

# Park View

West Bromwich

A development of 2, 3 & 4 bedroom homes  
and 2 bedroom apartments



*your home, your location*



# Kier Partnership Homes

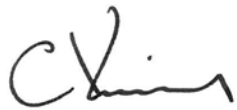
As part of Kier Group PLC, Kier Partnership Homes specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Partnership Homes development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location.*



**Chris King** Managing Director

Photographs show typical Kier Partnership Homes properties from previous developments.







# Welcome to West Bromwich... *your location*

Each new home for sale at Park View offers the very best in modern, low maintenance living, and overlooks Greet's Green Park.

Located on Claypit Lane, Park View is conveniently situated for easy access into West Bromwich and Birmingham City Centre. Sandwell & Dudley train station is just around the corner, providing a fast and frequent service into Birmingham New Street Station in as little as 9 minutes. Alternatively, the Midland Metro takes you into Birmingham Snow Hill Station in just 17 minutes from Dudley Street Guns Village Station, also just a short distance from the development. The M5, M6 and Birmingham City Centre are also easily accessible by road, via the nearby A41, Black Country New Road.

The West Bromwich area enjoys a fantastic range of local shopping facilities, with Queens Square and Kings Square shopping centres only around 2 miles away. The recently opened New Square is also close by, with its great range of high street stores, Tesco Extra, Odeon cinema and a choice of restaurants and cafes. The local Greet's Green Park is within walking distance of the development, offering acres of green open space for walking, cycling and simply enjoying the great outdoors.
















# Park View, West Bromwich...

## Housetype Key



### 2 bedroom homes

-  The Haycroft C20-C22, C40-C42, C45-C49
-  The Ludworth B25-B27, B32-B34, B64-B66, B87-B91, C5-C8, C18, C19, C38, C39
-  The Danby B23, B24, C9, C10

### 3 bedroom homes

-  The Langley C25-C33, C52, C53
-  The Wychwood B31, B62, B63, B67, B68, B85, B86
-  The Sherwood C1-C4, C17, C23, C24, C55, C56
-  The Langton B5, B6, B72, B77, B80, C15, C16, C35, C43, C44, C50, C51, C54
-  The Pershore B30, C34, C36, C37
-  The Hanbury B28, B29, B78, B79, C12-C14

### 4 bedroom homes

-  The Juniper B1, B14, B22, B35, B61, B71, B84, C11
-  The Granby B2-B4, B73-B76, B81-B83, C57-C60

### 2 bedroom apartments

-  The Brandon B44-B51, B55-B60
-  The Midhurst B52, B53, B54
-  Shared ownership/rental homes

The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



# development layout



GREET'S GREEN PARK

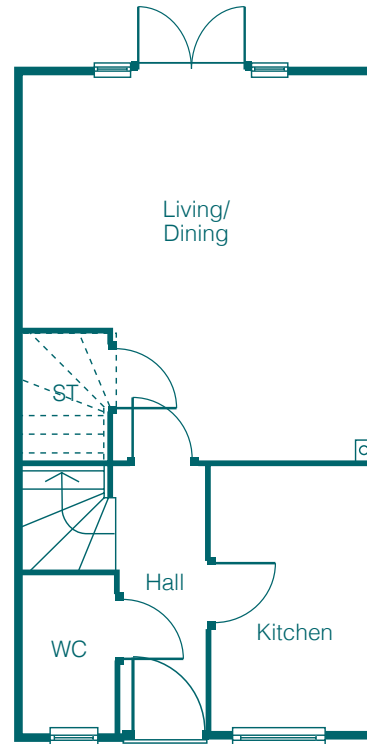
GREET'S GREEN PARK

EXISTING HOMES

EXISTING HOMES

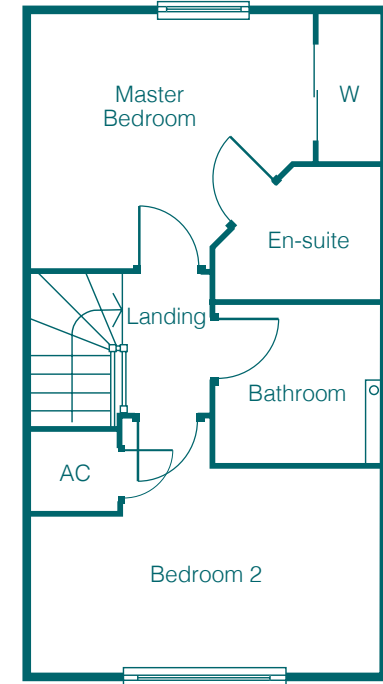
EXISTING HOMES





### Ground


Living/Dining	4.66m max x 4.08m max 15' 4" max x 13' 5" max
Kitchen	3.17m x 1.84m 10' 5" x 6' 0"
Cloaks	1.8m x 0.94m 5' 11" x 3' 1"



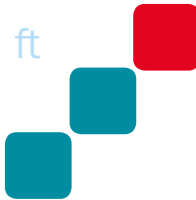
### First

Master Bedroom	3.36m max x 3.07m max 11' 0" max x 10' 1" max
En-suite	1.7m max x 1.55m max 5' 7" max x 5' 1" max
Bedroom 2	4.08m max x 2.39m 13' 5" max x 7' 10"
Bathroom	1.92m x 1.7m 6' 3" x 5' 7"

