



THE PAINTWORKS

WORCESTER

EIGHT CONTEMPORARY TOWNHOUSES

BY LOCKLEY HOMES

THE PAINTWORKS

URBAN CONTEMPORARY STYLE

A collection of eight high specification townhouses
just minutes from the city centre and riverside walks.

Comfortable urban living awaits.





POPE IRON ROAD

CONVENIENCE AT YOUR DOORSTEP

A location boasting views of Worcester Racecourse and the River Sever with Worcester high street just a few minutes walk, in addition to major rail links and excellent schooling.

Close to miles of leafy river walks, there is also no shortage of open space nearby balancing the urban facilities on your doorstep. Enjoy the best of both worlds from these luxury townhouses.





WORCESTER

A VIBRANT CITY

This beautiful, ancient cathedral city on the banks of the River Severn is packed with heritage, culture and modern day amenities.

The city centre boasts an excellent selection of shops, niche boutiques and well known brands. These are centred around a traditional high street and three shopping malls. The historical Shambles plays host to a wealth of shops, restaurants and cafes.

Along with retail and hospitality the city has two multi-screen cinemas, two theatres, a premiersip rugby and cricket team as well as an art gallery and museum.





THE PAINTWORKS WORCESTER

Designed by award winning architect Kristian Lawrence, these properties are about light and space with extensive use of glass and stone. The Paintworks by Lockley Homes offer contemporary design with a distinguished address, close to the heart of Worcester and some of the finest English countryside.

