



TENCHLEE PLACE  
HALL GREEN

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

SHAFTMOOR LANE, HALL GREEN, BIRMINGHAM B28 8SW

KEY

- The Flintwood 1 bedroom apartment\*
- The Cole 1 bedroom home\*
- The Tenchlee 1 bedroom home\*
- The Shaftmoor 2 bedroom home\*
- The Malvern 2 bedroom home\*
- The Hartfield 3 bedroom home\*
- The Archford 3 bedroom home
- The Hadley 3 bedroom home
- The Kennett 3 bedroom home
- The Bayswater 3 bedroom home
- The Drummond 4 bedroom home
- The Kirkdale 4 bedroom home
- The Bradgate 4 bedroom home

\* Social Provider to be confirmed

BCP Bin Collection Point

POS Public Open Space

SUDS Sustainable Drainage System



# THE ASHDOWN

TWO BEDROOM END TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashdown has all the comfort factors for today's busy lifestyle. A good-sized lounge with dining area opens onto the rear garden via French doors. A separate fitted kitchen has space for all the appliances, and there's plenty of storage options throughout

the house. Upstairs, the two double bedrooms each have their own en suite – Bedroom 1 with a bath and Bedroom 2 with a shower – perfect for those frequent visitors.

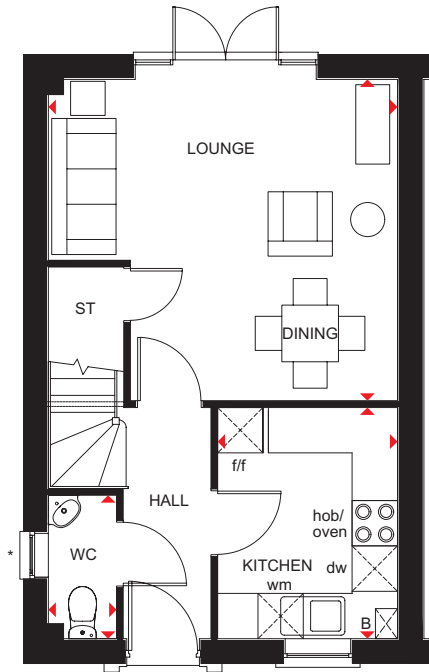
DAVID WILSON HOMES

# THE ASHDOWN

TWO BEDROOM END TERRACED HOME

## Key

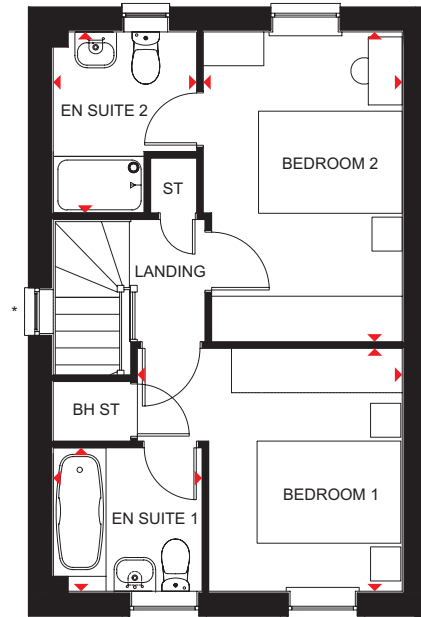
B	Boiler	BHST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space		



### Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4617 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'0"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En Suite 1	1969 x 1897 mm	6'6" x 6'3"
Bedroom 2	4094 x 2632 mm	13'5" x 8'7"
En Suite 2	2391 x 1883 mm	7'10" x 6'0"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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BDW001966 Group DWH 2017 H408---7 DS02 /OCT22

# THE ARCHFORD

THREE BEDROOM SEMI DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A stylish Semi Detached home, The Archford has an open-plan kitchen with dining area designed for practical, modern living with French doors opening out onto the rear garden creating a bright, light-filled room. A lobby, separating the kitchen and the

front-aspect lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom make this an attractive family home.



