

West Works, Longbridge

Bristol Road South, Longbridge, B45 9UA

1 & 2 bedroom apartments and
2, 3 & 4 bedroom homes.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



Building more
than just homes.



Community matters.



Enjoy your surroundings.

"Community" can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you're stuck in the sticks.



Why West Works

Here's why....

However you like to spend your time, Longbridge West Works is hard to beat – located just 20 minutes from the bright lights of Britain's second city and two miles from the natural beauty and green spaces of the Lickey Hills.

With a selection of places to eat, shop, walk and explore, you'll find Longbridge at the centre of it all!





The Bridget

752 sq. ft.

- Open plan kitchen/dining room
- Living room with French doors to the garden
- Downstairs cloakroom
- Main bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

2

Bathrooms

2

Property type

Terraced, Semi-Detached

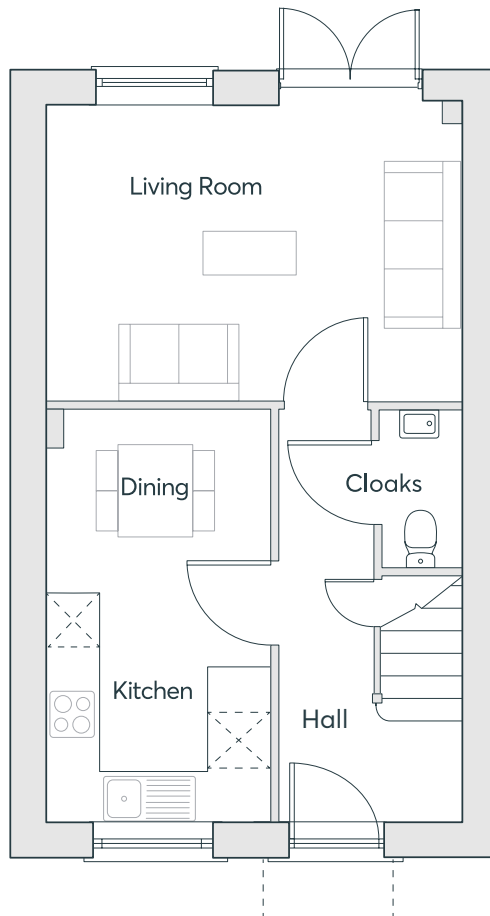
Find this home on the site plan



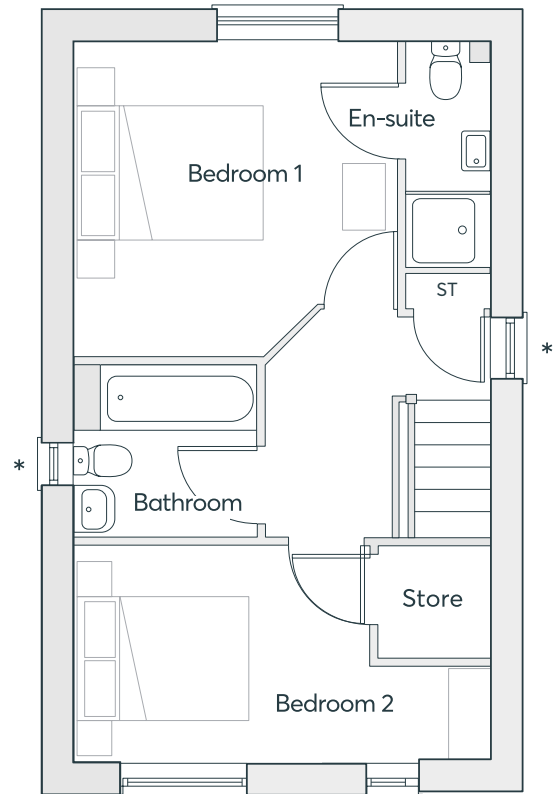
*Please refer to working drawings for exact locations.

The Bridget

Ground Floor



First Floor



*Plot specific window

Ground Floor

Dining Area	1.91m × 2.46m	6'3" × 8'1"
Kitchen	2.55m × 2.46m	8'4" × 8'1"
Living Room	3.24m × 4.52m	10'7" × 14'10"
Cloakroom	1.60m × 0.85m	5'3" × 2'9"

First Floor

Bedroom 1	3.44m × 3.54m	11'3" × 11'7"
En-suite	2.42m × 0.85m	7'11" × 2'9"
Bedroom 2	2.33m × 4.52m	7'8" × 14'10"
Bathroom	1.85m × 1.95m	6'1" × 6'5"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Rose

902 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden.
- Front facing living
- Downstairs cloakroom
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

