



A stunning collection of 2 & 3 bedroom homes.



# CHERRY ORCHARD

## OUT AND ABOUT

### **A stunning collection of 2 & 3 bedroom homes.**

Cherry Orchard is located less than one mile from Willenhall town centre, in an area of mature residential properties. The development of 2 & 3 bedroom homes are being constructed on the former Clothier Street Primary School. Willenhall town centre has undergone regeneration in recent years, which has seen the pedestrianisation of the main shopping streets, a retail shopping park and a collection of stores and supermarkets for added convenience.

For those seeking the sights, sounds and delights of a major city, Birmingham city centre is less than 15 miles away, with Wolverhampton and Walsall within just 3 miles\*. Commuting couldn't be easier. Local buses run from Clothier Street, serving the surrounding areas. The nearest railway station is 4 miles away\* in Bloxwich, also great commuter links with the motorway network via Junction 10 and Junction 11 of the M6. For those with children there are a number of good local schools within easy reach.

### **The Homes at Cherry Orchard**

Cherry Orchard has been individually created by a team of dedicated specialists all backed up by the reassurance and guarantees of Linden Homes, a top five UK housebuilder. The 2 & 3 bedroom homes come with designer kitchens and bathrooms with energy efficient fittings; as well as all the benefits of purchasing a new home. Cherry Orchard will provide all the advantages and conveniences of modern living close to Willenhall, in the heart of the West Midlands.

\*Distances approximate.

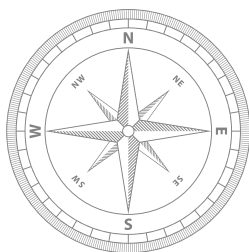


# THE ARRANGEMENT

## OF HOMES AT CHERRY ORCHARD



- The Webster  
2 bedroom home
- The Lawrence  
2 bedroom home
- The Clothier  
3 bedroom home
- 
- Walsall Housing
- Group homes
- 
- v Visitors Parking Space

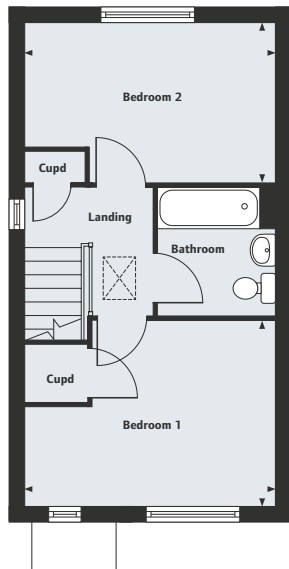
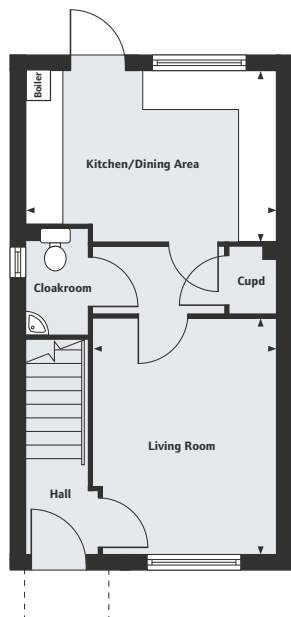


Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown within the plan. Please ask your Sales Executive for specific details.



## THE WEBSTER

2 bedroom home. Homes 25, 26, 27 & 31

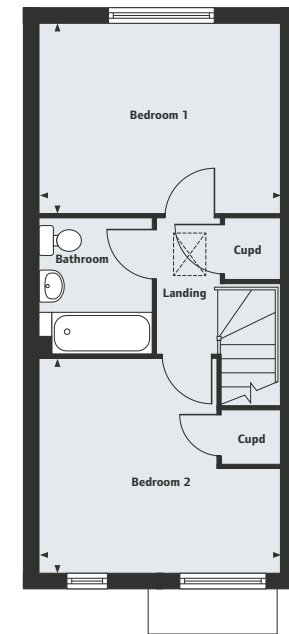
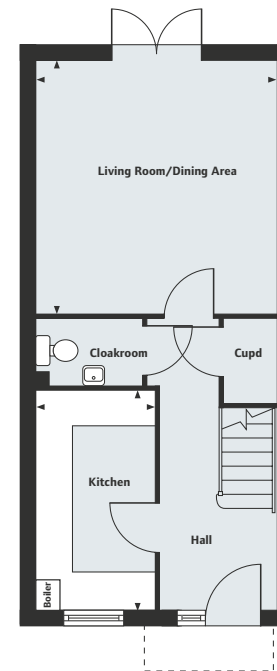


<b>GROUND FLOOR</b>	Living Room	3.96m x 3.07m	13'0" x 10'1"
	Kitchen/Dining Area	4.18m x 2.84m	13'8" x 9'4"
<b>FIRST FLOOR</b>	Bedroom 1	4.18m x 3.10m	13'8" x 10'2"
	Bedroom 2	4.18m x 2.65m	13'8" x 8'8"
	Total Area	67.6 sq m	727.6 sq ft