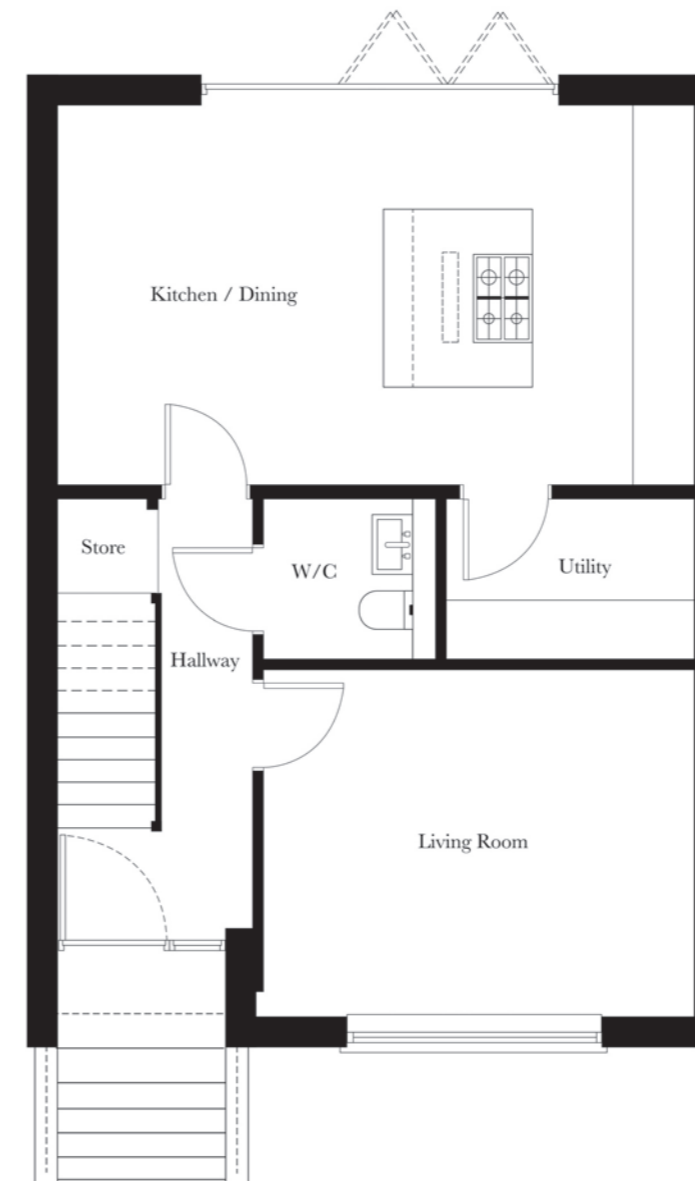


No 1 & 2

THREE BEDROOM TOWNHOUSE

1,517 sq/ft

FRONT ELEVATION



IP

THE PAINTWORKS

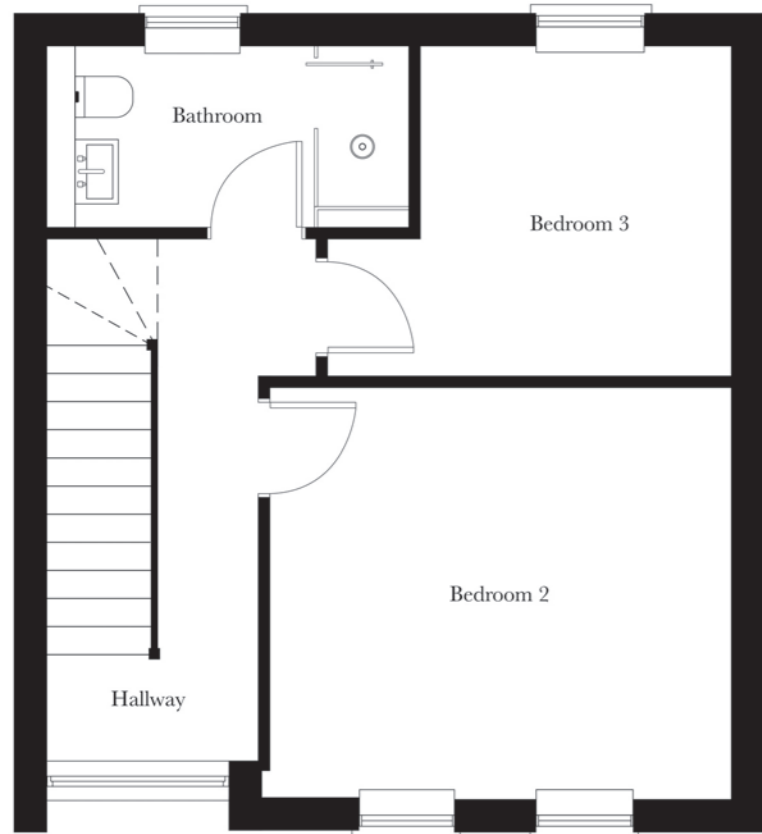
WORCESTER

GROUND FLOOR

Kitchen/Dining	6.5m x 3.8m	21'2" x 12'6"
Living Room	4.3m x 3.5m	14' x 11'5"
Utility	2.5m x 1.6m	8'3" x 5'3"

Each home features a double car port
and private garden





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FIRST FLOOR		
Bedroom 2	4.4m x 3.8m	14'3" x 12'6"
Bedroom 3	3.8m x 3.1m	12'5" x 10'2"
Bathroom	3.4m x 1.8m	11'3" x 5'9"



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SECOND FLOOR		
Bedroom 1	5.4m x 4.3m	17'7" x 14'
En suite	4.4m x 2.7m	14'3" x 8'7"