3

Bathrooms

2

Property type

Semi-Detached, Terraced

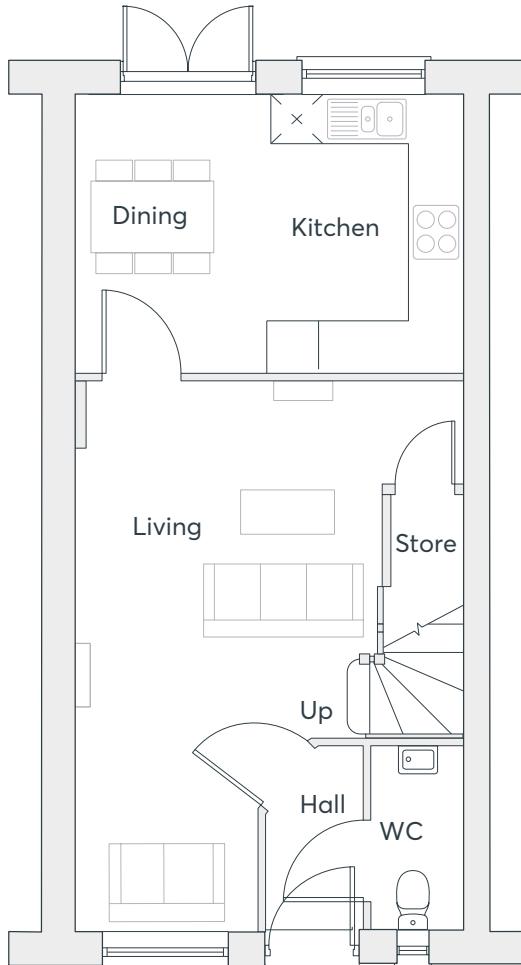
Find this home on the site plan



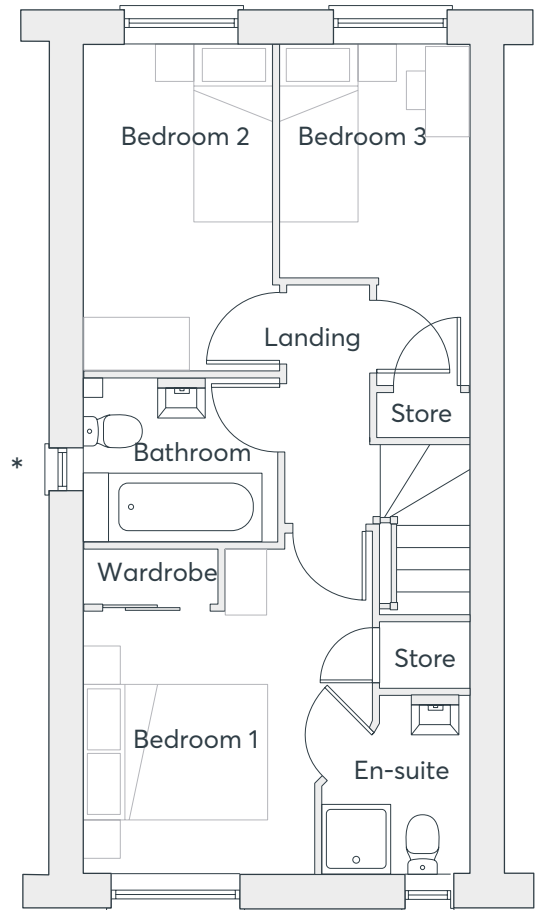
*Please refer to working drawings for exact locations.

The Rose

Ground Floor



First Floor



*Plot specific window.

Ground Floor

Dining Room	3.18m x 2.10m	10'5" x 6'11"
Kitchen	3.18m x 2.30m	10'5" x 7'7"
Living Room	6.20m x 3.49m	20'4" x 11'5"
WC	2.10m x 1.03m	6'11" x 3'5"

First Floor

Bedroom 1	3.90m x 3.26m	12'10" x 10'8"
En-suite	2.07m x 1.70m	6'10" x 5'7"
Bedroom 2	3.69m x 2.11m	12'1" x 6'11"
Bedroom 3	3.85m x 2.20m	12'8" x 7'3"
Bathroom	1.84m x 2.20m	6'0" x 7'3"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Houghton

909 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden
- Living room to front
- Utility with access to the rear garden
- Downstairs cloakroom
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