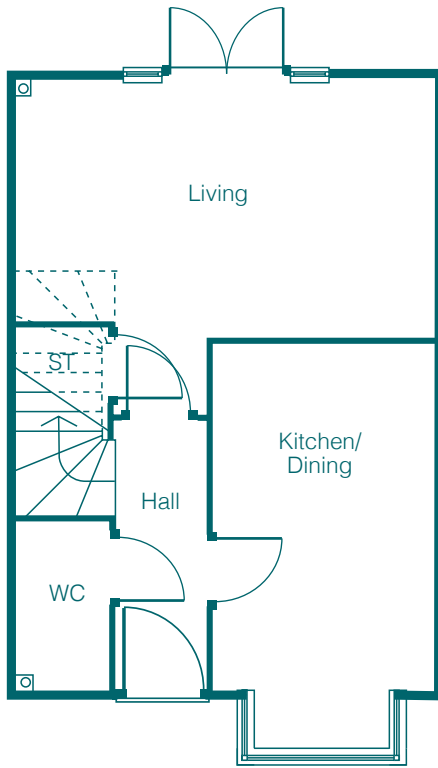
Artists impression shows The Haycroft housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

 *The Haycroft* 2 bedroom home 689 sq ft

Plots C20-C22, C40-C42, C45-C49

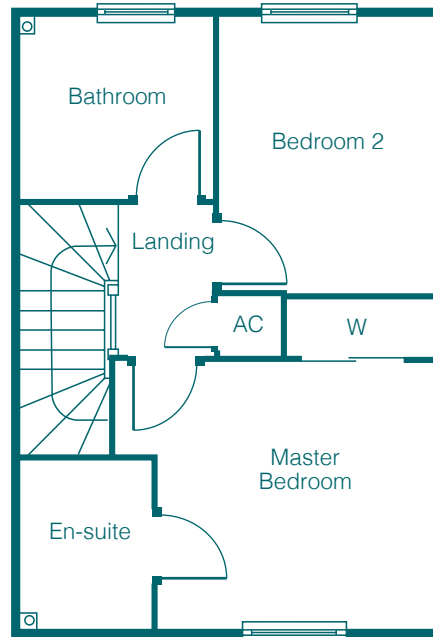






### Ground

Living	4.63m max x 2.89m max 15' 2" max x 9' 6" max
Kitchen/Dining	3.93m excl bay x 2.44m 12' 11" excl bay x 8' 0"
Cloaks	1.83m x 0.89m 6' 0" x 2' 11"



### First

Master Bedroom	3.14m min x 2.99m max 10' 4" min x 9' 10" max
En-suite	1.79m x 1.37m 5' 10" x 4' 6"
Bedroom 2	3.12m x 2.4m 10' 3" x 7' 10"
Bathroom	2.11m x 2.01m 6' 11" x 6' 7"

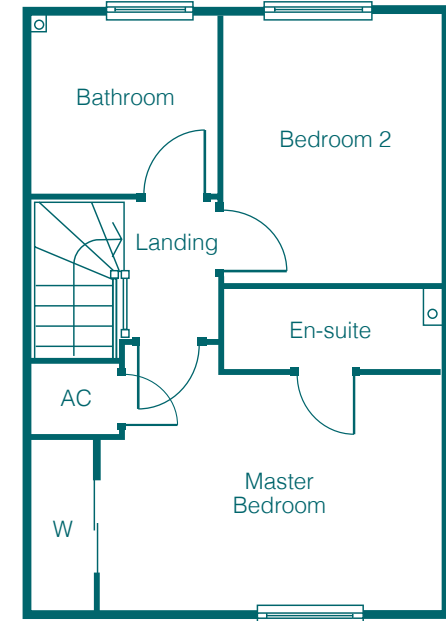
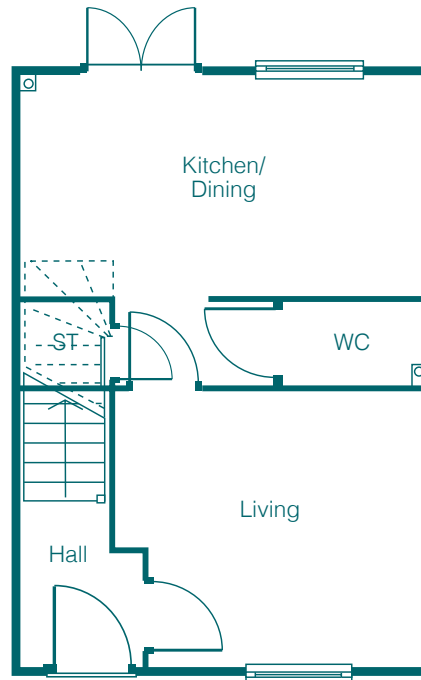


## ■ *The Ludworth* 2 bedroom home 701 sq ft

Plots B25-27, B32-B34, B64-B66, B87-B91, C5-C8, C18, C19, C38, C39

Artists impression shows The Ludworth housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





### Ground

Living	3.2m min x 3.01m max 10' 6" min x 9' 11" max
Kitchen/Dining	4.63m x 2.8m 15' 2" x 9' 2"
Cloaks	1.83m x 0.95m 6' 0" x 3' 1"

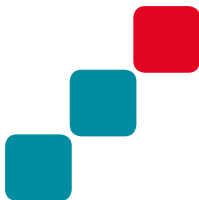
### First

Master Bedroom	3.9m max x 2.63m min 12' 10" max x 8' 8" min
En-suite	2.4m x 0.9m 7' 10" x 2' 11"
Bedroom 2	3.23m x 2.4m 10' 7" x 7' 10"
Bathroom	2.12m x 2.07m 6' 11" x 6' 10"

