# Woodlands

Bilston

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













## 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.

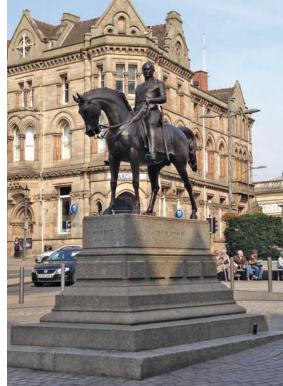
With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

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













# Welcome to Bilston... your location

Each new home for sale at Woodlands offers the very best in modern, low maintenance living. Situated off Great Bridge Road and the nearby A41 at Bilston, Woodlands is perfectly placed for easy access into Wolverhampton, Walsall, Dudley and West Bromwich. Birmingham City Centre is also only around a 20 minute drive away. The Bradley Lane and Loxdale Metro stations, just a few minutes' walk from Woodlands, provide a fast and frequent rail service into both Wolverhampton and Birmingham.

This central location within the Midlands is conveniently situated for accessing the motorway network, with the M6 (J9 & J10) and the M5 (J2) both within easy reach.

Midway between Bilston and Moxley, Woodlands is in a great location for everyday amenities, including several large supermarkets, indoor and outdoor markets and a choice of schools. The Bert Williams Leisure Centre, in Nettlefolds Way, offers a fantastic range of facilities including a state of the art fitness suite, sports courts, dance studios and swimming pool.

The vibrant University City of Wolverhampton boasts two indoor shopping centres, a regular market, a diverse range of entertainment venues and a wide variety of restaurants, cafes and bars, all within easy reach of Woodlands.

The lively and culturally diverse town of Walsall, also just 4 miles from Bilston, boasts the popular Saddlers Shopping Centre with its range of high street shops. Walsall is also home to the world renowned New Art Gallery and the cutting edge Walsall College. A planned new multi-million pound shopping centre scheme at St Matthews Quarter will also soon provide a range of boutiques, cafes, bars and restaurants.

The stunning Walsall Arboretum provides acres of green open space. Just 5 minutes' walk from the town centre, this historic park offers a peaceful oasis, with woodland walks, formal gardens, lakes and children's play areas.









## Woodlands, Bilston...

#### Housetype Key

#### 2 bedroom homes

The Brookland 2, 16, 17, 19, 20, 128, 129, 130, 148

The Allington 92-94, 97-102, 105-107, 125-127, 131, 132, 154-156, 170, 200-205, 208-212, 215-218

The Ashcombe 11, 122-124, 140, 176, 177, 180, 181, 193-195, 213, 214, 225, 226, 229, 230

#### 3 bedroom homes

The Langton 95, 96, 103, 104, 113, 114, 120, 121, 141, 142, 150, 151, 178, 179, 219, 220

The Sherwood 1, 10, 86-91, 110, 147, 149, 171-175, 206, 207

The Wychwood 15, 18, 108, 111, 152, 153, 157, 221-224, 231

The Pershore 116, 118, 133, 189-192, 196, 228

The Newland 115, 199

The Hanbury 3, 4, 5, 6, 7, 8

#### 4 bedroom homes

The Thetford 9, 112, 119, 197, 198

The Morton 109

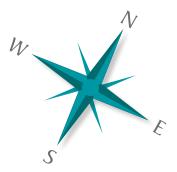
The Juniper 134, 188, 227

The Granby 117, 135-139, 182-187

#### 2 bedroom apartments

The Cranbrook 161, 165, 169
The Drayton 160, 164, 168
The Fleetwood 159, 163, 167
The Kingston 158, 162, 166

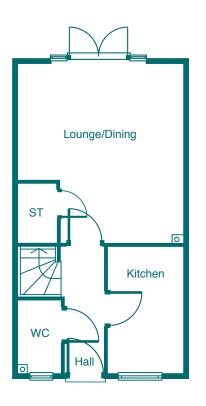
Shared ownership/rental homes

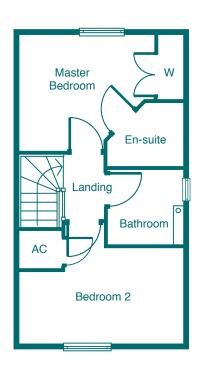


The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.