3

Bathrooms

2

Property type

Semi-Detached

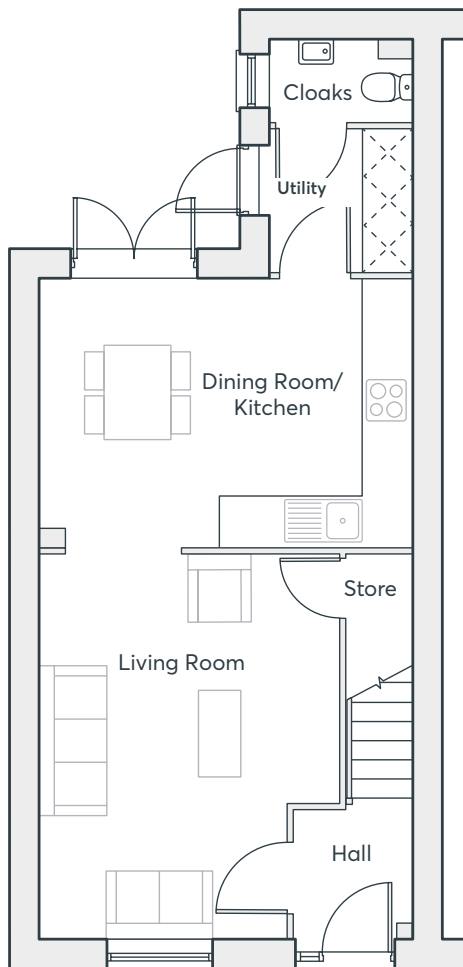
Find this home on the site plan



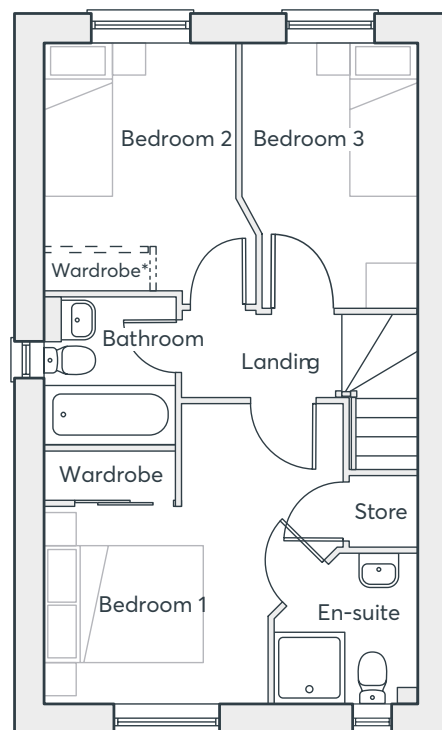
*Please refer to working drawings for exact locations.

The Houghton

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Kitchen	3.42m x 2.45m	11'2" x 8'0"
Dining Room	3.42m x 2.28m	11'2" x 7'6"
Living Room	4.84m x 3.79m	15'11" x 12'5"
Utility	1.84m x 1.81m	6'0" x 5'11"
Cloakroom	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.91m x 1.80m	6'3" x 5'11"
Bedroom 2	3.01m x 2.29m	9'10" x 7'6"
Bedroom 3	3.42m x 2.35m	11'2" x 7'8"
Bathroom	1.97m x 1.70m	6'6" x 5'7"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Edwena

1,050 sq. ft.

- Open plan kitchen/dining/family room with French doors to the garden
- Flexible living option available*
- Utility cupboard to the hallway
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobes
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

3

Bathrooms

2

Property type

Detached

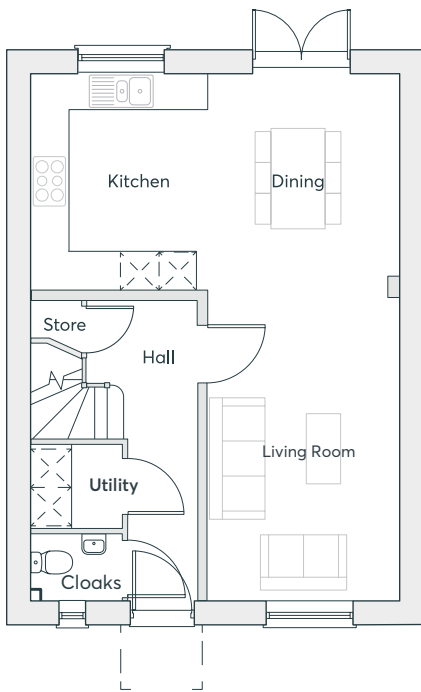
Find this home on the site plan



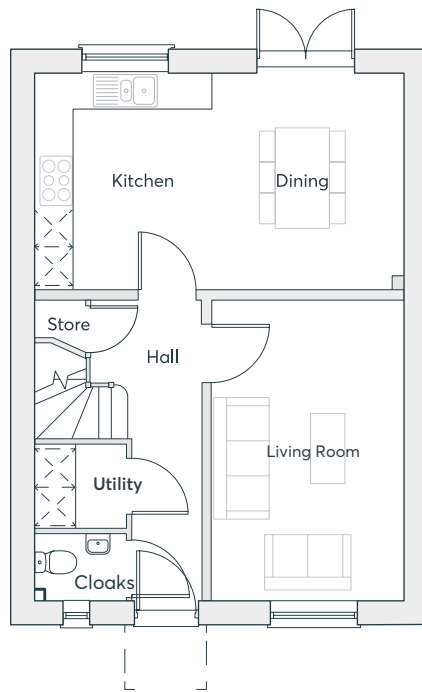
*Please refer to working drawings for exact locations.

The Edwena

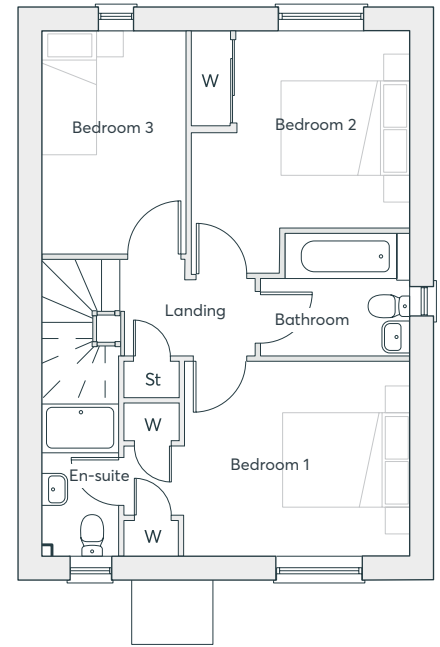
Ground Floor standard



Ground Floor flexible option



First Floor



Ground Floor (Standard)

Dining Room	3.52m x 3.05m	11'7" x 10'0"
Kitchen	3.52m x 2.71m	11'7" x 8'11"
Living Room	4.83m x 3.05m	15'10" x 10'0"
Utility	1.30m x 1.43m	4'3" x 4'8"
Cloakroom	1.03m x 1.43m	3'4" x 4'8"

Ground Floor (Flexible)

Dining Room	3.52m x 3.05m	11'7" x 10'0"
Kitchen	3.52m x 2.71m	11'7" x 8'11"
Living Room	4.74m x 3.05m	15'7" x 10'0"
Utility	1.30m x 1.43m	4'3" x 4'8"
Cloakroom	1.03m x 1.43m	3'4" x 4'8"

First Floor

Bedroom 1	3.05m x 3.53m	10'0" x 11'7"
En-suite	2.41m x 1.20m	7'11" x 3'11"
Bedroom 2	3.18m x 3.42m	10'5" x 11'3"
Bedroom 3	3.58m x 2.25m	11'9" x 7'5"
Bathroom	1.94m x 2.34m	6'4" x 7'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Becket

1,206 sq. ft.