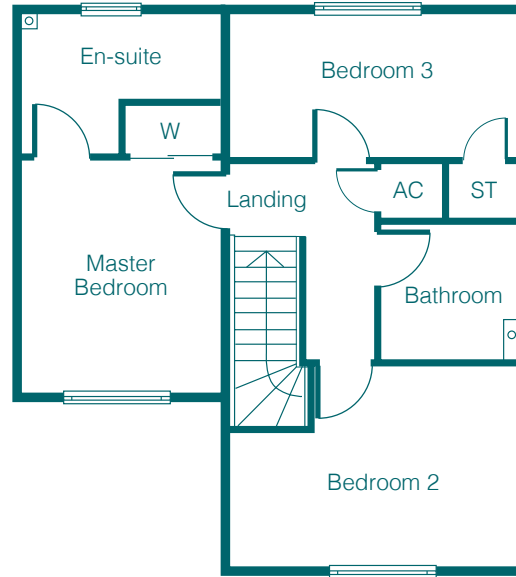
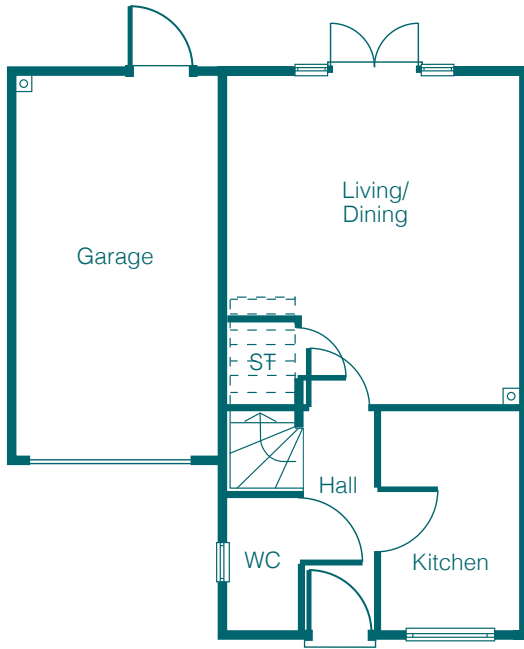
Artists impression shows The Danby housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

**The Danby** 2 bedroom home **703 sq ft**

Plots B23, B24, C9, C10







### Ground

Living/Dining	4.75m max x 4.08m max 15' 7" max x 13' 5" max
Kitchen	3.08m x 1.86m 10' 1" x 6' 1"
Cloaks	1.8m x 0.92m 5' 11" x 3' 0"

### First

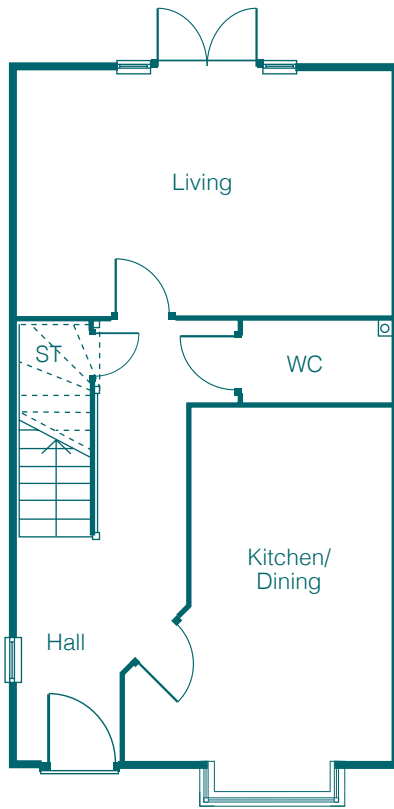
Master Bedroom	3.39m x 2.79m 11' 1" x 9' 2"
En-suite	2.79m max x 1.88m max 9' 2" max x 6' 2" max
Bedroom 2	4.08m max x 2.82m max 13' 5" max x 9' 3" max
Bedroom 3	4.08m x 2.03m 13' 5" x 6' 8"
Bathroom	2.0m x 1.76m 6' 7" x 5' 9"



**The Langley** 3 bedroom home **882 sq ft**  
Plots C25-C33, C52, C53

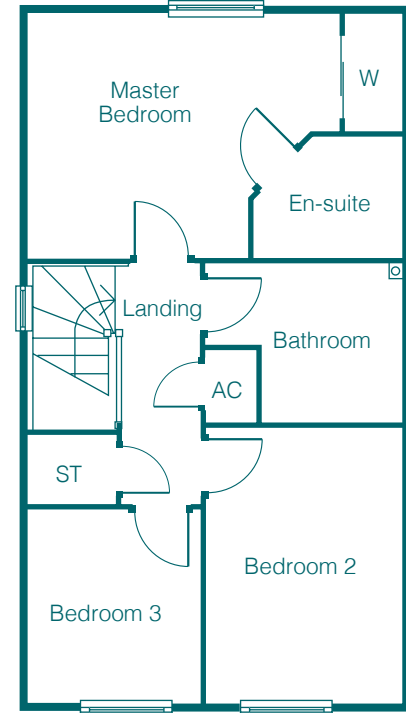
Artists impression shows The Langley housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





### Ground

Living	4.65m x 3.1m 15' 3" x 10' 2"
Kitchen/Dining	4.52m excl bay x 3.32m max 14' 10" excl bay x 10' 11" max
Cloaks	1.8m x 0.95m 5' 11" x 3' 1"



