

THE FALLOWS

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CANNOCK

# 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

# THE FALLOWS CANNOCK

Pye Green Rd, Hednesford,  
Cannock WS12 4LW

	THE ASHDOWN	2 BEDROOM HOME
	THE ARCHFORD	3 BEDROOM HOME
	THE HADLEY	3 BEDROOM HOME
	THE ABBEYDALE	3 BEDROOM HOME
	THE HOLLINWOOD	4 BEDROOM HOME
	THE BRADGATE	4 BEDROOM HOME
	THE EXETER	4 BEDROOM HOME
	THE AVONDALE	4 BEDROOM HOME
	THE HOLDEN	4 BEDROOM HOME
	THE WINSTONE	4 BEDROOM HOME
	THE INGLEBY	4 BEDROOM HOME
	THE KIRKDALE	4 BEDROOM HOME
	THE SHENTON	4 BEDROOM HOME
	THE EMERSON	5 BEDROOM HOME



# THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors

to the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



DAVID WILSON HOMES

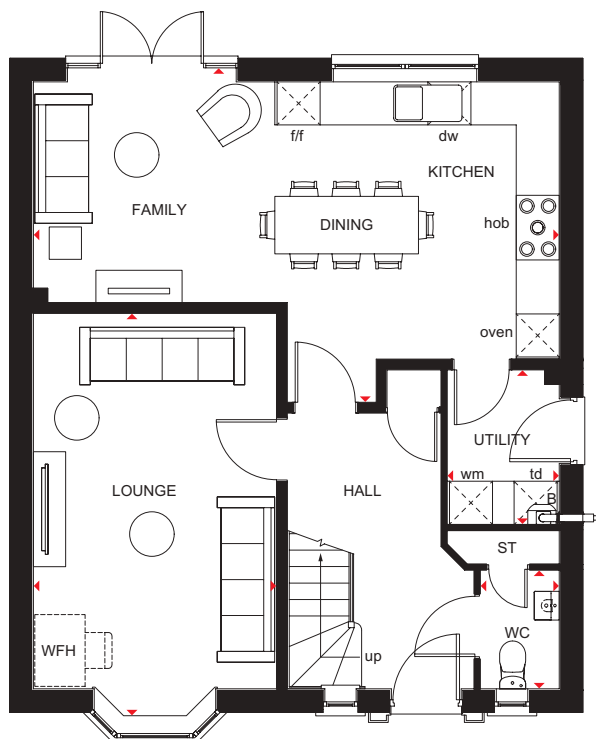
WHERE QUALITY LIVES

# THE KIRKDALE

FOUR BEDROOM DETACHED HOME

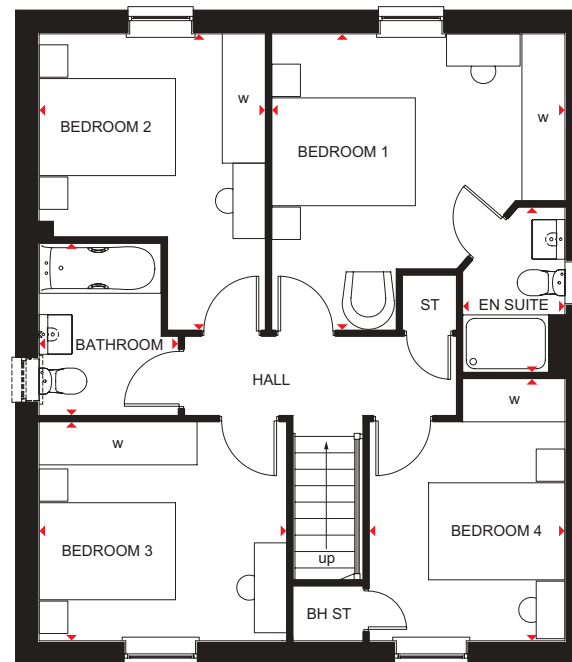
## Key

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



### 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"

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. BDW001919/OCT22

# THE BRADGATE

FOUR BEDROOM DETACHED HOME



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A home to suit all the family, the Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