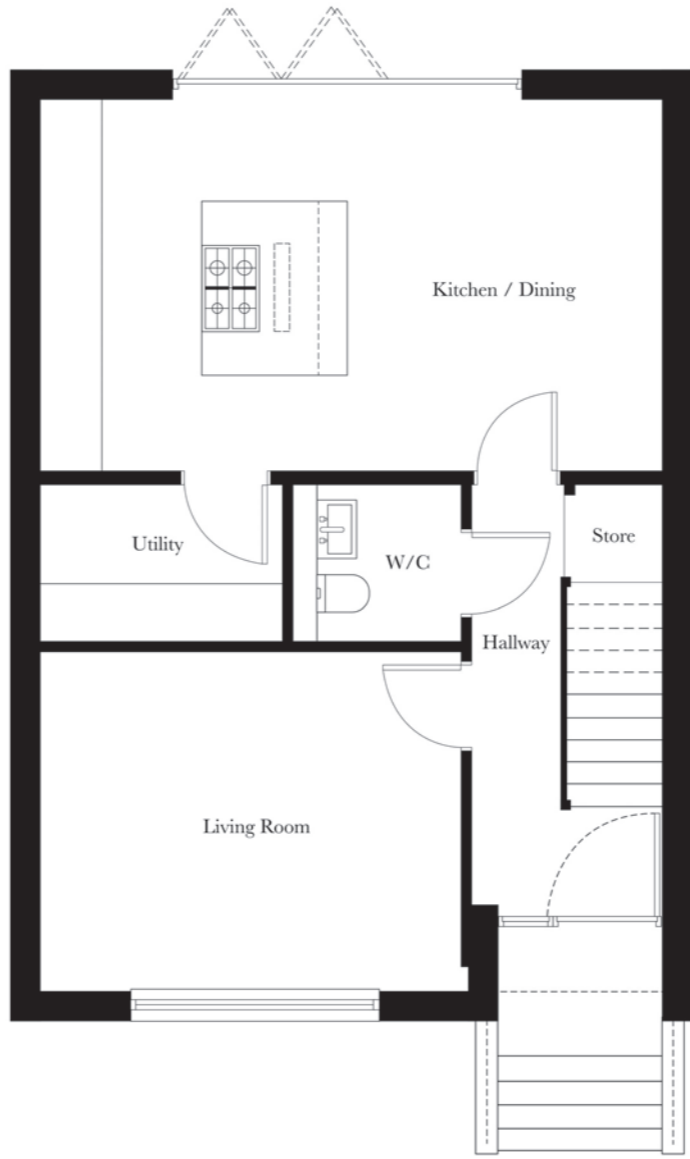


No 3

THREE BEDROOM TOWNHOUSE

1,517 sq/ft

FRONT ELEVATION



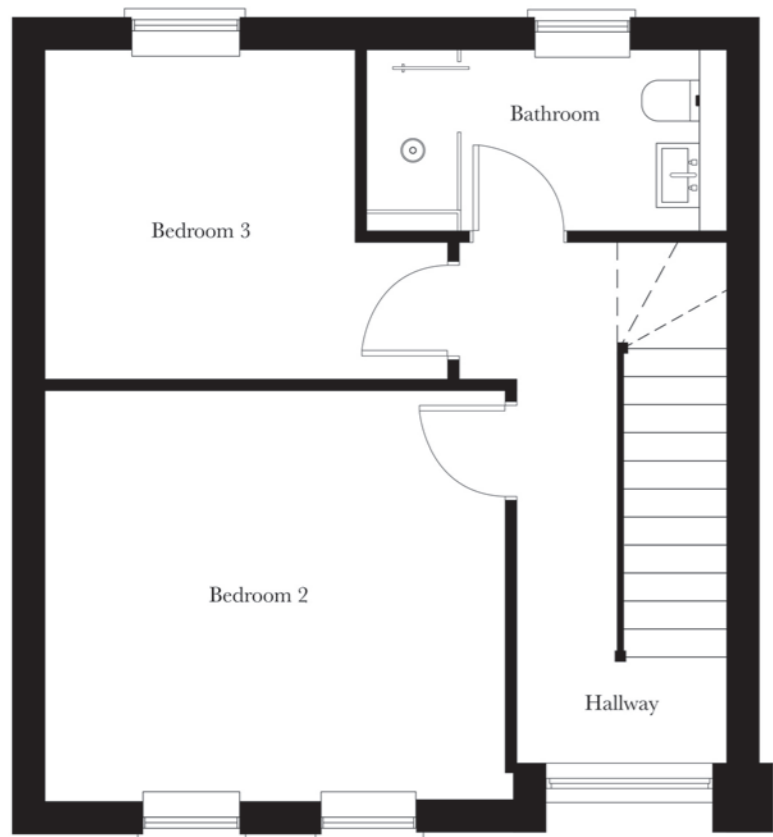
THE PAINTWORKS WORCESTER

GROUND FLOOR

Kitchen/Dining	6.5m x 3.8m	21'2" x 12'6"
Living Room	4.3m x 3.5m	14' x 11'5"
Utility	2.5m x 1.6m	8'3" x 5'3"

Each home features a double car port
and private garden





THE PAINTWORKS
WORCESTER

FIRST FLOOR		
Bedroom 2	4.4m x 3.8m	14'3" x 12'6"
Bedroom 3	3.8m x 3.1m	12'5" x 10'2"
Bathroom	3.4m x 1.8m	11'3" x 5'9"



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SECOND FLOOR		
Bedroom 1	5.4m x 4.3m	17'7" x 14'
En suite	4.4m x 2.7m	14'3" x 8'7"