DAVID WILSON HOMES

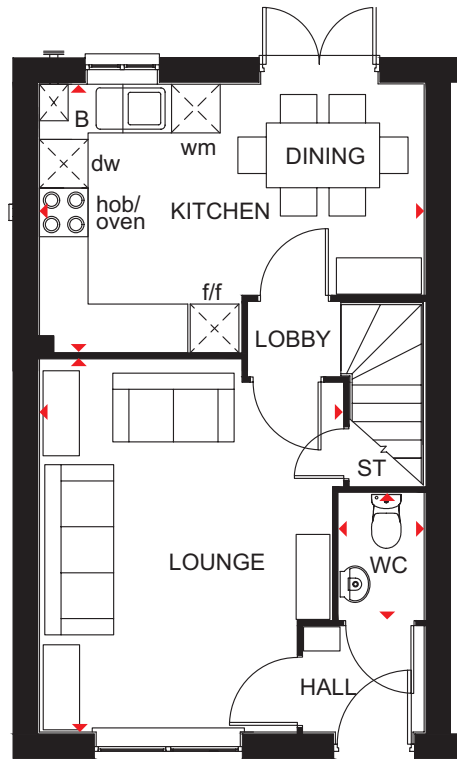
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM SEMI DETACHED HOME

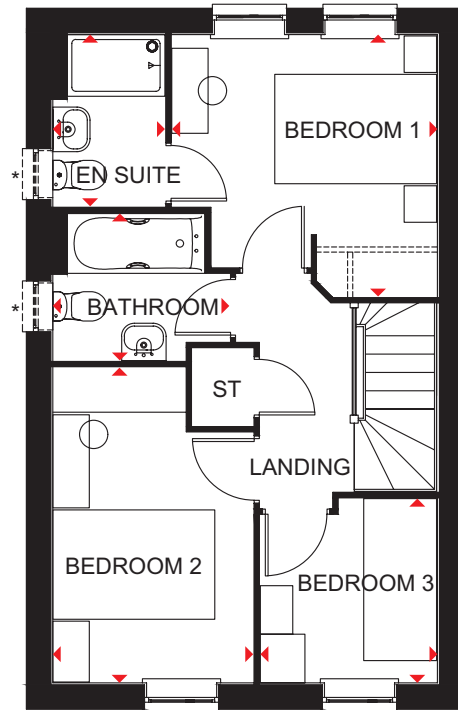
## Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	◀▶	Dimension location



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

\* Window may be omitted on certain plots.  
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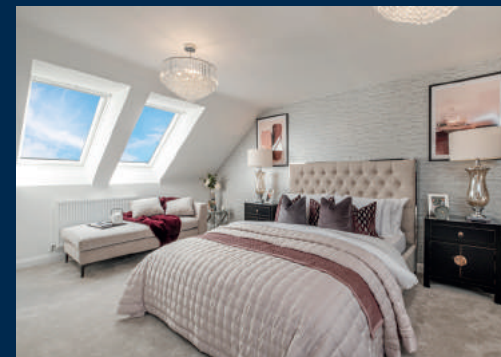


# THE KENNETT

3 BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Intelligently designed over three floors, The Kennett is a good sized semi-detached family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby

separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



DAVID WILSON HOMES

WHERE QUALITY LIVES

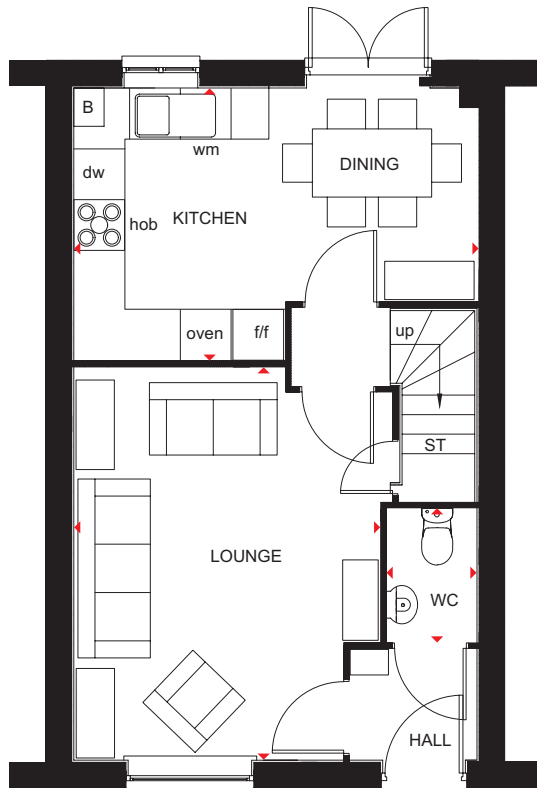


# THE KENNETT

3 BEDROOM SEMI-DETACHED HOME

## Key

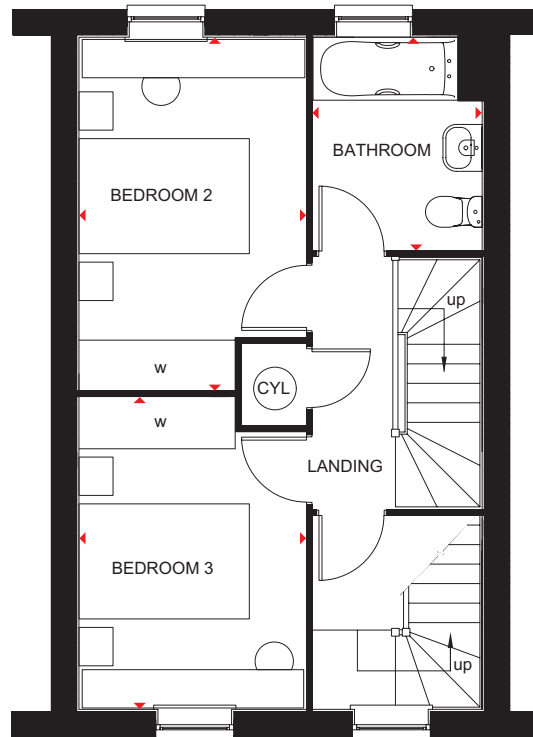
B	Boiler	f/f	Fridge/freezer space	RL	Roof light
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

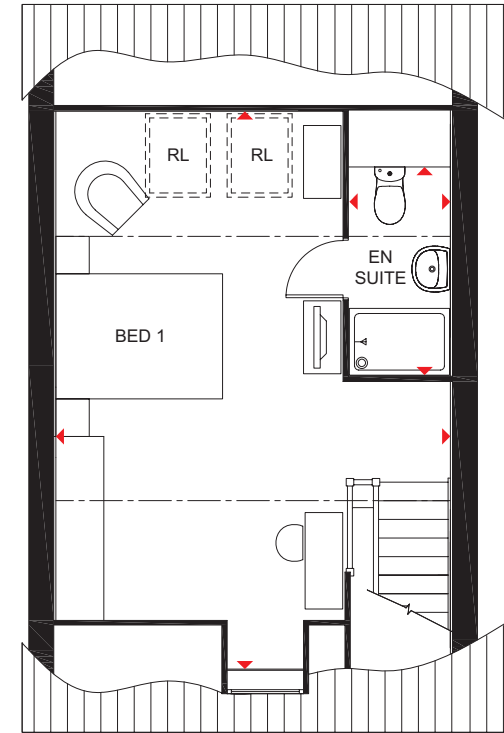
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



### Second Floor

Bedroom 1	6690 x 4733** mm	21'11" x 15'6"***
En suite	1210 x 2497** mm	3'11" x 8'2"***

\*\*Overall floor dimension includes lowered ceiling areas.

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# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden

give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.



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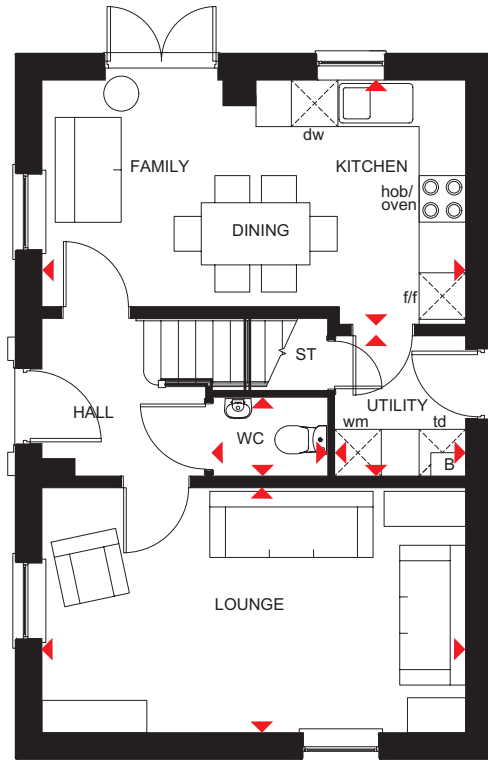
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM DETACHED HOME