- Open plan kitchen and dining room with French doors to the garden
- Living room with useful under-stairs storage
- Utility with access to the rear garden
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

4

Bathrooms

2

Property type

Semi-Detached

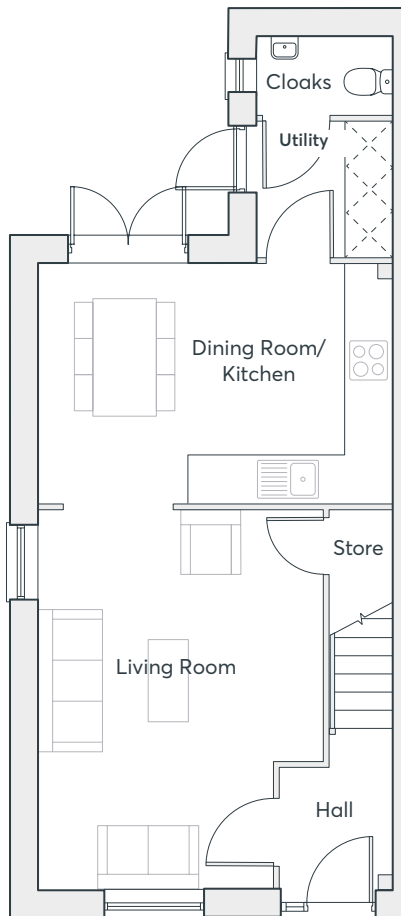
Find this home on the site plan



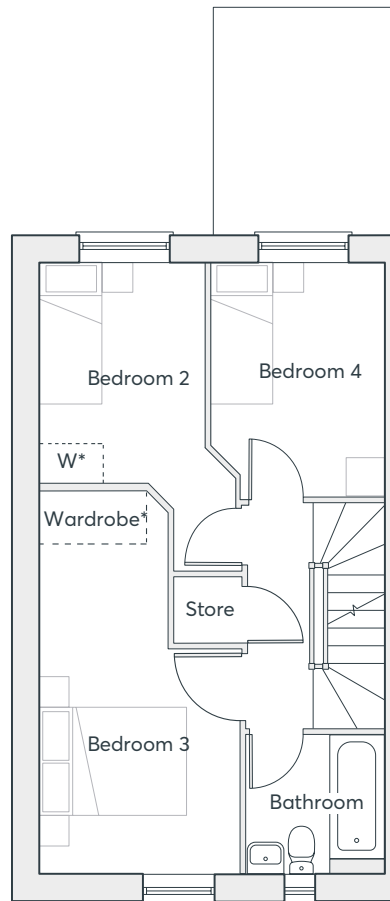
*Please refer to working drawings for exact locations.

The Becket

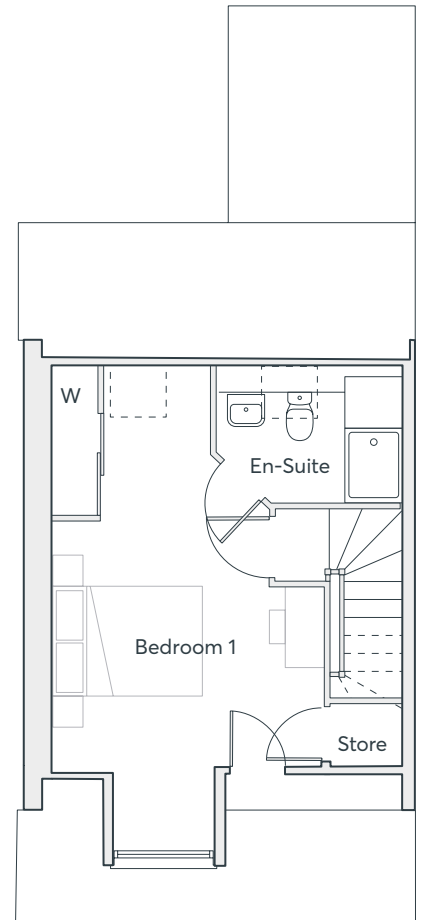
Ground Floor



First Floor



Second Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining Room	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Utility	1.84m x 1.81m	6'0" x 5'11"
Living Room	5.07m x 3.79m	16'7" x 12'5"
Cloakroom	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 2	3.05m x 2.19m	10'0" x 7'2"
Bedroom 3	5.18m x 2.62m	17'0" x 8'7"
Bedroom 4	3.19m x 2.45m	10'6" x 8'1"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

Second Floor

Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
En-suite	1.85m x 2.64m	6'1" x 8'8"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Paris

1,371 sq. ft.