Lounge/Dining 4.55m max x 4.08m max

14' 11" max x 13' 5" max

Kitchen 3.17m x 1.84m 10' 5" x 6' 1"

Cloaks 1.8m x 0.99m

5' 11" x 3' 3"

#### First

Master Bedroom 3.36m max x 2.86m max

11' 0" max x 9' 4" max

En-suite 1.92m max x 1.6m max

6' 4" max x 5' 3" max

Bedroom 2 4.08m max x 2.39m max

13' 5" max x 7' 10" max

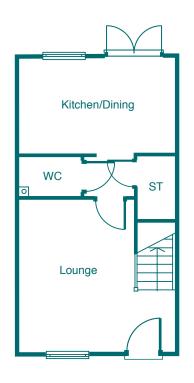
Bathroom 1.92m x 1.7m

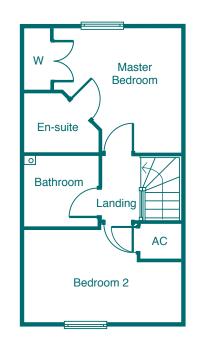
6' 4" x 5' 7"



The Brookland 2 bedroom home 688 sq ft

Plots 2, 16, 17, 19, 20, 128, 129, 130, 148





4.11m x 4.08m max Lounge

13' 6" x 13' 5" max

Kitchen/Dining 4.08m x 2.49m

13' 5" x 8' 2"

Cloaks 1.6m x 1.0m

5' 3" x 3' 3"

Please note: Plot 94 has a bay window to the lounge.

#### First

Master Bedroom 3.36m max x 3.31m max

11' 0" max x 10' 10" max

En-suite 1.92m max x 1.6m max

6' 4" max x 5' 3" max

4.06m max x 2.38m max Bedroom 2 13' 5" max x 7' 10" max

Bathroom 1.92m x 1.92m

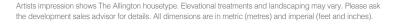
6' 3" x 6' 3"



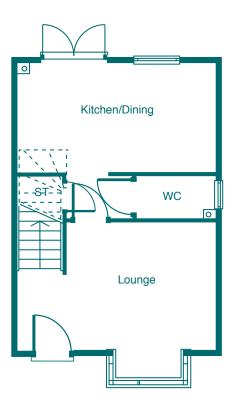


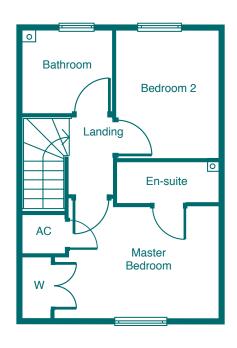
The Allington 2 bedroom home 689 sq ft

Plots 92-94, 97-102, 105-107, 125-127, 131, 132, 154-156, 170, 200-205, 208-212, 215-218









Lounge 4.63m max x 3.09m excl bay

15' 2" max x 10' 2" excl bay

Kitchen/Dining 4.63m x 2.5m

15' 2" x 8' 2"

Cloak 1.6m x 1.0m

5' 3" x 3' 3"

Please note: Plots 122-124, 140, 180, 181, 193-195 have no bay window to the lounge.

