Tel: **01562 270 270 (option 3)**

Email: [info@lexallangrove.com](mailto:info@lexallangrove.com)

**LexAllan  
Grove**  
LAND & NEW HOMES

These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fittings or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own. Images are taken from a recently built Eden Homes development unless otherwise specified.

Lenses used for internal photography may not accurately reproduce appearance, dimensions or colour tone. These particulars form no part of any contract whatsoever nor do they form any type of guarantee or warranty.

We build great relationships, not just excellent homes.