- Kitchen/dining room with French doors to the garden
- Utility cupboard to the kitchen
- Separate living room
- Downstairs cloakroom
- Study to first floor
- Main bedroom with en-suite
- Two fully fitted family bathrooms
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Please refer to working drawings for exact locations.

Bedrooms
4 bedrooms, 1 Study

Bathrooms
3

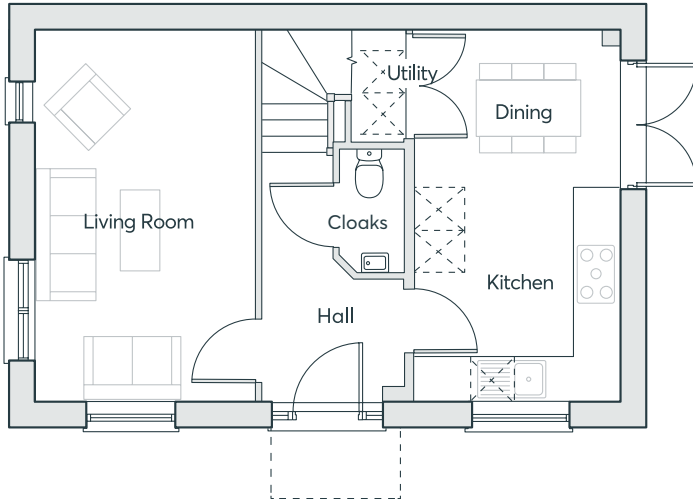
Property type
Detached

Find this home on the site plan

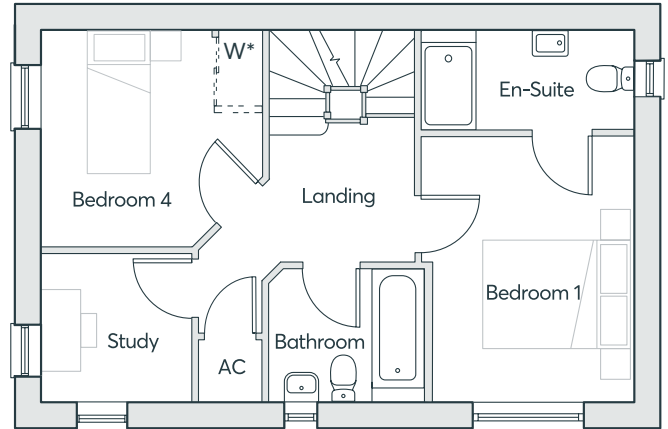


The Paris

Ground Floor

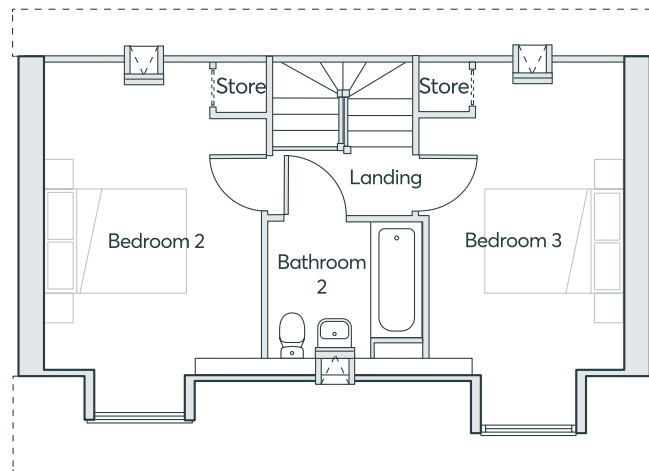


First Floor



*Optional wardrobe at an additional cost

Second Floor



Ground Floor

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"
Cloakroom	1.75m x 0.90m	5'9" x 3'0"

First Floor

Bedroom 1	4.00m x 2.80m	13'2" x 9'2"
En-suite	1.06m x 2.96m	3'6" x 9'8"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
Study	2.08m x 2.11m	6'10" x 6'11"
Bathroom 1	1.85m x 2.16m	6'1" x 7'1"

Second Floor

Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"
Bathroom 2	2.05m x 2.14m	6'9" x 7'0"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Bridget

752 sq. ft.

- Open plan kitchen/dining room
- Living room with French doors to the garden
- Downstairs cloakroom
- Main bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