#### First

Master Bedroom 4.63m max x 2.98m max

15' 2" max x 9' 9" max

En-suite 2.18m x 0.91m

7' 2" x 3' 0"

Bedroom 2 3.06m x 2.4m

10' 0" x 7' 11"

Bathroom 2.11m x 1.75m

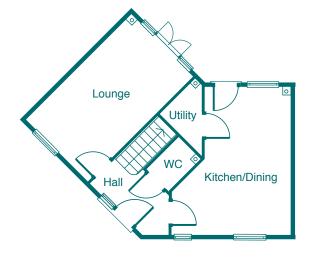
6' 11" x 5' 9"



The Ashcombe 2 bedroom home 691 sq ft including bay

Plots 11, 122-124, 140, 176, 177, 180, 181, 193-195, 213, 214, 225, 226, 229, 230







Lounge 4.89m x 2.97m

16' 1" x 9' 9"

Kitchen/Dining 4.88m x 4.0m max

16' 0" x 13' 2" max

Utility 2.01m max x 1.62m max

6' 7" max x 5' 4" max

Cloaks 1.6m x 1.01m

5' 3" x 3' 4"

Please note: Plots 113 and 114 have a bay window to the lounge.

#### **First**

Master Bedroom 4.88m max x 2.97m max

16' 0" max x 9' 9" max

En-suite 1.88m max x 1.63m max

6' 2" max x 5' 4" max

Bedroom 2 3.2m max x 2.83m max

10' 6" max x 9' 4" max

Bedroom 3 3.03m max x 2.25m max

9' 11" max x 7' 5" max

Bathroom 2.0m x 1.7m min

6' 7" x 5' 7" min



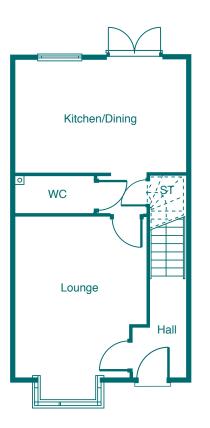
The Langton 3 bedroom home 883 sq ft

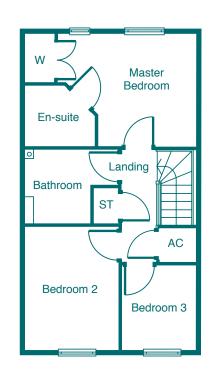
Plots 95, 96, 103, 104, 113, 114, 120, 121, 141, 142, 150, 151, 178, 179, 219, 220



Artists impression shows The Langton housetype. Elevational treatments and landscaping may vary. Please ask the development sales advisor for details. All dimensions are in metric (metres) and imperial (feet and inches).







4.51m excl bay x 3.63m max Lounge

14' 10" excl bay x 11' 11" max

Kitchen/Dining 4.64m x 3.0m

15' 3" x 9' 10"

Cloaks 1.68m x 1.1m

5' 6" x 3' 7"

Please note: Plots 86, 87, 90, 91, 110, 147 and 171-175 have no bay window to the lounge.

#### First

Master Bedroom 3.92m max x 3.0m max

12' 10" max x 9' 10" max

En-suite 1.8m max x 1.58m max

5' 11" max x 5' 2" max

3.51m x 2.45m Bedroom 2

11' 6" x 8' 0"

Bedroom 3 2.36m x 2.08m

7' 9" x 6' 10"

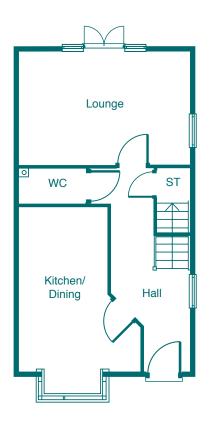
Bathroom 2.2m max x 2.1m max

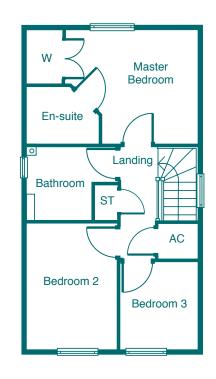
7' 3" max x 6' 11" max



The Sherwood 3 bedroom home 895 sq ft including bay

Plots 1, 10, 86-91, 110, 147, 149, 171-175, 206, 207





Lounge 4.65m x 3.07m

15' 3" x 10' 1"

Kitchen/Dining 4.55m excl bay x 3.32m max

14' 11" excl bay x 10' 11" max

Cloaks 1.8m x 1.0m

5' 11" x 3' 3"