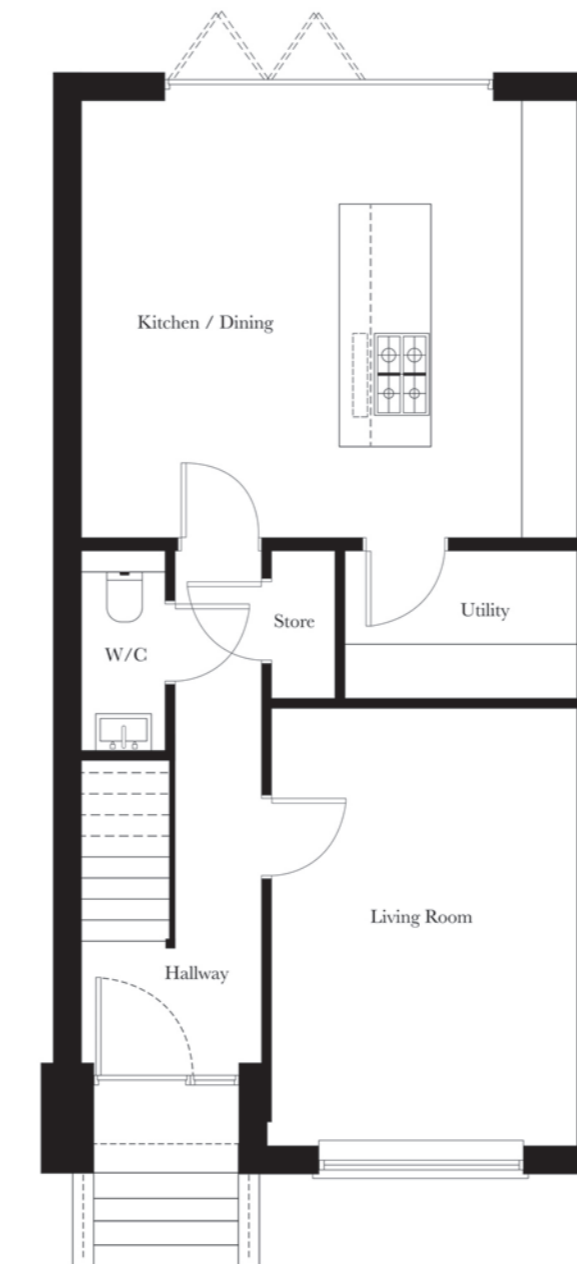


Nº 4 & 6

THREE BEDROOM TOWNHOUSE

1,614 sq/ft

FRONT ELEVATION



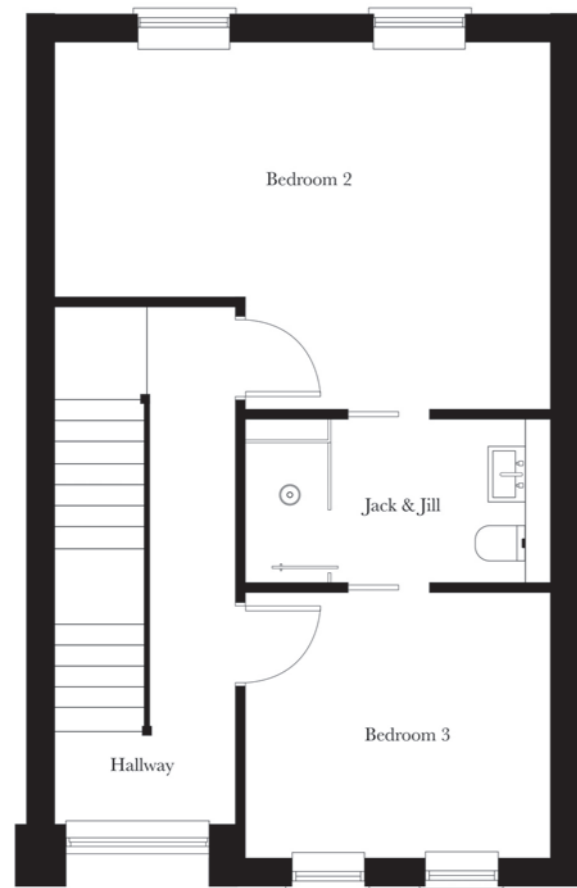
THE PAINTWORKS
WORCESTER

GROUND FLOOR

Kitchen/Dining	5.3m x 4.7m	17'5" x 15'6"
Living Room	3.3m x 4.7m	11' x 15'6"
Utility	2.6m x 1.6m	8'4" x 5'3"