2

Bathrooms

2

Property type

Semi-Detached, Terraced

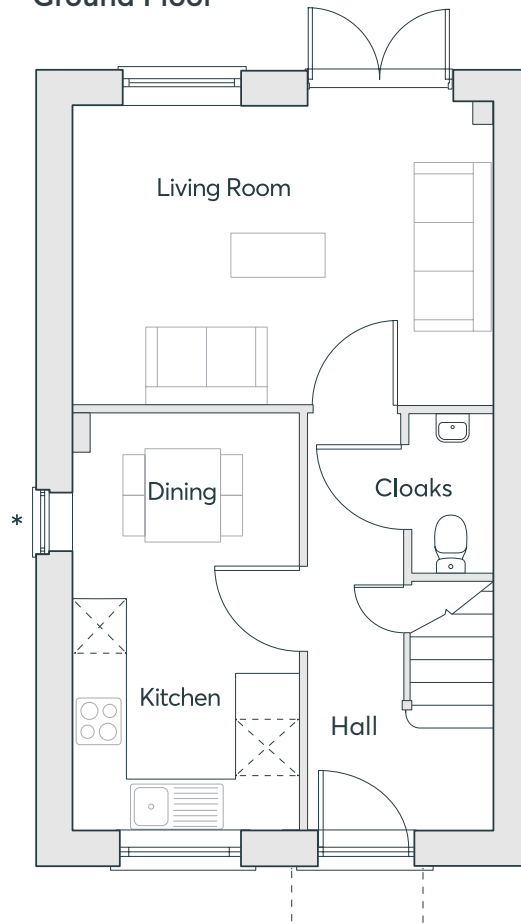
Find this home on the site plan



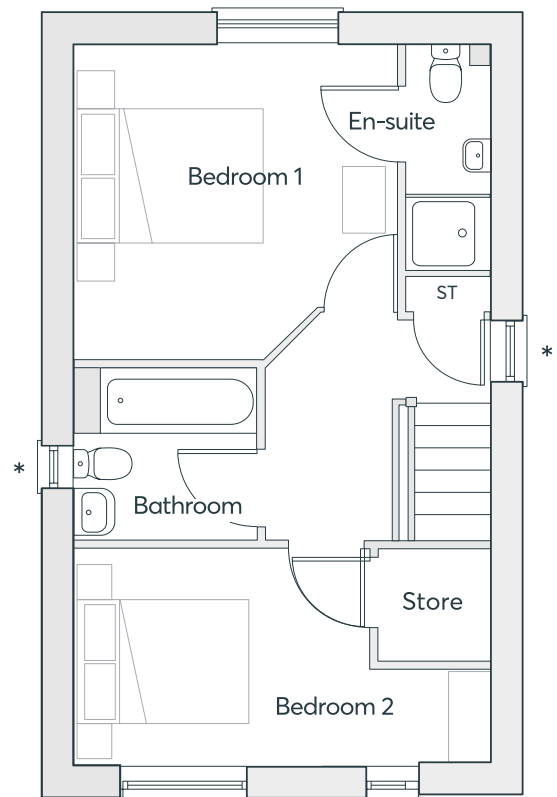
*Please refer to working drawings for exact locations.

The Bridget

Ground Floor



First Floor



*Plot specific window

Ground Floor

Dining Area	1.91m × 2.46m	6'3" × 8'1"
Kitchen	2.55m × 2.46m	8'4" × 8'1"
Living Room	3.24m × 4.52m	10'7" × 14'10"
Cloakroom	1.60m × 0.87m	5'3" × 2'10"

First Floor

Bedroom 1	3.44m × 3.54m	11'3" × 11'7"
En-suite	2.42m × 0.90m	7'11" × 2'11"
Bedroom 2	2.33m × 4.52m	7'8" × 14'10"
Bathroom	1.85m × 1.99m	6'1" × 6'6"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.



The Rose

902 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden.
- Front facing living
- Downstairs cloakroom
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