#### First

Master Bedroom 3.92m max x 3.07m max

12' 10" max x 10' 1" max

1.8m max x 1.58m max En-suite

5' 11" max x 5' 2" max

3.49m x 2.45m Bedroom 2 11' 5" x 8' 0"

2.4m x 2.07m

Bedroom 3 7' 10" x 6' 10"

Bathroom 2.23m max x 2.06m max

7' 4" max x 6' 9" max

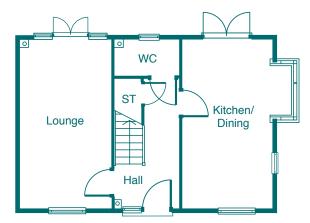


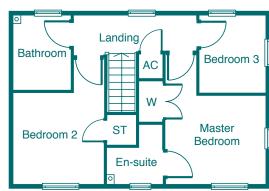
The Wychwood 3 bedroom home 895 sq ft

Plots 15, 18, 108, 111, 152, 153, 157, 221-224, 231









Lounge 5.25m x 2.87m

17' 3" x 9' 5"

Kitchen/Dining 5.25m x 2.86m ex bay

17' 3" x 9' 5" ex bay

Cloaks 1.97m x 1.05m 6' 6" x 3' 5"

Please note: Plots 116, 190, 192, 196 and 228 have a bay window to the lounge.

#### First

Master Bedroom 3.02m x 2.73m min

9' 11" x 8' 11" min

2.03m max x 1.82m max En-suite

6' 8" max x 6' 0" max

Bedroom 2 2.93m min x 2.87m

9' 7" min x 9' 5"

Bedroom 3 2.4m x 2.02m

7' 11" x 6' 8"

2.21m x 1.58m Bathroom

7' 3" x 5' 2"



The Pershore 3 bedroom home 908 sq ft

Plots 116, 118, 133, 189-192, 196, 228





Lounge 5.25m excl bay x 2.87m

17' 3" excl bay x 9' 5"

Kitchen/Dining 5.25m x 2.86m excl bay

17' 3" x 9' 5" excl bay

Cloaks 1.97m x 1.05m

6' 6" x 3' 5"

#### First

Master Bedroom 3.02m max x 2.73m min

9' 11" max x 8' 11" min

En-suite 2.03m max x 1.82m max

6' 8" max x 6' 0" max

Bedroom 2 2.93m min x 2.87m max

9' 7" min x 9' 5" max

Bedroom 3 2.4m x 2.02m

7' 11" x 6' 8"

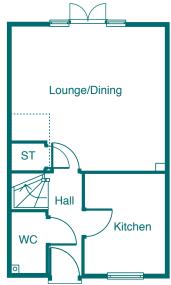
Bathroom 2.21m x 1.8m

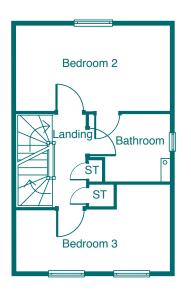
7' 3" x 5' 11"

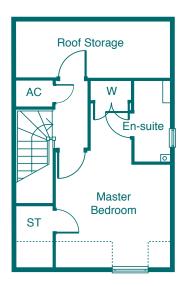












Lounge/Dining 4.83m x 3.53m

14' 5" x 11' 7"

Kitchen 3.0m x 2.35m

9' 10" x 7' 8"

Cloaks 1.81m x 0.95m

5' 11" x 3' 1"

#### First

4.6m x 2.51m Bedroom 2

15' 1" x 8' 3"

