

MONTGOMERY GROVE

SHREWSBURY



LIONCOURT
HOMES

WELCOME TO MONTGOMERY GROVE Shrewsbury

Montgomery Grove is a select development of 2, 3 & 4 bedroom homes located in on the southern edges of the beautiful market town of Shrewsbury. With easy access to the nearby A5 and the M54 motorway, Birmingham and North Wales are both within easy reach. The journey time to both Birmingham city centre and Birmingham International Airport is around an hour by car. The centre of Shrewsbury is just over 2 miles away. With the nearest supermarket just a short walk away and the Shropshire countryside on your doorstep, Montgomery Grove is a charming and convenient place to live.

Your new home at Montgomery Grove is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.





MONTGOMERY GROVE
Shrewsbury

EDUCATION

Shrewsbury has an excellent selection of schools. The Mereside C of E Primary School and the adjacent Kingfisher Nursery are just over a mile away and the Meole Brace C of E Primary School and Nursery are less than a mile and a half away. Both schools are rated “Good” by Ofsted. For secondary education, The Priory School and The Belvidere School, which were both rated excellent in their last reports, are also both within easy reach. Shrewsbury School, which counts Charles Darwin as a former pupil and Shrewsbury High School, are both renowned private schools. The Shrewsbury University Centre offers a range of higher education courses as part of the University of Chester.

SHOPPING

For everyday shopping, Montgomery Grove is just a short walk from two major supermarkets. The Meole Brace Retail Park, which includes a Marks & Spencer’s food store and a Sainsbury’s supermarket, is just over a mile away. Shrewsbury offers a variety of high street names as well as many independent retailers. Shrewsbury Market Hall, which is open from Tuesday to Saturday, is a unique food, drink and shopping destination that is home to over 50 traders. If you want to lavish love on your garden at Montgomery Grove, Percy Thrower’s Garden Centre is right next door.

LEISURE FACILITIES

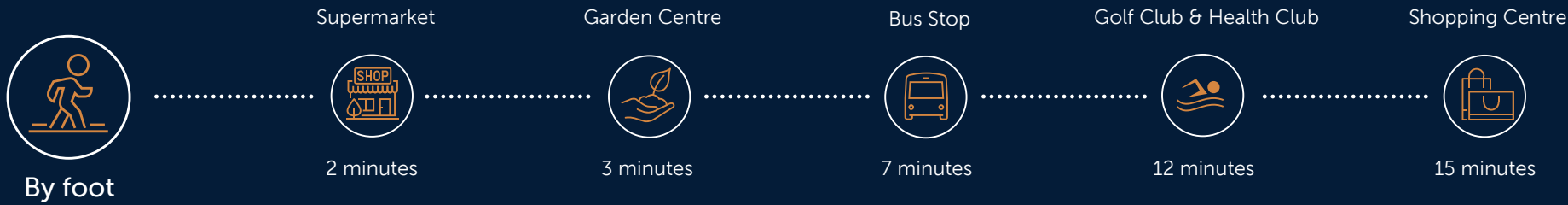
From the nearby Montgomery Waters Meadow, home of Shrewsbury Town Football Club, to the Theatre Severn, Shrewsbury offers a wide choice of leisure facilities. The town hosts a number of festivals throughout the year, including the Darwin Shrewsbury Festival, the Food Festival, the Flower Show and the internationally renowned Shrewsbury Folk Festival.

AROUND AND ABOUT

Montgomery Grove is adjacent to some delightful Shropshire countryside. Perfect for a day out for all the family, Attingham Park, an 18th-century estate with 200 acres of parkland and a Regency Mansion is around 4 miles away. Both Telford and Ironbridge are around 14 miles away and offer a plethora of attractions from ice skating and skiing to steam trains and a living museum of Victorian life. With so much on your doorstep and easy access to the rest of the country, Montgomery Grove really does offer you the best of all worlds.



MONTGOMERY GROVE
LOCAL AMENITIES



Times are approximate and sourced from National Rail and Google Maps.



Shrewsbury and surrounding area photography

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven (single oven to 2 bedroom homes)
Hotpoint 60cm gas hob
60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine (where house has no utility)
Removable kitchen unit with plumbing for dishwasher
Rangemaster Leisure Albion stainless steel 1.5 bowl sink with Aquamono 35 chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca sanitary ware
Roca taps
Tiled splashback to basin, half height tiling to bath
Shaver socket
EN-SUITE
Roca sanitary ware
Roca taps
Mira Minimal EV thermostatic shower, Mira Flight shower tray with Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Roca sanitary ware
Roca taps
Tiled splashback

The Ash, Elder, Elm, Lime, Poplar, Rowan

ELECTRICAL
White electrical switches and sockets with 1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge
Low energy lighting
Chrome mains doorbell
Vehicle charging point
Solar Panels to many properties (please ask for details)
HEATING
Gas fired zoned central heating with thermostatic control
Heating/hot water programmer
Myson radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black prefinished steel up and over garage door (where applicable)
White painted 4 panel internal doors with chrome internal door furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
External PIR lighting to front and rear elevations
EXTERNAL
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing (where applicable)
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with glass splashback
Hotpoint stainless steel single oven and integrated microwave
Hotpoint gas hob
90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstand
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca sanitary ware
Roca taps
Chrome towel rail
Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
Roca sanitary ware
Roca taps
Mira Minimal ERD thermostatic shower, Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Roca sanitary ware and taps, Roca soft close WC seat
Tiled splashback

The Birch, Chestnut, Juniper

ELECTRICAL
Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge
Low energy lighting throughout. LED down lighters to kitchen, bathroom, en-suite & WC
Chrome mains doorbell
Vehicle charging point
Solar Panels to many properties (please ask for details)
HEATING
Gas fired zoned central heating with Smart thermostatic control
Heating/hot water programmer. Myson radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors
Black composite front door
Black prefinished steel up and over garage door (where applicable)
White painted 5 vertical panel doors internal doors with chrome furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors. Through door viewer and door chain
Smoke & carbon monoxide detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



Interior images from previous developments

LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



Where everyone feels at home



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