## THE LAWRENCE

2 bedroom home. Homes 15, 16, 17, 32, 33, 34, 35, 36 & 37



<b>GROUND FLOOR</b>	Living Room/Dining Area	4.27m x 4.06m	14'0" x 13'3"
	Kitchen	3.68m x 2.00m	12'0" x 6'7"
<b>FIRST FLOOR</b>	Bedroom 1	4.06m x 3.18m	13'3" x 10'5"
	Bedroom 2	4.06m x 3.59m	13'3" x 11'9"
	Total Area	75 sq m	807 sq ft



# CHERRY ORCHARD

## FLOOR PLANS

### THE CLOTHIER

3 bedroom home. Homes 18, 19, 20, 21, 22, 23, 24, 28, 29 & 30



<b>GROUND FLOOR</b>	Living Room/Dining Area	4.62m x 3.86m	15'2" x 12'8"
	Kitchen	3.72m x 2.40m	12'2" x 7'10"
<b>FIRST FLOOR</b>	Bedroom 1	3.22m x 3.07m	10'6" x 10'11"
	Bedroom 2	3.34m x 2.72m	10'11" x 8'11"
	Bedroom 3	3.34m x 1.80m	10'11" x 5'10"
	Total Area	82 sq m	883 sq ft

The 2 & 3 bedroom homes at Cherry Orchard combine maximum use of light and space with the latest insulation and energy saving features. Ideal for first time buyers, couples and young families, they feature stylish fitted kitchens, sparkling bathrooms with white sanitaryware, ensuite master bedrooms to the 3 bedroom homes and practical touches including downstairs cloakrooms and storage cupboards.

\*Windows and door to home 18. Please ask to see separate ensuite layout. †Window to homes 19-24 & 28-30. Please ask to see separate kitchen layouts. Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floor plans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.



## SPECIFICATION

### KITCHEN

- Choice of contemporary kitchen units with worktops and upstand
- Stainless steel oven, gas hob with chimney style extractor hood and splashback
- Space for fridge/freezer and washer/dryer including connections
- Removable cupboard to enable space for dishwasher including connections
- Stainless steel sink with 1 ½ bowl with drainer and chrome eco-friendly water saving taps

### BATHROOM AND ENSUITES

- White sanitaryware with chrome taps
- Electric shower and screen over bath in homes where no ensuite or shower room with full height tiling to bath area and half height to appliance wall
- Electric shower with glass enclosure to ensuite/shower room with full height tiling to shower cubicle and half height to appliance wall
- Eco-friendly water saving taps and WCs

### INTERNAL FINISH

- Smooth ceilings throughout and finished in white emulsion
- All woodwork white gloss finish
- Gardenia emulsion to walls
- Six panel Georgian white internal doors with chrome handles

### LIGHTING AND ELECTRICAL

- Multimedia plate with outlet for master TV, satellite and FM
- Additional TV point to master bedroom
- BT points (3 in total) to living room, master bedroom and one other bedroom
- Kitchen spotlights on chrome bar
- Pendant lighting to all other rooms except bathrooms
- White electrical switch plates and sockets throughout

### HEATING

- Energy efficient gas boiler central heating and hot water
- White compact radiators

### EXTERNAL FEATURES

- External light to front door with PIR
- 1800mm high fencing to rear
- Turf to front and rear gardens where applicable

### PEACE OF MIND

- Multi point locking system to front and rear doors
- Lockable double glazed windows except escape windows
- Mains powered smoke detectors with battery back up

### 10 YEAR NHBC WARRANTY.

Each home will be independently surveyed during construction by NHBC and Building Control who will issue their 10 year warranty certificate on completion of the home. Linden Homes subscribes to the consumer Code of Conduct.



Specification may be amended at any time without notice. Please check specific plot details with your Sales Executive prior to commitment, particularly on items which are more important to you.



## NATIONAL STRENGTH, LOCALLY DELIVERED

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

### THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

### CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

### FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

### NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call **01206 715 415**



## CHERRY ORCHARD

HARRY PERKS STREET, WILLENHALL WV13 1BN

### HOW TO FIND CHERRY ORCHARD

#### Willenhall town centre

Leave Willenhall town centre on Templar Bar, at the roundabout take the first exit onto the B4484/Wednesfield Road and then first right onto Clothier Street. Take the second exit onto Harry Perks Street and Cherry Orchard will be on your left hand side.

#### M6

From the M6 Junction 10, take the A454/Black Country Route and at the interchange Keyway Junction take the second exit onto The Keyway/A454 toward Willenhall. At the next roundabout take the third exit onto Somerford Place/B4464 and then first exit onto Pinson Road/B4484 at the next roundabout. Continue on Pinson Road/B4484 and at the next roundabout take the first exit onto Temple Bar/B4484. At the next roundabout take the first exit onto the B4484/Wednesfield Road and then first right onto Clothier Street. Take the second exit onto Harry Perks Street and Cherry Orchard will be on your left hand side.

### SATELLITE NAVIGATION

If you are using satellite navigation to reach Cherry Orchard, please use postcode: WV13 1BN

For all sales enquiries please call  
**01902 507 138**  
[lindenhomes.co.uk/cherry](http://lindenhomes.co.uk/cherry)

**Linden Homes West Midlands**  
Leicester Road,  
Wolvey, Hinckley,  
Leicestershire LE10 3JF