4.6m max x 2.58m max Bedroom 3

15' 1" max x 8' 6" max

2.2m max x 2.17m max Bathroom

7' 3" max x 7' 2" max

#### Second

Master Bedroom 3.45m max x 3.1m min

11' 4" max x 10' 2" min

2.58m x 1.0m max En-suite

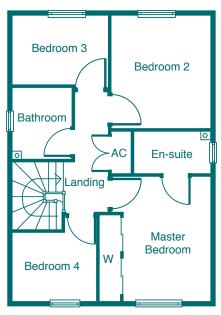
8' 5" x 3' 3" max



The Hanbury 3 bedroom home 1026 sq ft

Plots 3, 4, 5, 6, 7, 8





7' 2" x 5'7"

#### Ground

Lounge 4.17m x 3.3m Master Bedroom 3.79m x 2.58m min 13' 8" x 10' 0" 12' 5" x 8'6" min Cloaks 2.03m x 1.03m En-suite 2.31m x 1.2m 6' 8" x 3' 5" 7' 7" x 3' 11" 3.1m x 2.48m 3.44m x 2.99m Kitchen Bedroom 2 10' 2" x 8' 1" 11' 3" x 9' 10" Dining/Family 4.34m x 2.71m Bedroom 3 2.82m x 2.3m max 14' 3" x 8' 11" 9' 3" x 7' 7" max Bedroom 4 2.51m x 2.03m min 8' 3" x 6' 8" min Please note: Plots 197 and 198 have detached Bathroom 2.2m x 1.7m

First



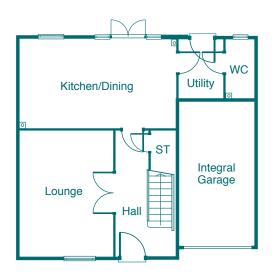
single garages.

The Thetford 4 bedroom home 1105 sq ft

Plots 9, 112, 119, 197, 198









Lounge	4.35m x 3.23m 14' 13" x 10' 7"
Kitchen/Dining	5.36m x 3.02m 17' 7" x 9' 11"
Utility	1.86m x 1.68m 6' 1" x 5' 6"
Cloaks	1.86m x 1.68m 6' 1" x 2' 10"

#### First

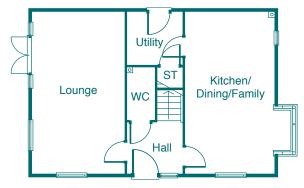
Master Bedroom	3.44m min x 3.33m min 11' 3" min x 10' 11" min
En-suite	2.2m x 1.2m 7' 3" x 3' 11"
Bedroom 2	4.2m x 2.7m 13' 9" x 8' 10"
Bedroom 3	3.08m x 2.76m 10' 1" x 9' 1"
Bedroom 4	2.75m x 2.7m 9' 0" x 8' 10"
Bathroom	2.16m x 1.7m

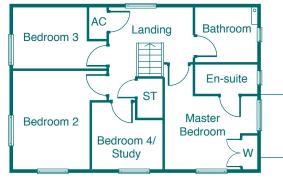
7' 1" x 5' 7"



The Morton 4 bedroom home 1138 sq ft

Plot 109





Lounge 5.93m x 3.34m

19' 5" x 11' 0"

Kitchen/Dining/ 5.93m x 3.3m excl bay Family 19' 5" x 10' 10" excl bay

Cloaks 1.8m x 1.0m

5' 11" x 3' 3"

Utility 2.02m x 1.8m

6' 8" x 5' 11"

Please note: Plots 134 and 227 have detached single garages. Plot 188 has an attached single garage.

#### First

Master Bedroom 3.93m max x 3.34m max

12' 11" max x 11' 0" max

En-suite 2.11m x 1.2m

6' 11" x 3' 11"

Bedroom 2 3.34m x 2.77m min

10' 11" x 9' 1" min

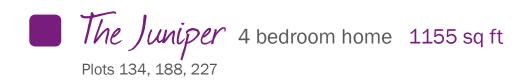
Bedroom 3 3.42m max x 2.47m max

11' 3" max x 8' 1" max

Bedroom 4/ 2.62m max x 2.32m max

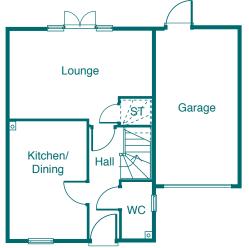
Study 8' 7" max x 7' 7" max

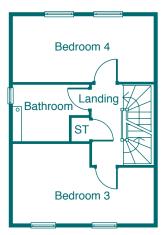
Bathroom 2.11m x 1.88m 6' 11" x 6' 2"

