

# The Montford

## Standard Specification

£299,995

Silver Birch Close, Higher Heath, Whitchurch, SY13 2FP

**Gross Internal Area 1,089 SQ FT**  
**EPC Rating B (81)**

**Our exclusive Key in the Door price includes:**

### Legal & Conveyancing

Solicitor Conveyancing Costs £795

Searches £350

Land Registry Registration Fee £330

### Kitchen / Dining

Fully fitted contemporary kitchen by Häcker includes:

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Coordinated worktop and upstands

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Blanco mixer tap with choice of finish available

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Blanco Silgranite inset sink with choice of finish available

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Neff integrated frost-free fridge freezer

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Neff integrated single oven

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Neff induction hob

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Neff integrated full size dishwasher

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Neff integrated washer dryer

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Kitchen extraction

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Full height larder cupboard

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600mm pan drawer x 2

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Cutlery draw insert

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High level TV point (for wall mounted TV)

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Double electric sockets positioned around the room

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French doors fully glazed to rear patio and garden

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### Kitchen / Dining Continued

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Radiator positioned to suit room

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Karndean flooring

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LED ceiling downlights designed to suit the kitchen and dining area

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### Lounge

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Master high level TV point including BT, satellite and RF face plates and two double sockets

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LED theme lights positioned over TV wall

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Double electric sockets positioned around the room

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Radiator positioned to suit room

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Abingdon Stainfree Twist carpet with luxury underlay

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Two pendant lights

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### WC

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Hudson Reed floor standing basin unit with choice of finish available

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Vado mono basin mixer tap with choice of finish and style available

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HiB LED mirror with choice of style available

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Vitra wall hung toilet with hidden cistern and soft close seat

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Vitra Loop T dual flush plate with choice of finish available

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Vado toilet paper holder with choice of finish and style available

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Tiled splashback with choice of tiles by Porcelanosa

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Towel radiator with choice of finish available

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Karndean flooring

---

LED ceiling downlights

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### Hall

Truedor Kandinsky composite main entrance door with contemporary glazed panel

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Programmable ground floor thermostat

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Double electric sockets

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Radiator positioned to suit room

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Karndean flooring

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LED ceiling downlights

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### Store Cupboard

Consumer board

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Hot water cylinder

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Outside light master override switch

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Karndean flooring

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Pendant light

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### Stairs & First Floor Landing

Beautiful staircase hand painted in Brilliant White

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Programmable first floor thermostat

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Double electric sockets positioned around the landing

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Abingdon Stainfree Twist carpet with luxury underlay

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LED ceiling downlights

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# The Montford

## Standard Specification

### Master Bedroom

Built-in wardrobes with sliding doors with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Abingdon Stainfree Twist carpet with luxury underlay

LED ceiling downlights

### Master En Suite

Hudson Reed floor standing vanity unit with choice of finish available

Vado mono basin mixer tap with choice of finish and style available

HiB LED mirror with choice of style available

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Shaver socket / toothbrush charger

1300mm shower with glass sliding door

Vado Velo round thermostatic shower column

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

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# The Montford

## Standard Specification

### Bedroom 2

Built-in wardrobes with sliding doors with choice of style and finish available

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LED ceiling downlights positioned inside the wardrobe

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Double 'bedside' electric sockets with USB charging

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Double electric sockets positioned around the room

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High level wall TV point (for wall mounted TV)

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Radiator positioned underneath the window

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Abingdon Stainfree Twist carpet with luxury underlay

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LED ceiling downlights

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### Bedroom 3

Double electric sockets positioned around the room

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High level wall TV point (for wall mounted TV)

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Radiator positioned underneath the window

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Abingdon Stainfree Twist carpet with luxury underlay

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LED ceiling downlights

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### Bathroom

Hudson Reed floor standing basin unit with choice of finish available

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Vado mono basin mixer tap with choice of finish and style available

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HiB LED mirror with choice of style available

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Vitra wall hung toilet with hidden cistern and soft close seat

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Vitra Loop T dual flush plate with choice of finish available

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Shaver socket / toothbrush charger

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1800mm bath with Vado hidden bath filler and overflow

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Glass shower screen

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Wall mounted Vado bath filler valve

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## Standard Specification

### Bathroom Continued

Vado Velo round thermostatic shower column over bath

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

### Store Cupboard

Abingdon Stainfree Twist carpet with luxury underlay

Pendant light

### External

Two vehicle parking spaces included within the properties Legal Title

Simpson & Partners EV charger in dark grey

Footpaths using Marshalls block paving in Bracken

Planting to the front

Smooth rear patio paving in Natural

Turfed rear garden with 8' x 6' garden shed

Bin storage unit

6no. Stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting

Dusk to Dawn sensor for automated operation of outside lights

1.8m feather edge board fencing

Two outdoor water taps: front and rear elevations for easy car and garden maintenance

Two outdoor double electric sockets: front and rear elevations for easy car and garden maintenance

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### Heating

SAP Rating B - energy efficient home

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'A++' rated air source heat pump central heating system with hot water cylinder store

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Zoned central heating with programmable thermostats

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### General

FTTP Broadband (Fibre to the Property) 'The fastest broadband available'

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100% LED lighting inside and out

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Truedor Secure by Design composite front door in Anthracite Grey

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u-PVC windows in Agate Grey with Argon gas filled double glazing

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u-PVC soffit and fascia's in Agate Grey

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Digital hi-gain TV aerial with multi-room distribution

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Modern skirting & architrave

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Contemporary internal doors with choice of style available

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Carlisle Brass door handles with choice of style and finish available

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### Decoration

Ceilings: Tikkurila Anti Reflex White Full-Matt

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Walls: Dulux Trade Egyptian Cotton Vinyl Matt

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Architrave: Dulux Trade Brilliant White Satin Wood

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Skirting: Dulux Trade Brilliant White Satin Wood

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Doors: Dulux Trade Brilliant White Satin Wood

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### Security

Ground floor windows with key locks

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External doors fitted with Secure By Design multi-point locks

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All window and door glazing toughened or laminated

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### Warranty

10-year structural warranty provided by Advantage Home Construction Insurance (AHCI)

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2-year after-sales service provided by Belford Homes

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# Your Choices

*Tailor your new home*



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## Your Choices

Our impressive range of choices enables you to personalise the finishing touches to your new home, at no extra cost.

### Kitchen

Choice of colourway sets including units with worktop and matching upstands

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Choice of Blanco mixer tap

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Choice of Blanco Silgranite inset sink

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### WC

Choice of Vado basin mixer tap

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Choice of Vado accessories including toilet roll holder and robe hook

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Choice of tile splashback by Porcelanosa

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Choice of finish of Hudson Reed floor mounted basin unit

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Choice of LED mirror

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### Bathroom and En Suite

Choice of Vado basin mixer tap with co-ordinating Vado brassware

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Choice of Vado accessories including toilet roll holder and robe hook

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Choice of wall and floor tiles by Porcelanosa

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Choice of finish of Hudson Reed floor standing basin unit

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Choice of LED mirror

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### Decoration - Wall Colour

Choice of any Dulux colour

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## Your Choices

### Fixtures & Fittings

Choice of whole house internal doors

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Choice of internal door handles and finish

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Choice of entire house electrical socket faceplate finish

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Choice of wardrobe internals and wardrobe door finish

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### Flooring

Choice of carpet colour to be chosen per room (Standard carpet areas are: Lounge, Master Bedroom, Bedroom 2, Bedroom 3, Store, Stairs and Landing)

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Choice of Karndean colour (Standard Karndean areas are: Kitchen/Dining, Store, WC and Hall)

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