### First

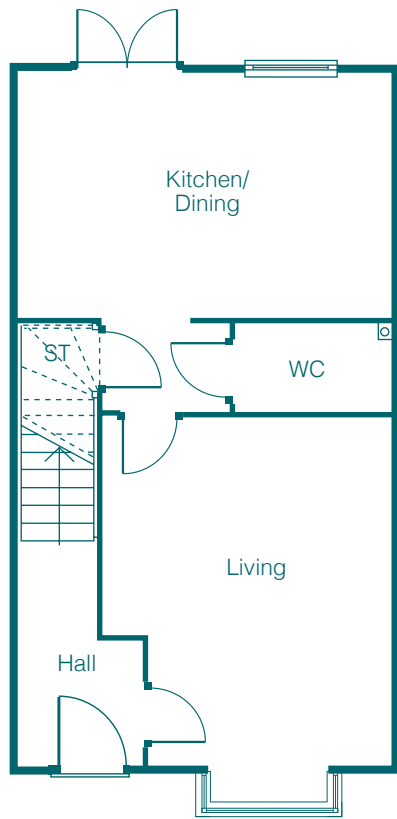
Master Bedroom	3.93m max x 3.1m max 12' 11" max x 10' 2" max
En-suite	1.72m max x 1.53m max 5' 8" max x 5' 0" max
Bedroom 2	3.47m x 2.46m 11' 4" x 8' 1"
Bedroom 3	2.42m x 2.07m 7' 11" x 6' 10"
Bathroom	2.05m max x 1.7m min 6' 9" max x 5' 7" min

Artists impression shows The Wychwood housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

**The Wychwood** 3 bedroom home 895 sq ft

Plots B31, B62, B63, B67, B68, B85, B86

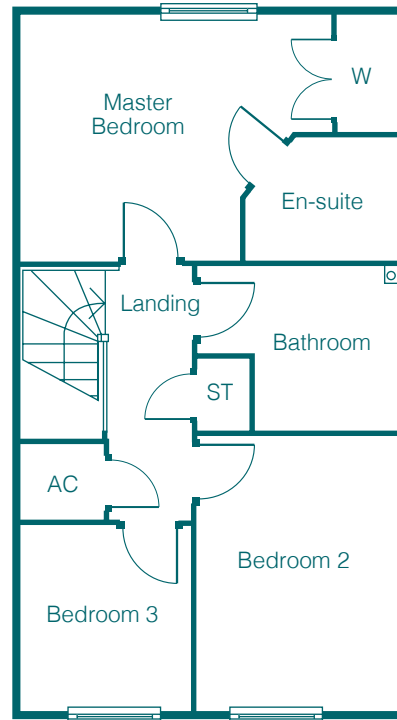




### Ground

Living	4.46m max x 3.61m max 14' 8" max x 11' 10" max
Kitchen/Dining	4.64m x 3.1m 15' 3" x 10' 2"
Cloaks	2.11m x 1.0m 6' 11" x 3' 3"

Please note, plots C2, C3, C17, C23, C56 have no bay.



### First

Master Bedroom	3.83m max x 3.1m max 12' 7" max x 10' 2" max
En-suite	1.85m max x 1.65m max 6' 1" max x 5' 5" max
Bedroom 2	3.44m x 2.53m 11' 3" x 8' 3"
Bedroom 3	2.35m x 2.0m 7' 9" x 6' 7"
Bathroom	2.08m max x 1.7m min 6' 10" max x 5' 7" min

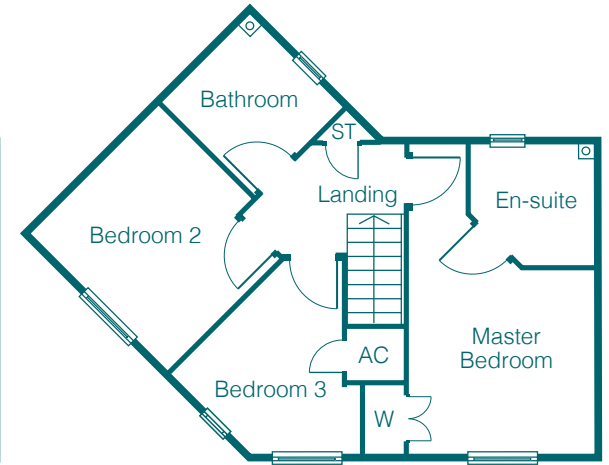
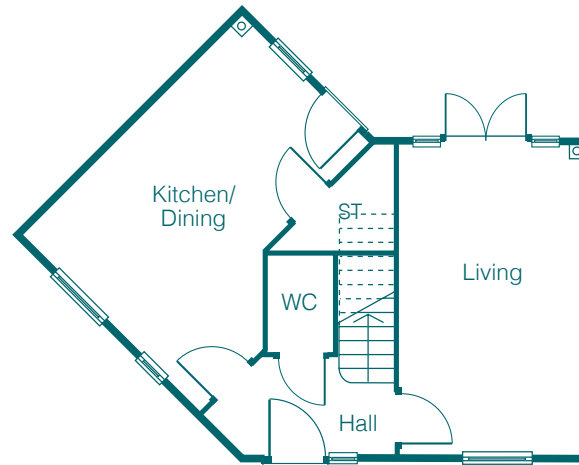


## *The Sherwood* 3 bedroom home 895 sq ft

Plots C1-C4, C17, C23, C24, C55, C56

Artists impression shows The Sherwood housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





### Ground

Living	4.88m x 2.9m 16' 0" x 9' 6"
Kitchen/Dining	4.88m x 2.85m min 16' 0" x 9' 4" min
Cloaks	1.55m x 0.97m 5' 1" x 3' 2"

Please note, plots B72, B77, B80, C35, C54 have bay windows to the living room and kitchen/dining room.