3

Bathrooms

2

Property type

Semi-Detached, Terraced

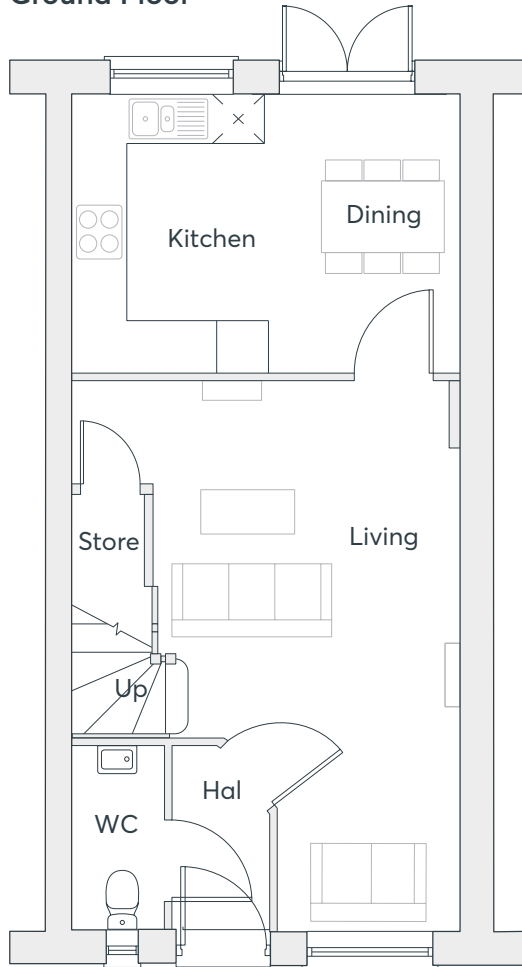
Find this home on the site plan



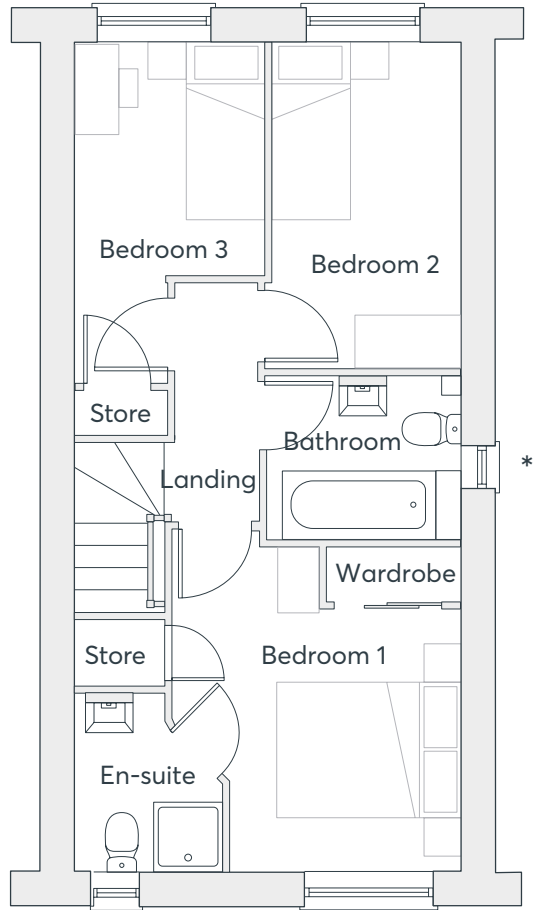
*Please refer to working drawings for exact locations.

The Rose

Ground Floor



First Floor



*Plot specific window.

Ground Floor

Dining Room	3.18m x 2.10m	10'5" x 6'11"
Kitchen	3.18m x 2.30m	10'5" x 7'7"
Living Room	6.20m x 3.49m	20'4" x 11'5"
WC	2.10m x 1.03m	6'11" x 3'5"

First Floor

Bedroom 1	3.95m x 3.26m	12'11" x 10'8"
En-suite	2.07m x 1.70m	6'10" x 5'7"
Bedroom 2	3.69m x 2.15m	12'1" x 7'1"
Bedroom 3	3.85m x 2.16m	12'8" x 7'1"
Bathroom	1.84m x 2.20m	6'0" x 7'3"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.

West Works, Longbridge

Explore our West Works development and check out what we have to offer.

Make sure to pinch and zoom!



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

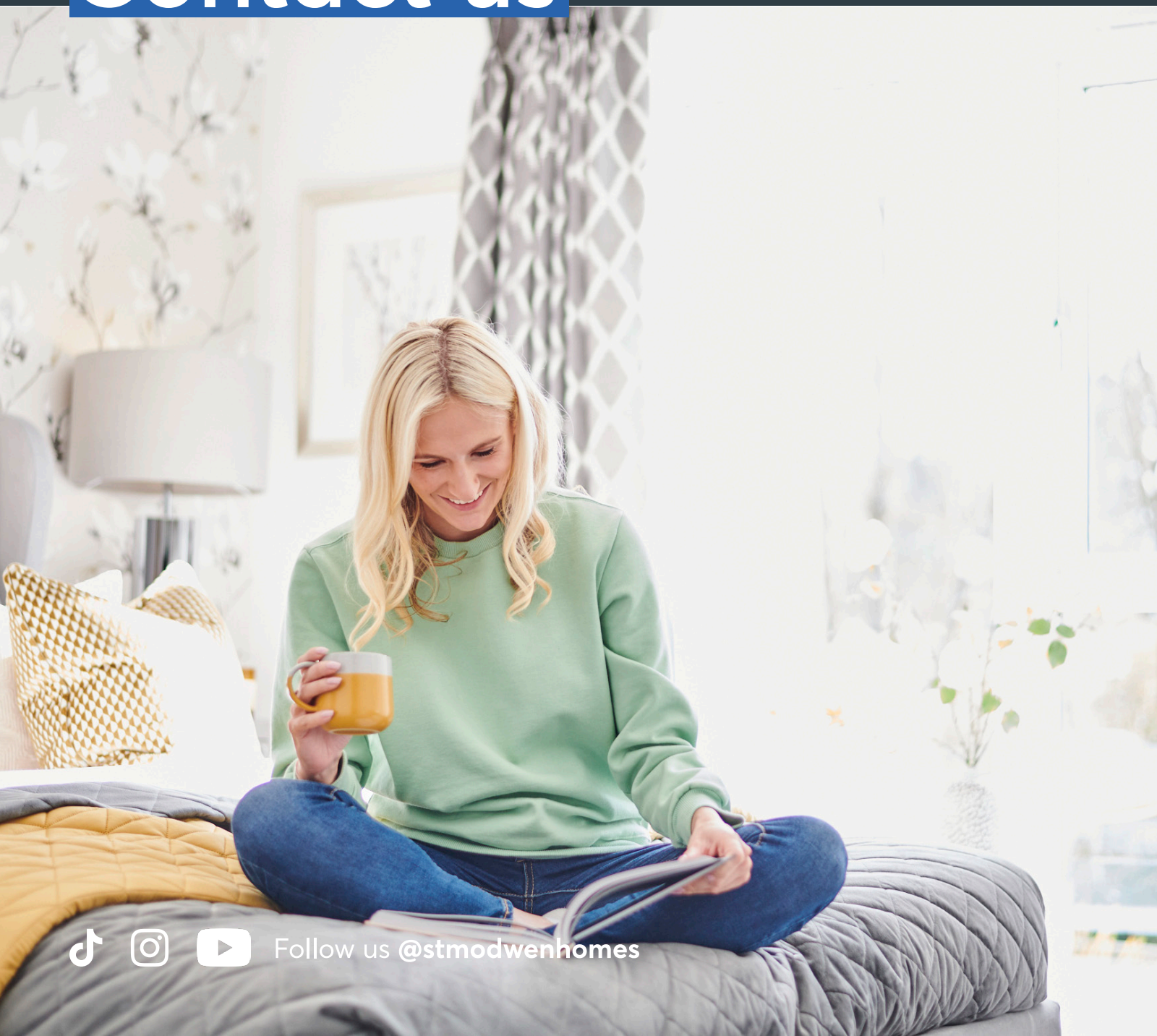


Our Homebuyer Hub is open 5 days a week:
Thursday - Monday **10.30am to 5.30pm**
Tuesday & Wednesday **closed**