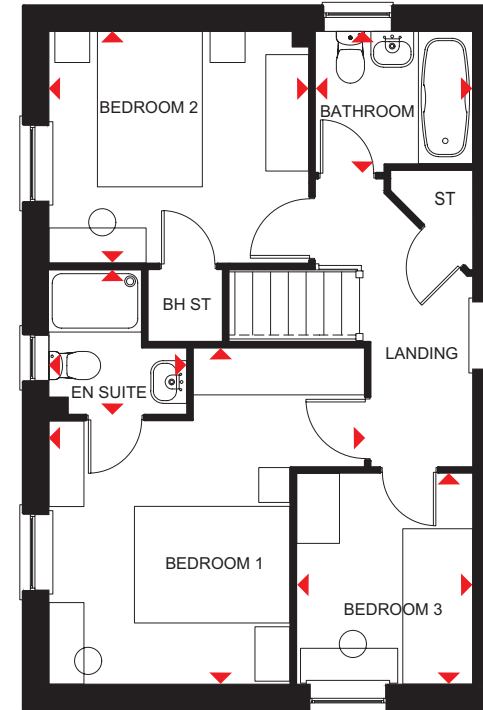
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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# THE CANNINGTON

THREE BEDROOM HOME



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The Cannington is designed over three floors creating a home for flexible modern living. A large glazed bay leading to the garden allows light to stream into the spacious family/dining room and adjacent kitchen on the ground floor, where

there is also a study and a utility cupboard. The lounge is on the first floor along with the family bathroom and one of the three double bedrooms, while two further double bedrooms – the main with en suite – are on the top floor.



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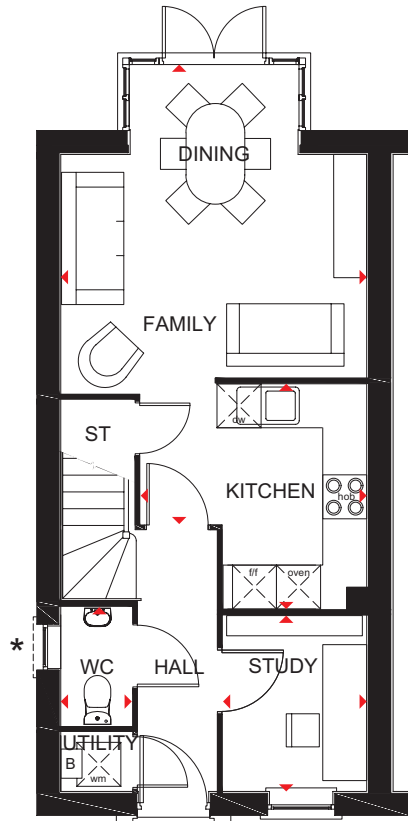
WHERE QUALITY LIVES

# THE CANNINGTON

THREE BEDROOM HOME

## Key

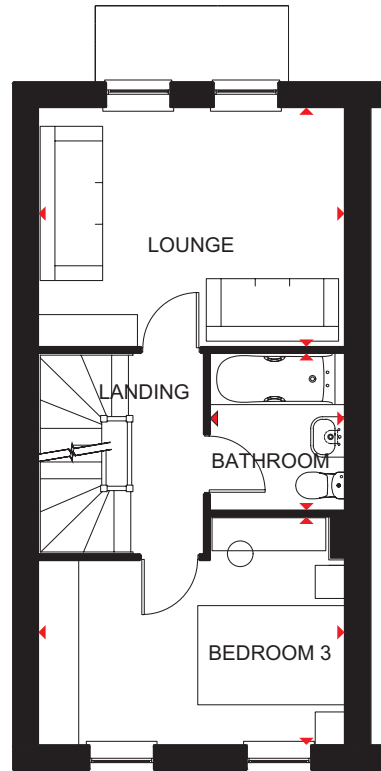
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