### First

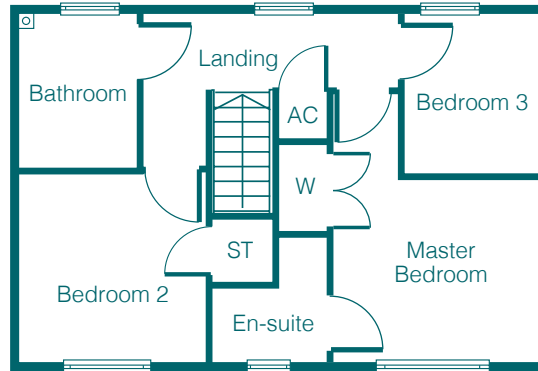
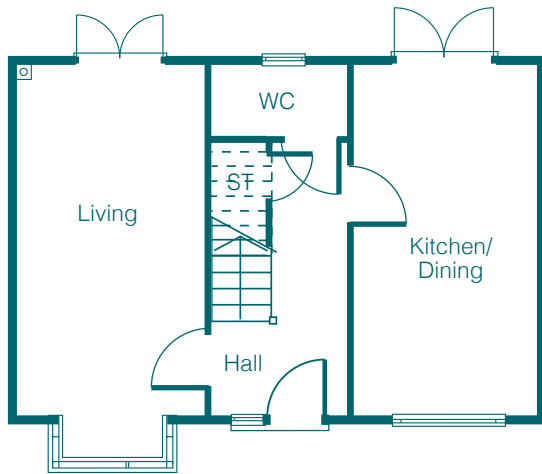
Master Bedroom	2.91m min x 2.9m max 9' 6" min x 9' 6" max
En-suite	1.85m max x 1.84m max 6' 1" max x 6' 0" max
Bedroom 2	3.06 m max x 2.86m max 10' 0" max x 9' 5" max
Bedroom 3	3.08m max x 1.81m min 10' 1" max x 5' 11" min
Bathroom	2.01m x 1.7m 6' 7" x 5' 7"

Artists impression shows The Langton housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

**The Langton** 3 bedroom home 904 sq ft

Plots B5, B6, B72, B77, B80, C15, C16, C35, C43, C44, C50, C51, C54





### Ground

Living	5.25m excl bay x 2.82m 17' 3" excl bay x 9' 3"
Kitchen/Dining	5.25m x 2.8m 17' 3" x 9' 2"
Cloaks	2.08m x 1.0m 6' 10" x 3' 3"

Please note, floorplans show plots C36 and C37. Plots B30 and C34 have alternative window, bay and french door treatments. Ask the development sales advisor for details.

### First

Master Bedroom	3.09m x 2.73m min 10' 2" x 9' 0" min
En-suite	1.79m max x 1.76m max 5' 10" max x 5' 9" max
Bedroom 2	2.83m x 2.82m 9' 3" x 9' 3"
Bedroom 3	2.4m x 2.02m 7' 10" x 6' 8"
Bathroom	2.3m x 1.7m 7' 7" x 5' 7"



## *The Pershore* 3 bedroom home 919 sq ft

Plots B30, C34, C36, C37

Artists impression shows The Pershore housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





### Ground

Living/Dining	4.6m max x 4.38m max 15' 1" max x 14' 5" max
Kitchen	3.0m x 2.4m 9' 10" x 7' 10"
Cloaks	1.82m x 0.91m 6' 0" x 3' 0"

### Second

Master Bedroom	3.46m max x 3.1m min 11' 4" max x 10' 2" min
En-suite	2.51m x 0.96m 8' 3" x 3' 2"

### First

Bedroom 2	4.6m x 2.58m 15' 1" x 8' 5"
Bedroom 3	4.6m max x 2.59m max 15' 1" max x 8' 6" max
Bathroom	2.1m max x 1.92m min 6' 11" max x 6' 4" min

† Includes restricted headroom.

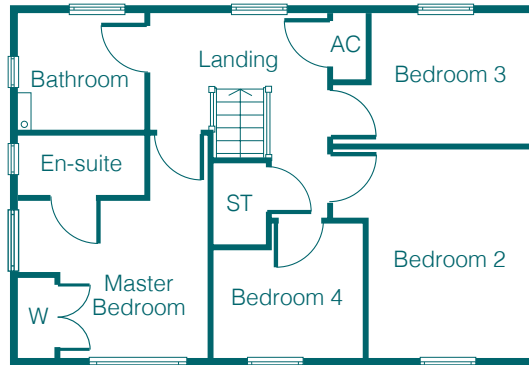
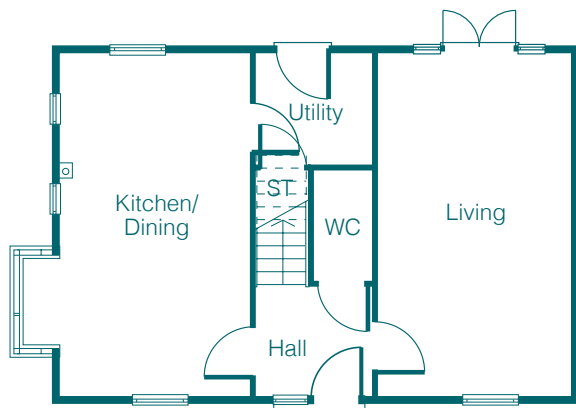
Artists impression shows The Hanbury housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