Each home features a double car port
and private garden

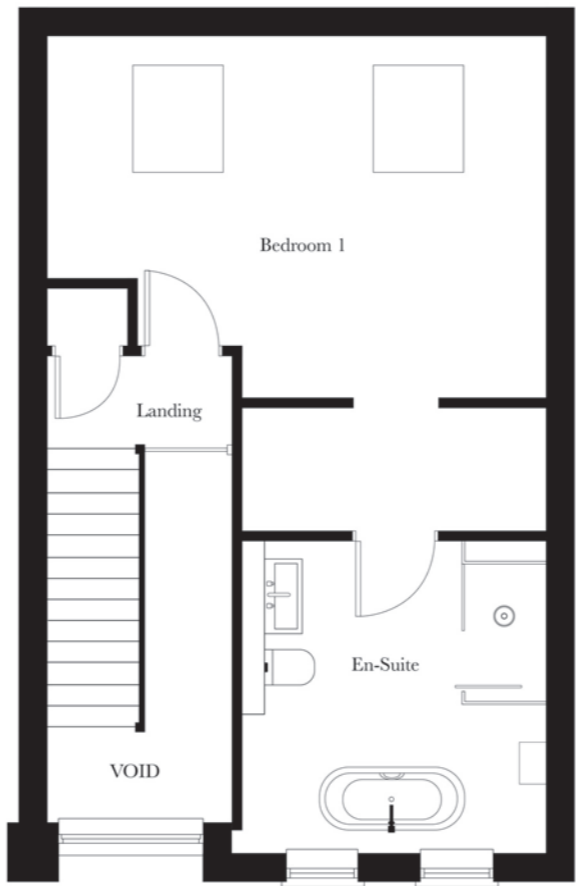




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FIRST FLOOR

Bedroom 2	5.5m x 3.9m	17'9" x 12'9"
Bedroom 3	3.3m x 2.8m	11' x 9'3"
Bathroom	3.3m x 1.7m	11' x 5'7"



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SECOND FLOOR

Bedroom 1	5.5m x 3.9m	17'9" x 12'9"
En suite	3.3m x 3.4m	10'9" x 11'1"

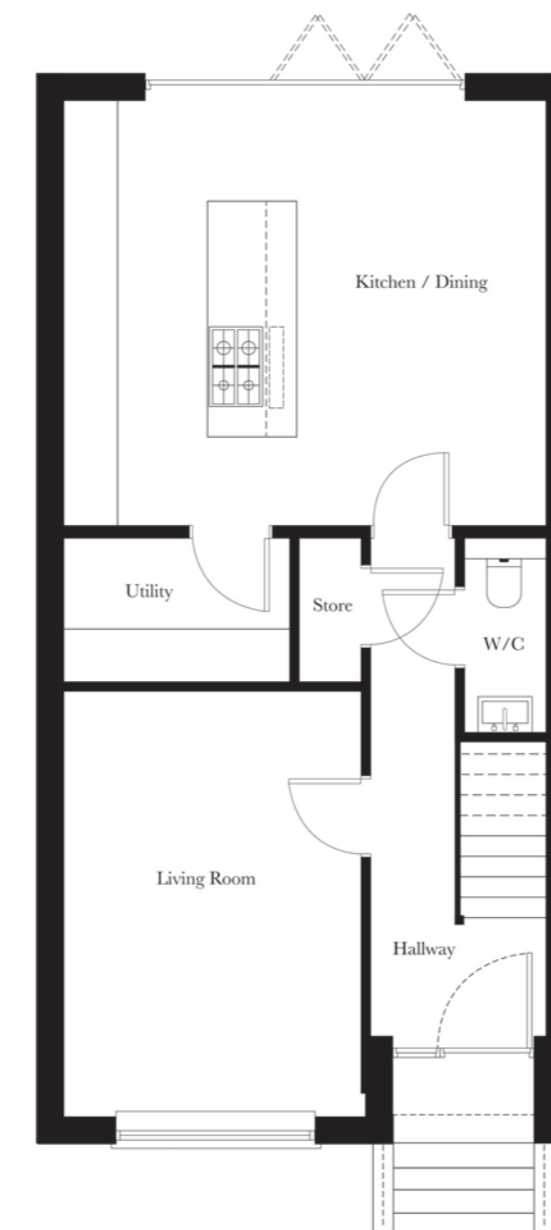
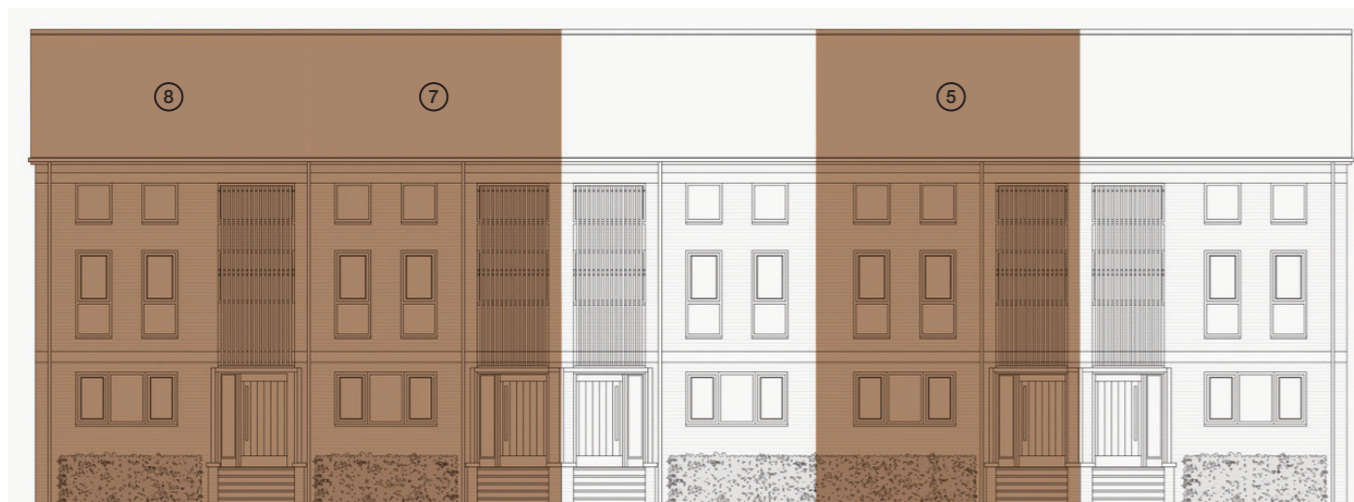