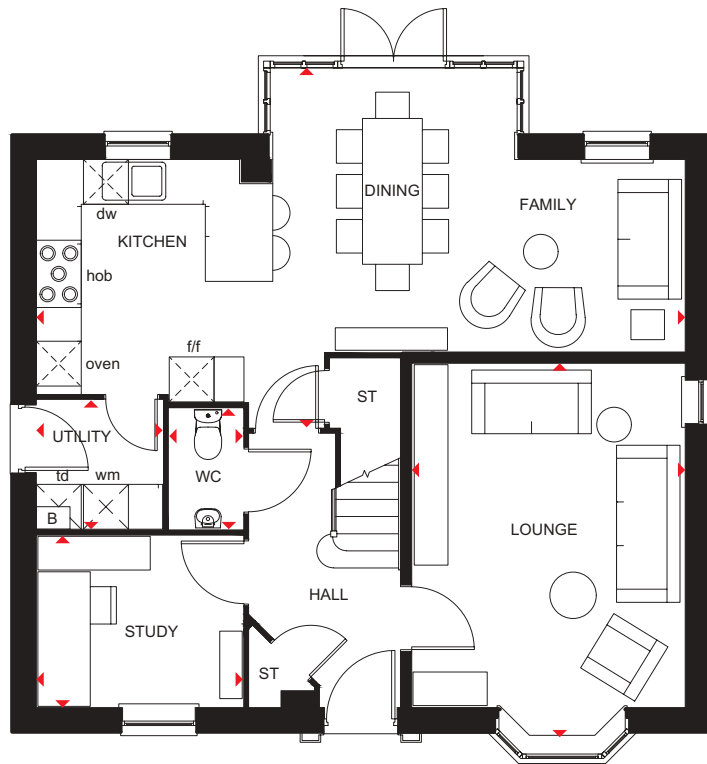
WHERE QUALITY LIVES

# THE BRADGATE

FOUR BEDROOM DETACHED HOME

## Key

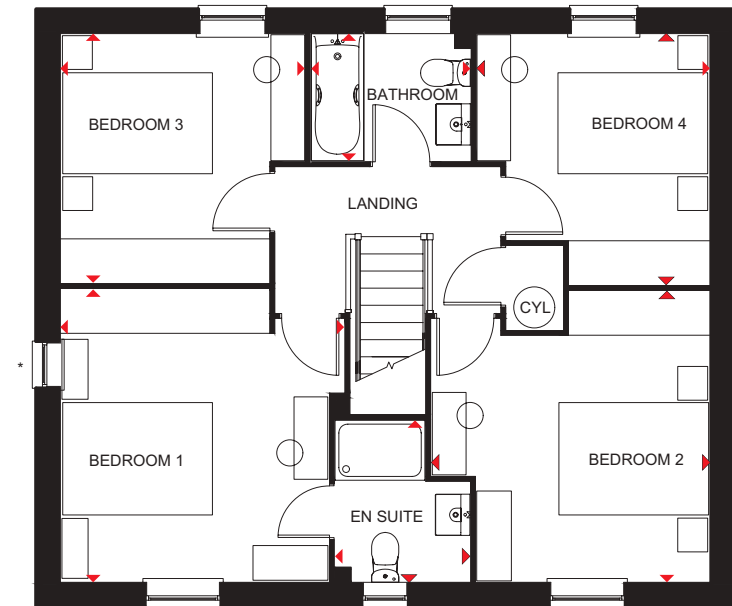
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

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



### First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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# THE EXETER

FOUR BEDROOM DETACHED HOME



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The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An

attractive bay window makes the separate lounge a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