**The Hanbury** 3 bedroom home 1026 sq ft

Plots B28, B29, B78, B79, C12-C14







### Ground

Living	5.93m x 3.36m 19' 5" x 11' 0"
Kitchen/Dining	5.93m x 3.27m excl bay 19' 5" x 10' 9" excl bay
Utility	2.03m x 1.9m 6' 8" x 6' 3"
Cloaks	1.97m x 0.95m 6' 5" x 3' 1"

### First

Master Bedroom	3.31m x 2.66m min 10' 10" x 8' 9" min
En-suite	2.16m x 1.0m 7' 1" x 3' 3"
Bedroom 2	3.56m x 2.77m min 11' 8" x 9' 1" min
Bedroom 3	2.7m min x 2.24m min 8' 10" min x 7' 4" min
Bedroom 4	2.65m max x 2.41m max 8' 8" max x 7' 11" max
Bathroom	2.16m x 1.97m 7' 1" x 6' 6"



## *The Juniper* 4 bedroom home 1154 sq ft

Plots B1, B14, B22, B35, B61, B71, B84, C11

Artists impression shows The Juniper housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.





### Ground


Living	4.91m max x 3.07m max 16' 2" max x 10' 1" max
Kitchen/Dining	4.1m x 2.65m 13' 5" x 8' 8"
Cloaks	1.93m x 0.94m 6' 4" x 3' 1"

### First

Bedroom 3	4.91m max x 2.76m max 16' 2" max x 9' 1" max
Bedroom 4	4.91m x 2.25m 16' 2" x 7' 5"
Bathroom	2.45m max x 2.04m max 8' 0" max x 6' 8" max

### Second

Master Bedroom	4.2 max excl w'robe x 3.02m 13' 9" max excl w'robe x 9' 11"
En-suite	2.52m x 1.49m 8' 3" x 4' 11"
Bedroom 2	4.91m max x 2.61m max 16' 2" max x 8' 7" max

 *The Granby* 4 bedroom home 1157 sq ft

Plot B2-B4, B73-B76, B81-B83, C57-C60

Artists impression shows The Granby housetype. Elevational treatments and landscaping may vary. Some plots may have alternative window treatments to the side elevation. Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.



# Specification... *your home*

## External Features

- Double glazed PVCu windows
- GRP front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside light to front and rear
- Paving slabs to patio
- Block paved driveways
- Outside tap
- Turf to front and rear garden
- 1.8m larch lap fencing panels to rear gardens

## Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors 4 panel finished in white gloss finish with chrome furniture
- Fitted wardrobes to master bedroom
- \*TV points to lounge, master bedroom
- \*BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

## Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

## Kitchen Features

- Choice of fitted kitchen\*\* and worksurfaces - subject to build stage
- Kitchen sink one and a half bowl stainless steel and single drainer
- Stainless steel electric single oven, gas hob and stainless steel cooker hood to 2 and 3 bedroom homes
- Stainless steel electric double oven, gas hob and stainless steel cooker hood to 4 bedroom homes
- Chrome downlighters
- Freestanding fridge freezer
- Freestanding washer/dryer

Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. \*Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

\*\*See the Development Sales Advisor for plot specific kitchen layout.

Photographs show typical Kier Partnership Homes properties taken from previous developments.

## Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Shaver point to bathroom or en-suite - subject to plot
- All sanitaryware white
- Chrome downlighters
- Chrome ladder heated towel rail to en-suite in 4 bedroom homes only







Artists impression shows The Apartments. Elevational treatments and landscaping may vary. Please ask the Development Sales Advisor for details.

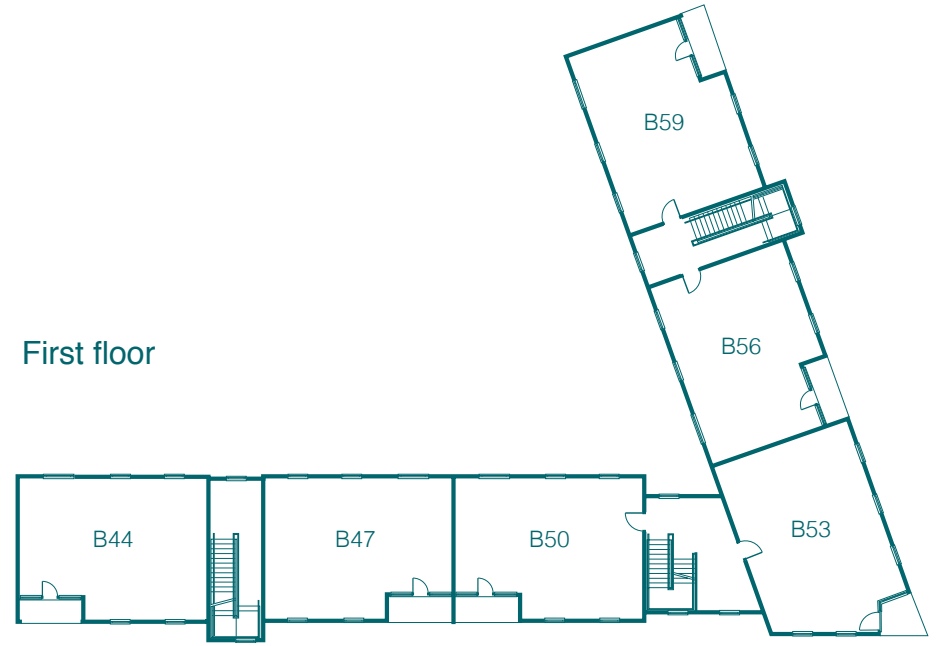
 *The Apartments* 2 bedroom  
Plots B44-B60