Call: 0330 058 6250

Email: westworks@stmodwenhomes.co.uk

Contact us



Follow us @stmodwenhomes



The Edison

1,285 sq. ft.

- Open-plan kitchen and dining room with French doors to the rear garden
- Separate living room to the first floor with French doors to the terrace
- Main bedroom with Juliet balcony, en-suite and built-in wardrobes
- Two further double bedrooms
- Main bathroom
- Integral garage with storage
- All electric home for low running costs
- Air source heat pump
- EV Chargers
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Terraced

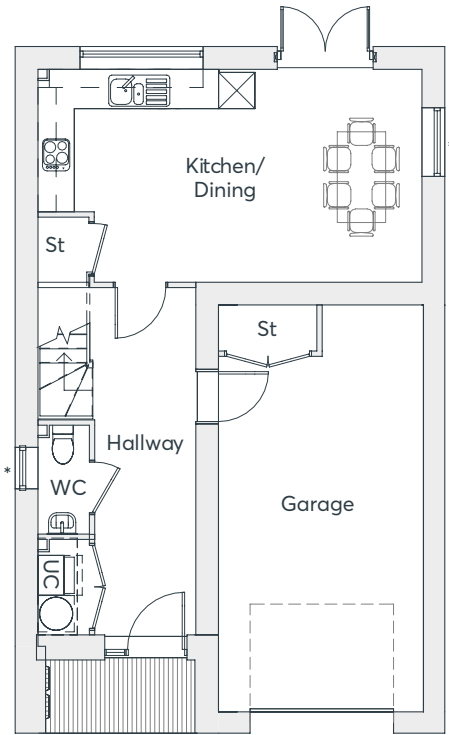
Find this home on the site plan



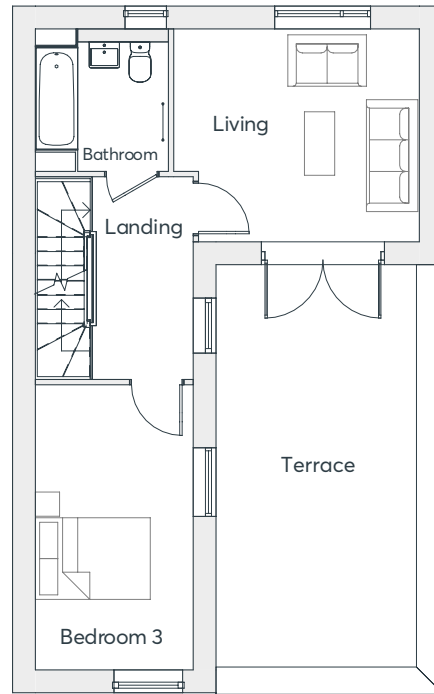
*Please refer to specialist designs for exact locations.

The Edison

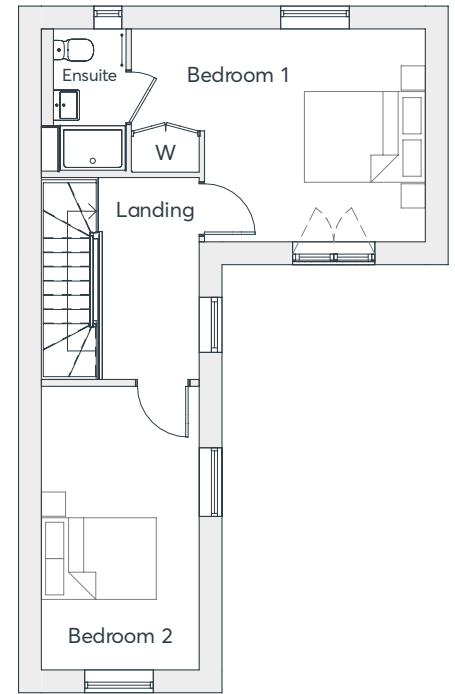
Ground Floor



First Floor



Second Floor



*Plot specific window

Ground Floor

Garage	6.73m x 3.39m	22'1" x 11'1"
Kitchen/Dining	3.52m x 6.35m	11'7" x 20'11"
WC	1.80m x 0.85m	5'11" x 2'9"

First Floor

Living Room	3.52m x 4.06m	11'7" x 13'4"
Bedroom 3	4.71m x 2.61m	15'6" x 8'7"
Bathroom	2.36m x 2.20m	7'9" x 7'3"

Second Floor

Bedroom 1	3.52m x 3.65m	11'7" x 12'0"
En-suite	2.34m x 1.40m	7'8" x 4'7"
Bedroom 2	4.69m x 2.61m	15'5" x 8'7"

Housetype reference: B336.1

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.