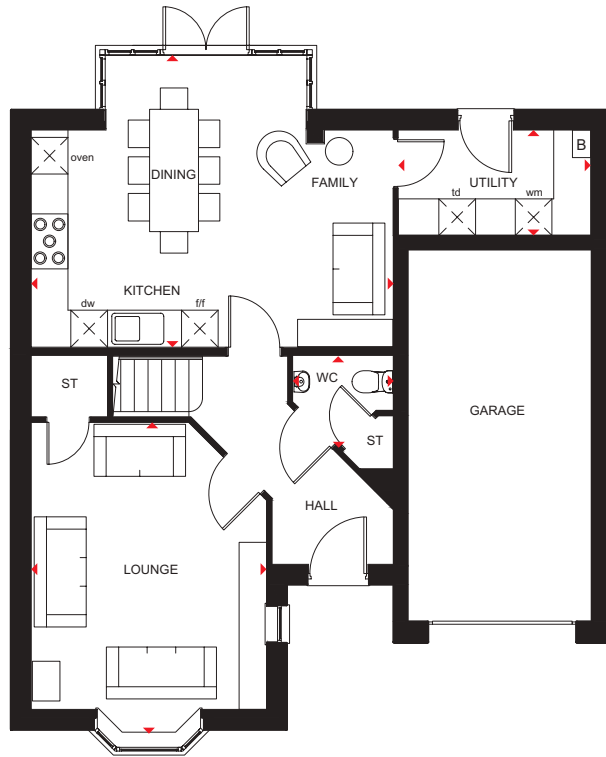


# THE EXETER

FOUR BEDROOM DETACHED HOME

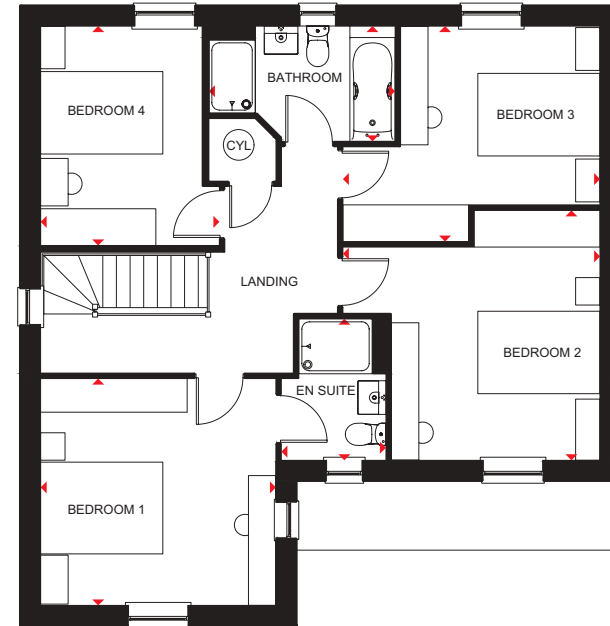
## Key

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



### Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'8"
Kitchen/Family/ Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1496 mm	5'5" x 4'11"



### First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En Suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4088 mm	13'10" x 13'5"
Bedroom 3	4208 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2926 mm	11'10" x 9'7"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

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# THE AVONDALE

FOUR BEDROOM DETACHED HOME



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This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES

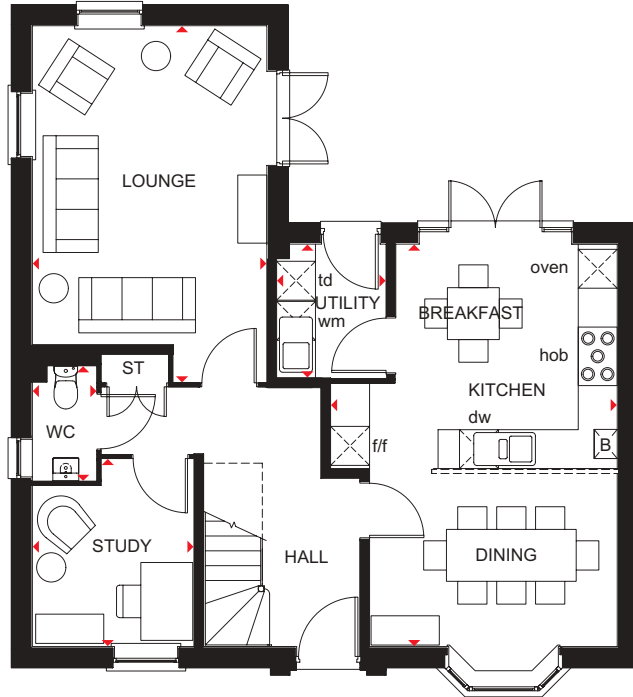
WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM HOME

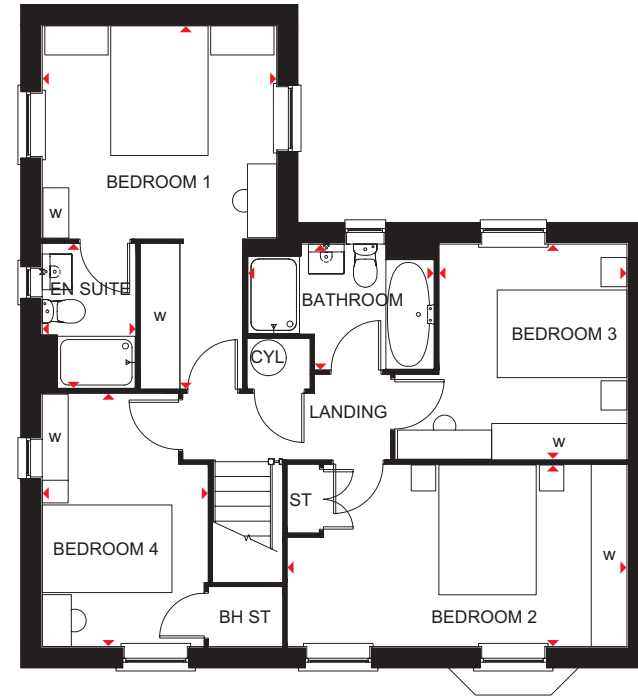
## Key

ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location
CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space		



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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# THE EMERSON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The exceptionally spacious Emerson radiates comfort and style over three floors. The large kitchen, with separate utility, has breakfast and family areas and access to the garden. The large triple-aspect lounge also leads to the garden via French doors

and there's a separate dining room for more formal entertaining. On the first floor are three double bedrooms, the large main with dressing area and en suite. The top floor has a further double bedroom, a single bedroom and a shower room.