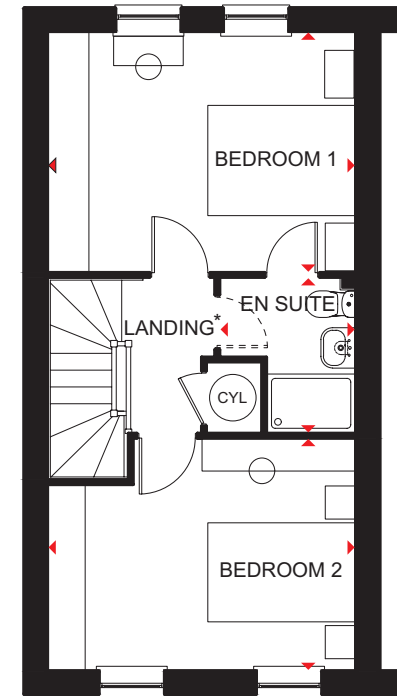
Family/Dining	6260 x 4170 mm	20'6" x 13'8"
Kitchen	3081 x 3070 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1512 x 968 mm	5'0" x 3'2"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Lounge	4170 x 3256 mm	13'8" x 10'8"
Bedroom 3	4170 x 3106 mm	13'8" x 10'2"
Bath	2138 x 1827 mm	7'0" x 6'0"



### Second Floor

Bedroom 1	4170 x 3256 mm	13'8" x 10'8"
En suite	2100 x 1827 mm	6'11" x 6'0"
Bedroom 2	4170 x 3144 mm	13'8" x 10'4"

\*En suite door may be omitted on plots. Speak to a Sales Adviser for details on individual plots.

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# THE BAYSWATER

FOUR BEDROOM DETACHED HOME



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The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive

bay window, is perfect for all the family to relax in. On the first floor are two double bedrooms, a twin bedroom and the family bathroom. The spacious main bedroom, with en suite and dressing area, takes up the entire second floor.



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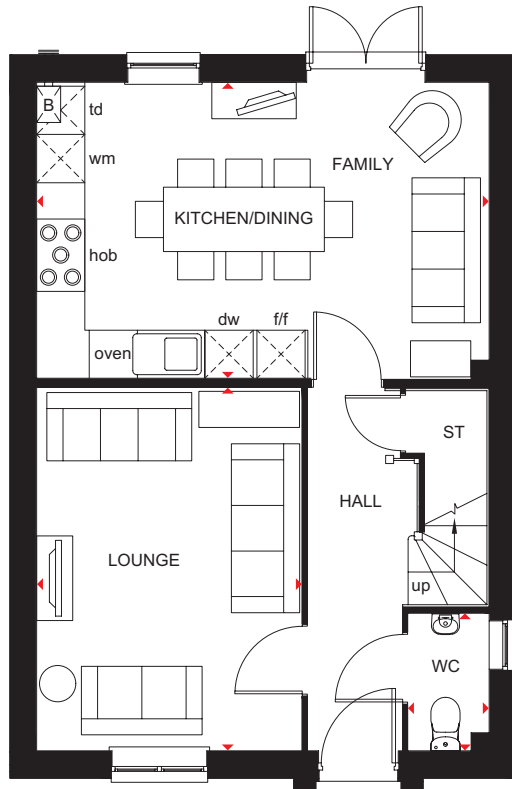
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM DETACHED HOME

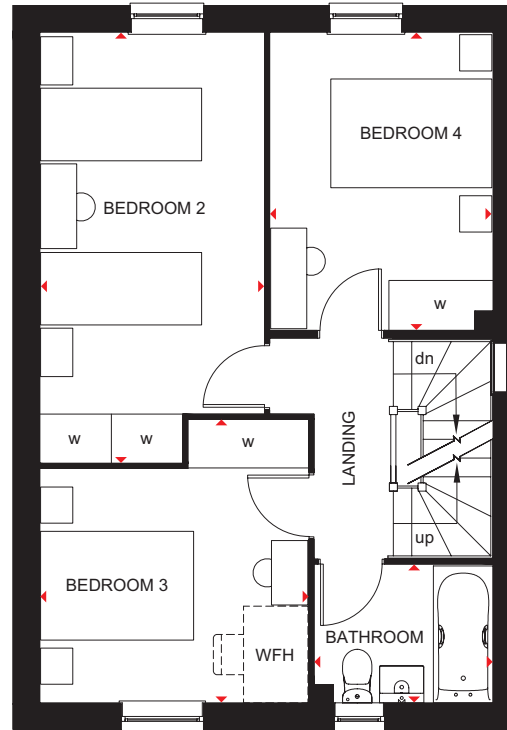
## Key

B	Boiler	f/f	Fridge/freezer space	RL	Rooflight
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