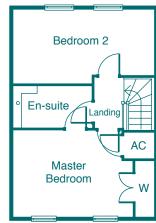












Lounge 4.91m max x 3.08m max

16' 2" max x 10' 1" max

Kitchen/Dining 4.09m x 2.56m

13' 5" x 8' 5"

1.85m x 0.98m Cloaks

6' 1" x 3' 3"

#### First

4.91m x 2.26m Bedroom 3

16' 2" x 7' 5"

4.91m max x 2.74m max Bedroom 4

16' 2" max x 9' 0" max

2.37m max x 2.05m max Bathroom

7' 9" max x 6' 9" max

#### Second

Master Bedroom 3.78m min x 3.13m

12' 5" min x 10' 3"

2.45m max x 1.46m max En-suite

8' 0" max x 4' 10" max

4.91m x 2.46m max Bedroom 2

16' 2" x 8' 1" max





The Granby 4 bedroom home 1157 sq ft

Plots 117, 135-139, 182-187

# 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
- Paving slabs to patio
- Block paved parking spaces
- 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 stainless steel or single round bowl and single round drainer
- Stainless steel electric double oven, gas or electric ceramic hob† and stainless steel/glass cooker hood
- Plumbing for washing machine
- Chrome downlighters to 4 bedroom homes
- Chrome track lights to
   2 and 3 bedroom homes
- · Integrated dishwasher and fridge freezer

#### 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 to bathroom and en-suite for 4 bedroom homes
- Flush fitting lights to bathroom and chrome downlighters to en-suite for 2 and 3 bedroom homes
- Chrome ladder heated towel rail to bathroom and en-suite







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. †Subject to build stage. Photographs show typical Kier Partnership Homes properties taken from previous developments.



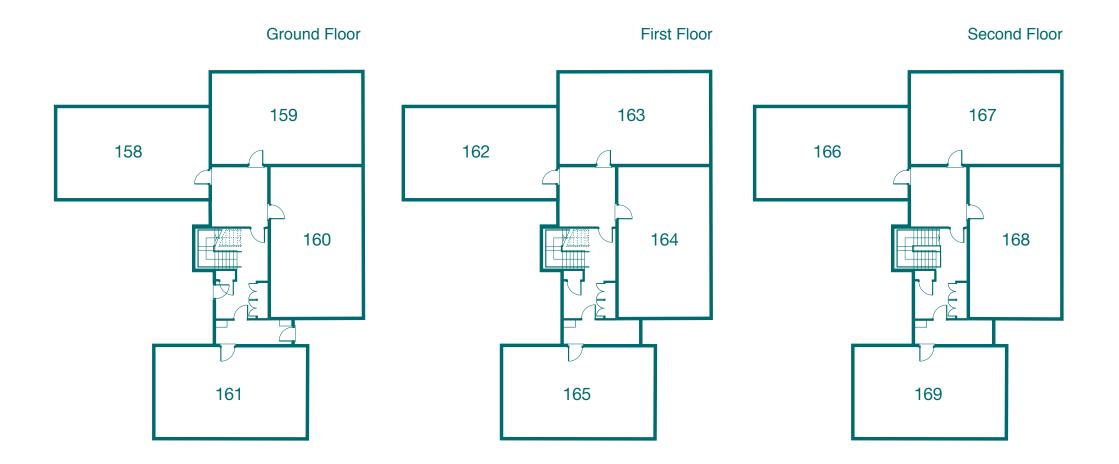




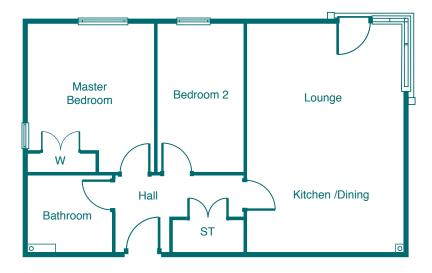
# 2 bedroom apartments

Footprints Plots 158-169









### The Cranbrook Plots 161, 165, 169

Lounge/Kitchen/Dining 6.0m x 4.18m

19' 8" x 13' 8"