DAVID WILSON HOMES

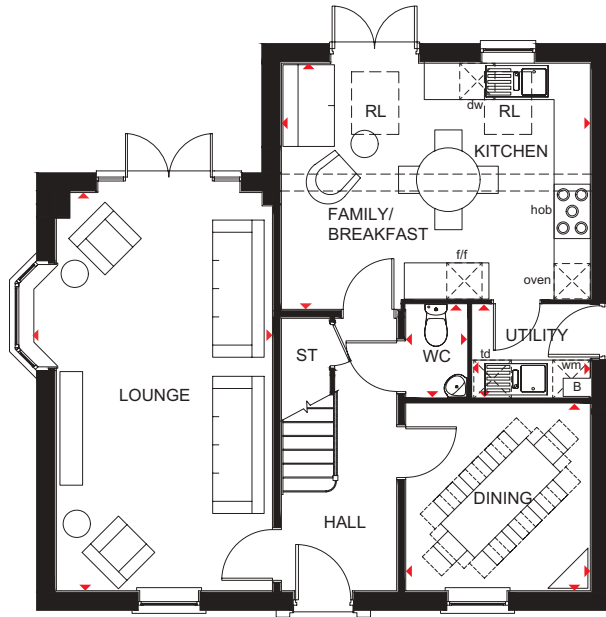
WHERE QUALITY LIVES

# THE EMERSON

FIVE BEDROOM DETACHED HOME

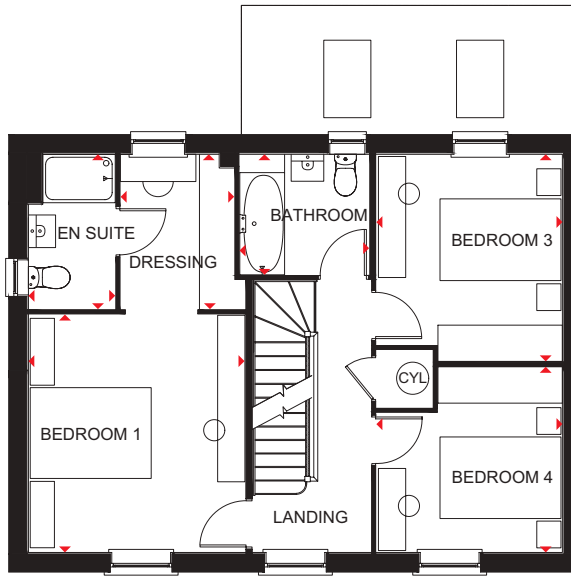
## Key

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



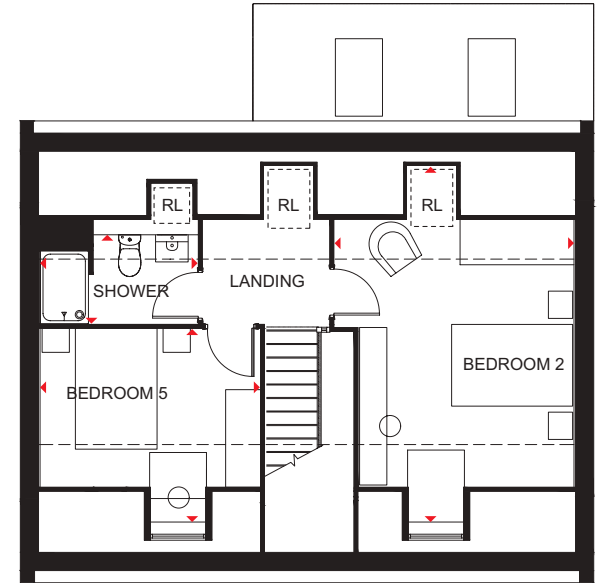
### Ground Floor

Lounge	6580 x 3970 mm	21'7" x 13'0"
Kitchen/Family/Breakfast	5107 x 4067 mm	16'9" x 13'4"
Utility	1949 x 1613 mm	6'5" x 5'4"
Dining	3089 x 3051 mm	10'2" x 10'0"
WC	1613 x 1012 mm	5'4" x 3'4"



### First Floor

Bedroom 1	3931 x 3574 mm	12'11" x 11'9"
Dressing	2560 x 1879 mm	8'5" x 6'2"
En suite	2560 x 1435 mm	8'5" x 4'8"
Bedroom 3	3423 x 3077 mm	11'3" x 10'1"
Bedroom 4	3077 x 3068 mm	10'1" x 10'1"
Bathroom	2141 x 1993 mm	7'0" x 6'6"



### Second Floor

Bedroom 2	5870* x 3960 mm	19'3"* x 13'0"
Bedroom 5	3633 x 3189* mm	11'11" x 10'6"*
Shower Room	2605 x 1470* mm	8'7" x 4'10"*

\*Overall floor dimension includes lowered ceiling areas

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# 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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WHERE QUALITY LIVES

**dwh.co.uk** or call **033 3355 8479**

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