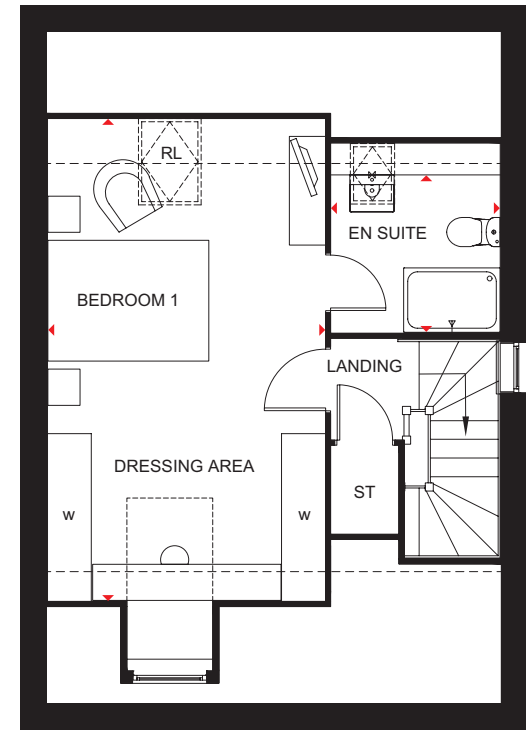
### Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



### Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"*

\*Overall floor dimension includes lowered ceiling areas

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# THE KIRKDALE

FOUR BEDROOM DETACHED HOME



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This family home has a delightfully traditional look from the outside, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant, full-glazed walk-in bay with French doors gives access