Master Bedroom 3.93m x 3.3m

12' 11" x 10' 10"

Bedroom 2 3.93m x 2.3m

12' 11" x 7' 7"

Bathroom 2.15m x 1.95m

7' 1" x 6' 5"

## The Drayton Plots 160, 164, 168

Lounge/Kitchen/Dining 6.0m x 4.18m

19' 8" x 13' 8"

Master Bedroom 3.93m x 3.3m

12' 11" x 10' 10"

Bedroom 2 3.93m x 2.3m

12' 11" x 7' 7"

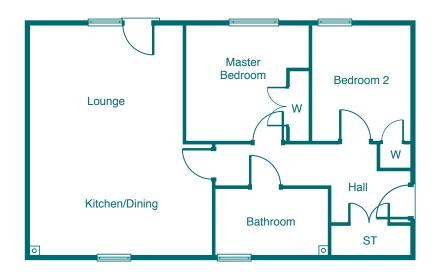
Bathroom 2.15m x 1.95m

7' 1" x 6' 5"









## The Fleetwood Plots 159, 163, 167

Lounge/Kitchen/Dining 6.0m x 4.18m

19' 8" x 13' 8"

Master Bedroom 3.93m x 3.3m

12' 11" x 10' 10"

Bedroom 2 3.93m x 2.3m

12' 11" × 7' 7"

Bathroom 2.15m x 1.95m

7' 1" x 6' 5"

## The Kingston Plots 158, 162, 166

Lounge/Kitchen/Dining 5.97m max x 3.97m min

19' 7" max x 13' 0" min

Master Bedroom 3.3m x 3.01m

10' 10" x 9' 11"

Bedroom 2 3.01m x 2.53m

9' 11" x 8' 3"

Bathroom 2.72m x 1.67m

8' 11" x 5' 6"



# Apartment Specification... your home

#### **External Features**

- Double glazed PVCu windows
- GRP front door with security lock and chrome effect furniture
- Door bell
- Paving slabs to patios of ground floor apartments
- Block paved parking space

#### 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
- Fitted wardrobes to master bedroom
- Fitted wardrobe to bedroom 2 of the Kingston apartment only
- \*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 stainless steel single round bowl and single round drainer
- Stainless steel electric double oven, gas or electric ceramic hob† and stainless steel/glass cooker hood
- · Plumbing for washing machine
- Chrome track lights
- · Integrated dishwasher and fridge freezer

#### Bathroom/Cloakroom Features

- Choice of wall tiles subject to build stage
- Shower to bathroom
- Extractor fan to bathroom
- Shaver point to bathroom
- All sanitaryware white
- · Flush fitting lights to bathroom
- Chrome ladder heated towel rail to bathroom

#### Communal Area

- Outside lights to front and rear communal entrance areas
- Turf to front and rear communal garden areas
- · Audio door entry system
- Ceilings skimmed throughout finished in white emulsion
- · All woodwork in white satin finish
- Almond white emulsion to all internal walls
- Matwell and coir matting to main entrance, with carpet to stairwells
- Electric panel heating to ground floor stair area
- Communal postal boxes through-wall or within lobby area (subject to elevational treatment) with tradesman door entry button provided.

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.

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

<sup>\*</sup>Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided.

<sup>\*\*</sup>See the Development Sales Advisor for plot specific kitchen layout. †Subject to build stage.







## Woodlands

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#### Property Misdescriptions Act 1991

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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.