Ground Floor



First floor

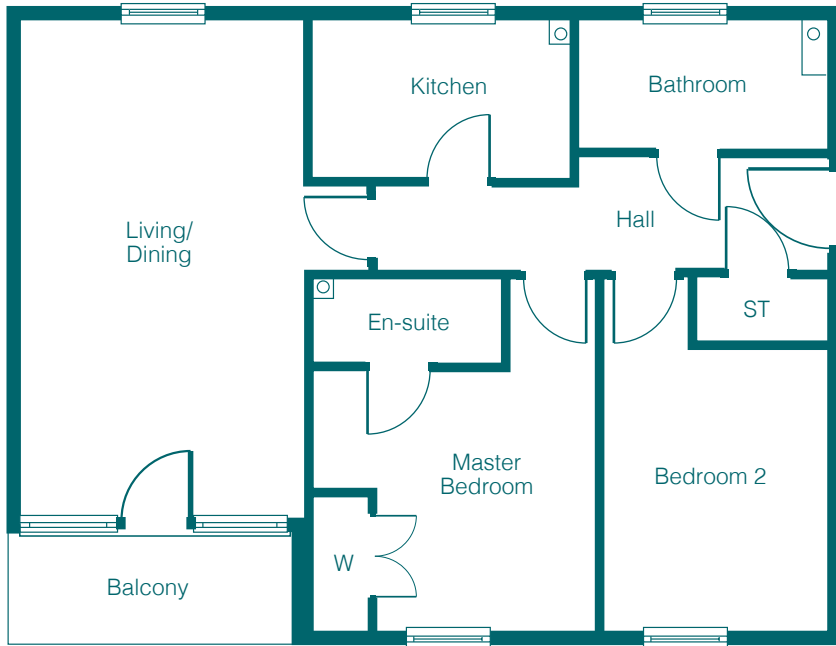


Second floor



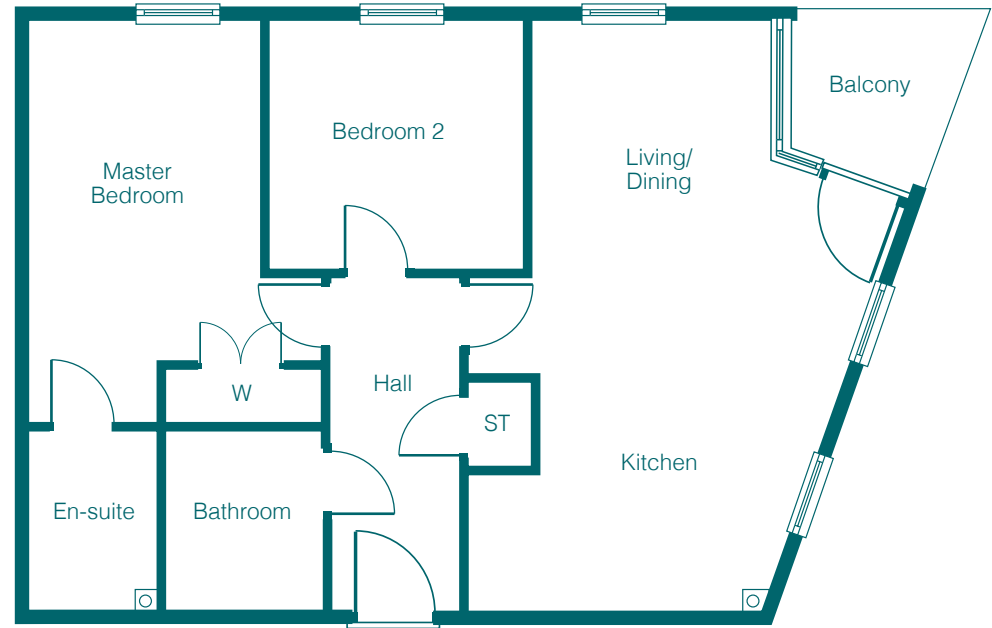
 *The Apartments* footprints  
Plots B44-B60





*The Brandon* Plots B44-B51, B55-B60 693 sq ft

Living/Dining	5.89m x 3.34m 19' 4" x 10' 11"
Kitchen	3.09m x 1.8m 10' 1" x 5' 11"
Master Bedroom	4.17m max x 3.4m max 13' 8" max x 11' 2" max
En-suite	2.28m x 0.95m 7' 6" x 3' 1"
Bedroom 2	3.3m min x 2.64m 10' 10" min x 8' 8"
Bathroom	2.88m x 1.45m 9' 6" x 4' 9"

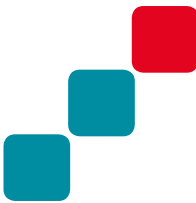


*The Midhurst* Plots B52-B54 750 sq ft

Living/Dining/ Kitchen	7.2m max x 2.92m min 23' 8" max x 9' 7" min
Master Bedroom	4.93m max x 2.8m min 16' 2" max x 9' 2" min
En-suite	2.15m max x 1.45m max 7' 1" max x 4' 9" max
Bedroom 2	3.14m x 3.0m 10' 4" x 9' 10"
Bathroom	2.15m x 1.9m 7' 1" x 6' 3"

Floor plans depict a typical layout of this type and are not shown to scale. All dimensions are + or - 50mm. For exact plot specification, details of external & internal finishes, dimensions and floorplans, please speak with our Development Sales Advisor.