to the garden and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



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WHERE QUALITY LIVES

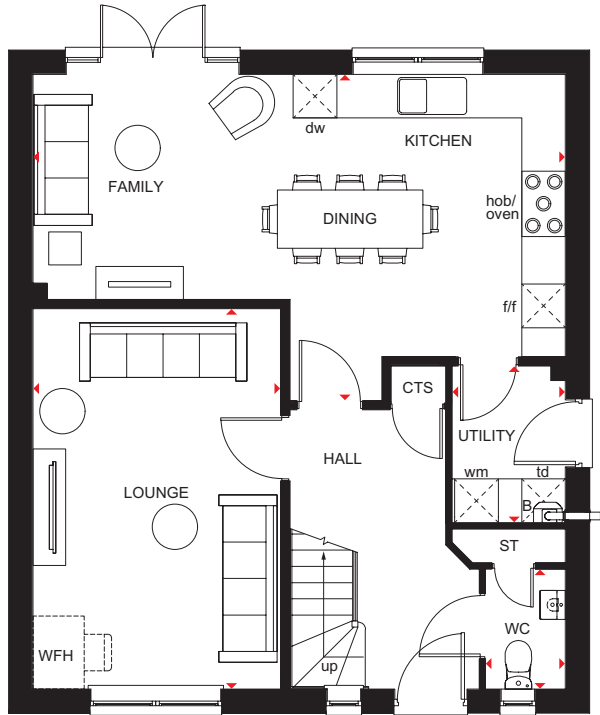


# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

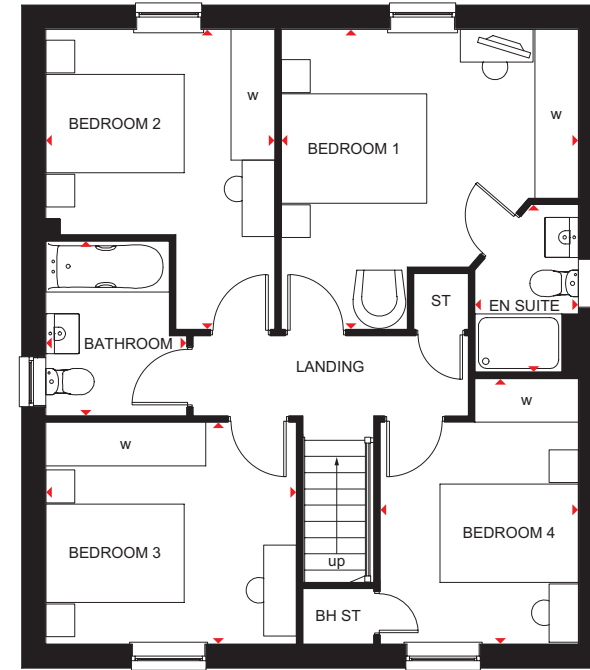
## Key

B Boiler	f/f Fridge/freezer space	td Tumble dryer space	◀ ▶ Dimension location
ST Store	wm Washing machine space	WFH Working from home space	
BH ST Bulkhead store	dw Dishwasher space	w Wardrobe space	



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



### First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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# THE INGLEBY

FOUR BEDROOM DETACHED HOME



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The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large, open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.



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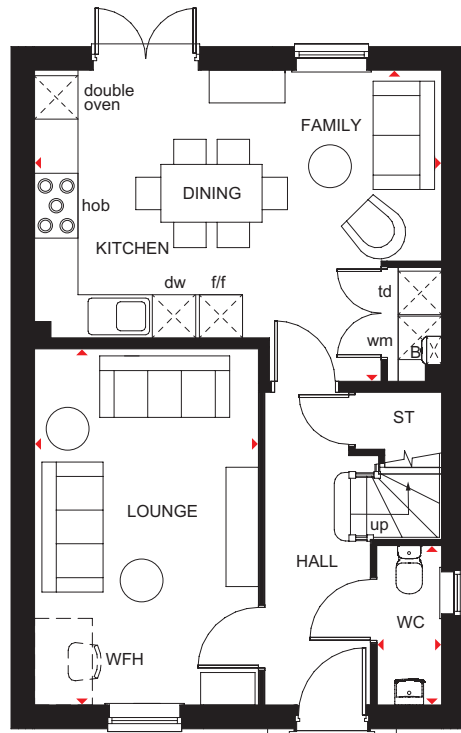
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM DETACHED HOME

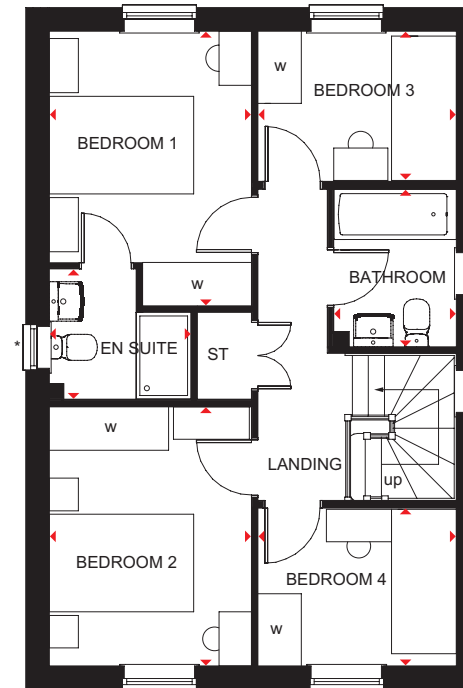
## Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	WFH	Working from home	◀▶	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space	w	Wardrobe space		



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/ Dining	5365 x 4305 mm	18'6" x 14'11"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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BDW002354/DEC22



# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



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Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom.