No 5, 7 & 8

THREE BEDROOM TOWNHOUSE

1,614 sq/ft

FRONT ELEVATION



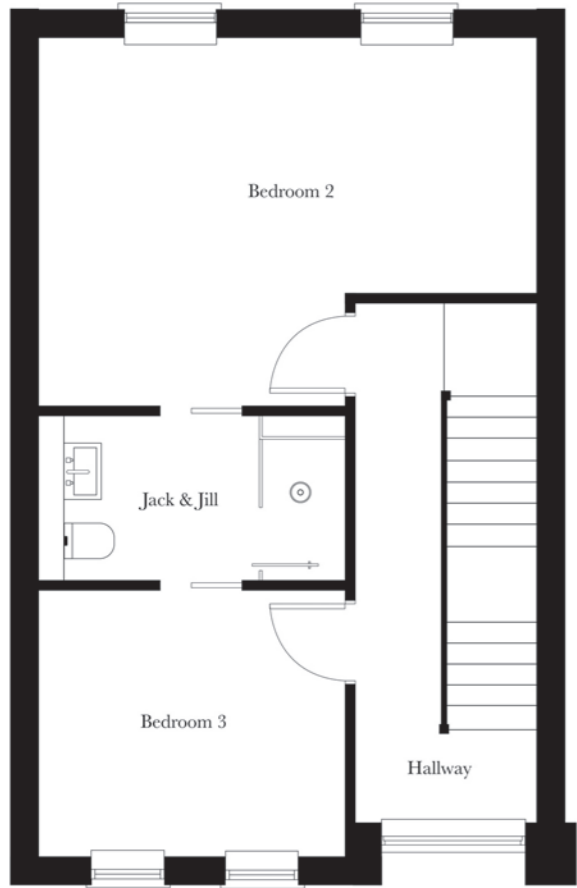
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GROUND FLOOR

Kitchen/Dining	5.3m x 4.7m	17'5" x 15'6"
Living Room	3.3m x 4.7m	11' x 15'6"
Utility	2.6m x 1.6m	8'4" x 5'3"