 *The Apartments* 2 bedroom





# Apartment Specification... *your home*

## External Features

- Double glazed PVCu windows
- GRP front door with security lock and chrome effect furniture
- Door bell
- Outside lights to communal entrance doors
- Paving slabs to external areas
- Block paved parking space
- Turf to front and rear communal garden areas
- 1.8m larch lap fencing panels to boundaries

## Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors 4 panel finished in white gloss finish with chrome furniture
- Carpets and Karndean flooring included
- Fitted wardrobes to master bedroom
- \*TV points to lounge, master bedroom
- \*BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

## Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

## Kitchen Features

- Choice of fitted kitchen\*\* and worksurfaces - subject to build stage
- Kitchen sink one and a half bowl stainless steel and single drainer
- Stainless steel electric single oven, gas hob and stainless steel cooker hood
- Plumbing for washing machine
- Chrome downlighters
- Freestanding fridge freezer
- Freestanding washer/dryer

Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. \*Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

\*\*See the Development Sales Advisor for plot specific kitchen layout.

Photographs show typical Kier Partnership Homes properties taken from previous developments.

## Bathroom/En-suite Features

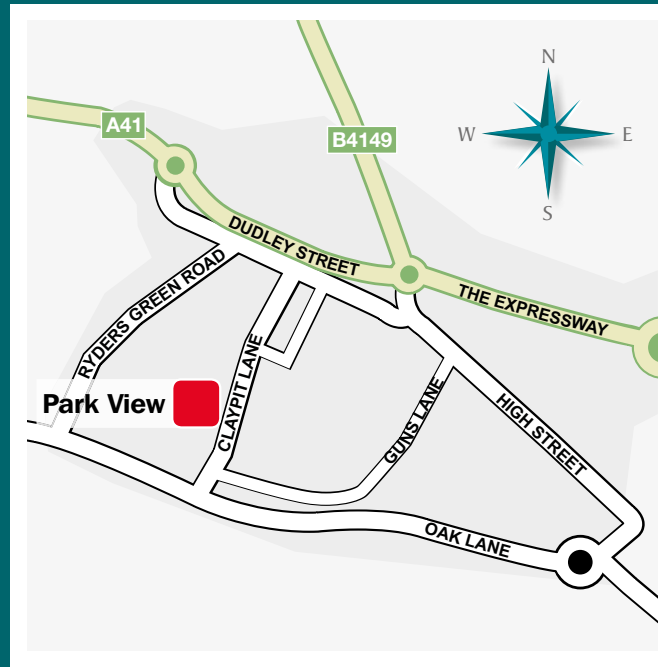
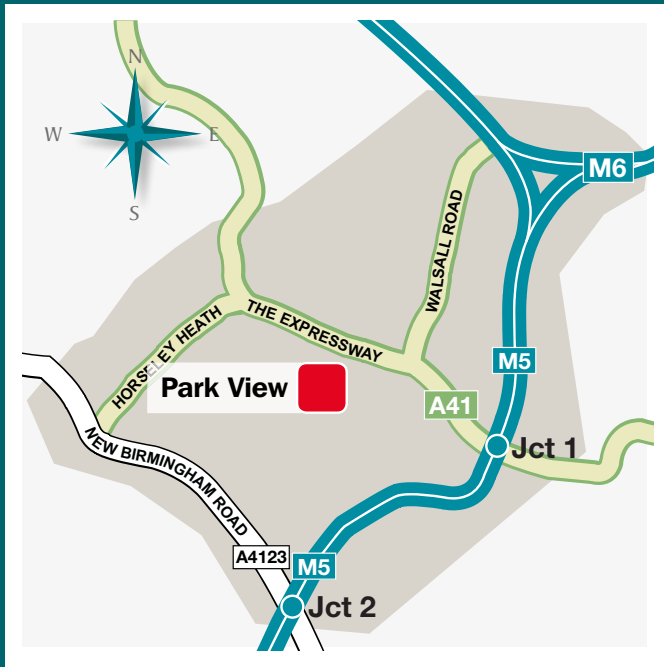
- Choice of wall tiles - subject to build stage
- Shower to en-suite
- Extractor fan to bathroom and en-suite
- Shaver point to bathroom and en-suite
- All sanitaryware white
- Chrome downlighters



# Park View

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## Property Misdescriptions Act 1991

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidelines only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Kier Partnership Homes representative for further details and to satisfy themselves as to their accuracy. All information and computer representations contained in this document are taken from design intent material and may be subject to further design development.

Kitchen layouts are indicative only. Please refer to the Development Sales Advisor for detailed layout. The metric dimensions shown have been taken from working drawings and may vary slightly on finished properties. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Our Development Sales Advisor will be pleased to give you actual measurements at the appropriate build stage. In order to improve the development, elevational treatments, brick colour, garage position and type (not integral) and parking spaces may vary from plot to plot. The handing of the property and landscaping may also vary from that shown. Please check with the Development Sales Advisor for details on specific plots.