DAVID WILSON HOMES

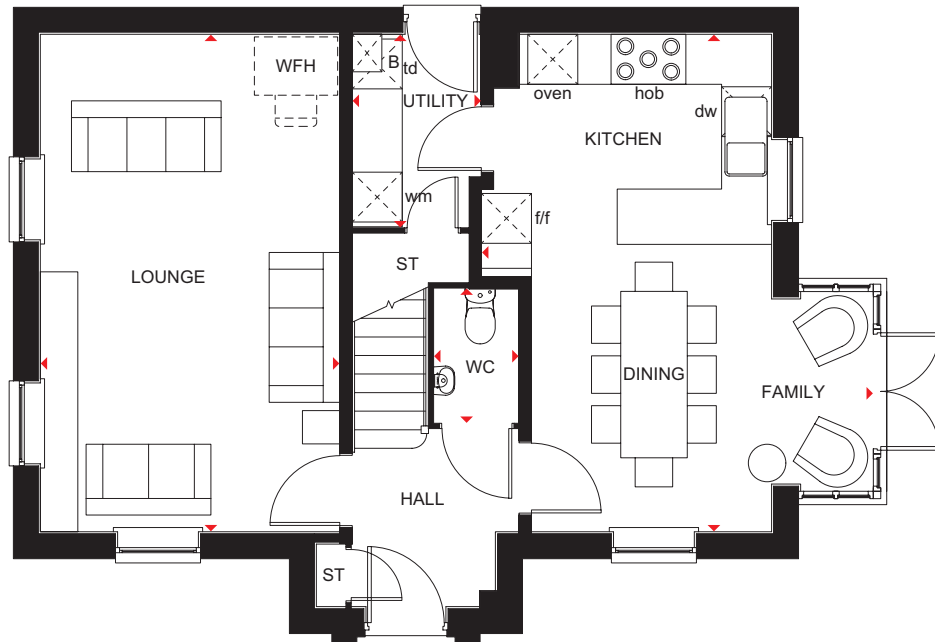
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

## Key

B Boiler	f/f Fridge/freezer space	td Tumble dryer space	◀▶ Dimension location
ST Store	wm Washing machine space	w Wardrobe space	
BH ST Bulkhead store	dw Dishwasher space	WFH Working from home	



### Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/ family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



### First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3010 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3010 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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# THE DRUMMOND

FOUR BEDROOM DETACHED HOME



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A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden.

The spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious main with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

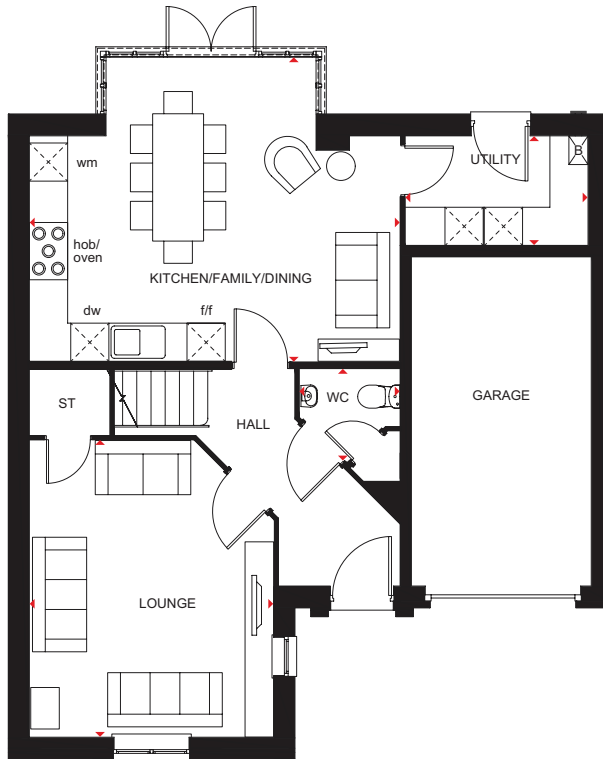
WHERE QUALITY LIVES

# THE DRUMMOND

FOUR BEDROOM DETACHED HOME

## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'7"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2856 x 1725 mm	9'4" x 5'8"
WC	1575 x 1428 mm	5'2" x 4'8"



### First Floor

Bed 1	3850 x 3711 mm	12'7" x 12'2"
En suite	2315 x 1511 mm	7'7" x 4'11"
Bed 2	4088 x 3858 mm	13'5" x 12'8"
Bed 3	3858 x 3525 mm	12'8" x 11'7"
Bed 4/Study	3591 x 2966 mm	11'9" x 9'9"
Bath	2846 x 1887 mm	9'4" x 6'2"

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW002354/DEC22

# YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

## WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



\*\*"We" and "us" refer to the Barratt Developments PLC Group brands. \*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.



DAVID WILSON HOMES

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If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.