Each home features a double car port
and private garden

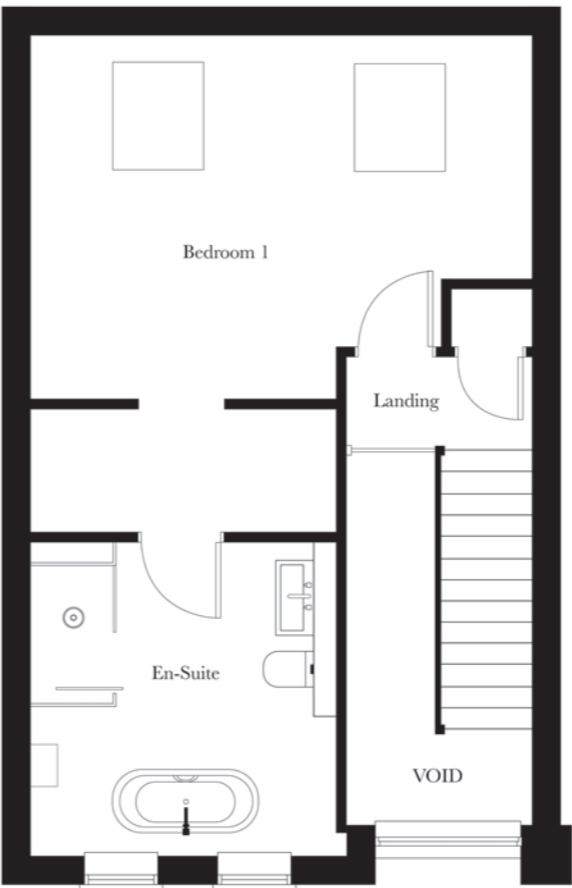




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FIRST FLOOR

Bedroom 2	5.5m x 3.9m	17'9" x 12'9"
Bedroom 3	3.3m x 2.8m	11' x 9'3"
Bathroom	3.3m x 1.7m	11' x 5'7"



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SECOND FLOOR

Bedroom 1	5.5m x 3.9m	17'9" x 12'9"
En suite	3.3m x 3.4m	10'9" x 11'1"



SPECIFICATION

LUXURY SPECIFICATION

Each property at the Paintworks will benefit from Lockley Homes luxury specification including hand crafted kitchens, Bosch integrated appliances and Porcelanosa tiling to bathrooms.

KITCHEN

- Bespoke range of painted floor and wall contemporary style, soft-close cabinets complemented with Silestone worktops
- Bosch stainless steel multi-function oven with Bosch five-zone burner gas hob
- Bosch integrated microwave
- Bosch downdraft extractor hood
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Classical undermount sink and stainless steel tap
- Karndean flooring to kitchen and hallways
- Bi-fold doors to the kitchen/dining area

UTILITY

- Bespoke range of painted contemporary style, soft-close cabinets complemented with oak laminate worktops
- Plumbing and electrics ready for washing machine and tumble dryer
- Inset sink and stainless steel tap
- Karndean flooring



BATHROOM, EN SUITES AND WC

- Classical white sanitaryware and bespoke vanity units
- Towel ladder radiators in a chrome finish
- Bespoke fitted mirrors (optional extra)
- Shaver sockets in a chrome finish
- Porcelanosa wall and floor tiles

HEATING, ELECTRICAL AND LIGHTING

- Worcester Bosch combination boiler (mains gas)
- Wet underfloor heating throughout ground floors
- Traditional radiator system on first and second floors controlled via Hive system
- LED recessed downlighters fitted throughout with pendant lights to living room and bedrooms
- Master TV point pre-wired in living room to enable purchaser connection and subscription to SkyQ
- Electric fire point pre-wired in living room to enable fireplace as an optional extra
- Master telephone point fitted to all plots

INTERIOR FINISHES

- Smooth plaster finish with emulsion paint to all internal walls
- Bespoke DRAKS fitted wardrobes can be purchased separately as an optional extra
- Victorian-style cornices fitted to all feature shelving (where applicable)
- Chrome door furniture, light switches and sockets
- Pre-finished internal doors to complement the interior paint finishes
- Bespoke stair case with hand-painted newel post and spindles in complementary colours



EXTERNAL FINISHES

- Private double car port pre-wired for EV Electric car charging station available as an optional extra
- Gardens to the front and rear are laid to lawn with quality, seed grown turf including areas of landscaping
- An Indian stone patio is provided to the rear garden and side path
- An external tap and weatherproof power socket is provided to each property

SECURITY

- High security front entrance door with Yale keyless entry system
- Hardwired intruder alarm system
- Fire detection and fire alarm system incorporating detectors in all circulation spaces
- A mains operated smoke detector with battery back up fitted to the landings, and a heat detector to the kitchen
- External lighting to front and rear with communal street lighting

WARRANTY

- During the course of construction Building Control and Premier Guarantee independently survey the property and upon satisfactory structural completion issue a 10 year Premier warranty
- For your peace of mind your new home comes with a 2 year Lockley Homes Customer Care period



LUXURY LIVING

Lockley Homes are a luxury house builder in Worcestershire and Warwickshire. Reputed for our exacting standards in design, our exclusive developments combine modern, luxury living with the classic, timeless feel of a scheme that has matured within its surroundings. As a premium house builder Lockley Homes place the utmost importance on being authentic and design-led.

Our focus is on seeking out the most desirable sites, optimising planning and designing with a passion to create sympathetic architecture alongside state of the art technology. We pride ourselves on our exemplary quality of finish and attention to detail.



CRAFTING THE PAINTWORKS

Lockley Homes is local to Worcestershire and Warwickshire, so we understand how to design developments that really feel at home in this lovely part of the country. At The Paintworks we are creating a range of unique homes that are a contemporary expression of typical Worcestershire style, making use of portland stone, brise soleil and high gables. The interiors combine every conceivable modern luxury with exceptional levels of comfort and well considered space.





*All of Lockley's homes combine a signature understated elegance with exceptional attention to detail.
Nowhere is this more apparent than at The Paintworks.*

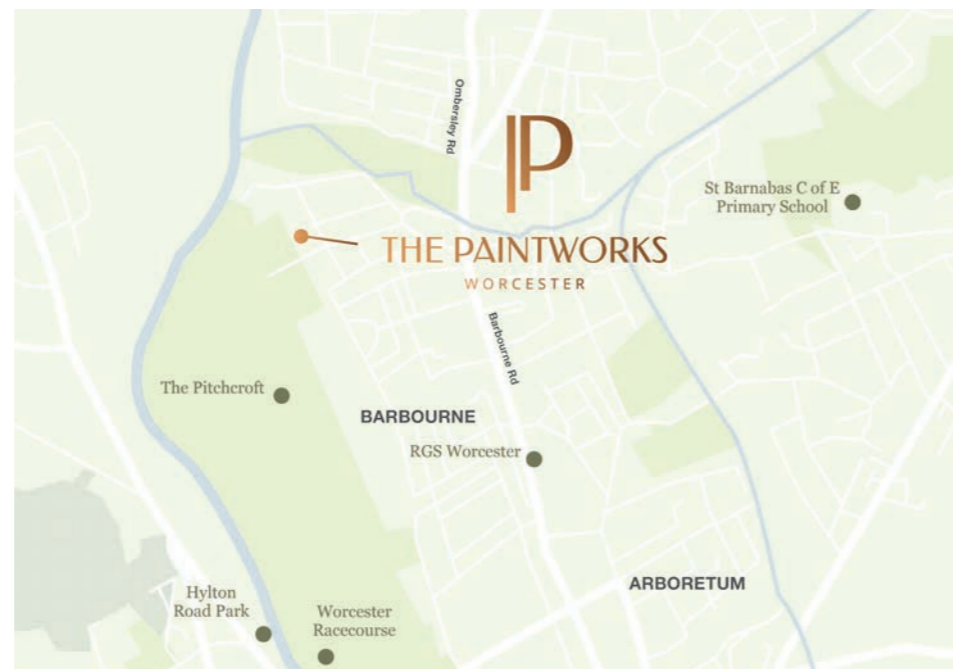
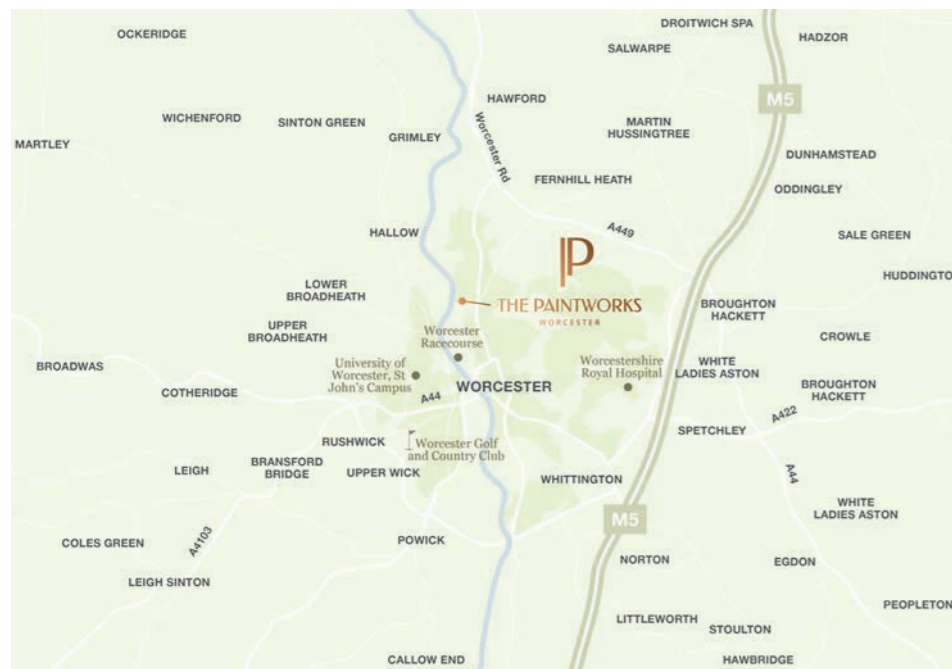




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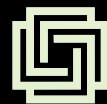


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