



**BLACKHALVE MEWS**

WEDNESFIELD

## Blackhalve Mews

Eight 3 bedroom high quality new family homes

Blackhalve Lane | Wednesfield | West Midlands | WV11 1YD.

**Grove.**

LAND & NEW HOMES



# Blackhalve Mews at a glance.

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- 3 bedroom detached and semi-detached new family homes
- Thoughtfully designed, energy efficient homes
- EV Charging Points to every plot
- Advantage Warranty
- Easy access to Wolverhampton City Centre
- Good choice primary & secondary schools nearby
- Excellent commuter links to the rest of the UK

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**£280,000 - £300,000**

# Location.

Blackhalve Mews is situated on Blackhalve Lane in Wednesfield, an ideal semi-rural location close to Wednesfield Town Centre and Essington Village.

There is a good selection of excellent primary and secondary schools within easy reach and a host of recreational activities, with Premiership Football at The Molineux, Wolverhampton Racecourse and two Rugby Clubs all within easy reach.

The nearby A460 provides convenient road links to Wolverhampton City Centre and Cannock, as well as the M54, M6 & M6 Toll motorways.

Wolverhampton mainline train station is a short distance away, providing access to Birmingham New Street, and direct links to London, the North-West and North Wales.

Blackhalve Lane, Wednesfield  
West Midlands WV11 1YD.

W3W:///sticks.palace.normal





# Blackhalve Mews Willenhall.

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Exceptionally designed luxury homes fulfilling everyone's desire for quality living.

A mix of 3 bedroom detached and semi-detached homes offering a superb standard of finish with benefits including an Advantage Warranty.

Blackhalve Mews is situated in a semi-rural location on the edge of Wednesfield with open countryside bordering the development. Combining small town charm with the benefits of urban living, making it a perfect place to call home.

With everything on the doorstep, this is the perfect location for first time buyers and growing families.

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## Site Plan





## Specification

### External Finish

- Front garden to some plots.
- Tarmac parking or driveways.
- EV charging point.
- Fenced, lawned & slabbed patios to rear gardens.
- Outdoor power point.

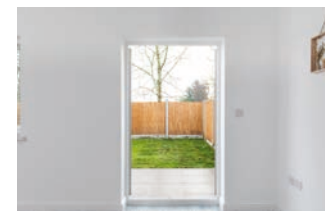


### Internal Finish

- Painted walls & ceilings.
- Internal woodwork painted in white gloss.
- Laminate flooring in hall & living room, carpet to stairs & bedrooms.

### Kitchen

- Howdens/Benchmark high-gloss kitchen units.
- Formica worktops.
- Chrome taps.
- Composite sink.
- Integrated Lamona oven and hob.
- Lamona extractor hood.
- Integrated Lamona washer/dryer.
- Integrated Lamona dishwasher.
- Pendant lighting.
- Tiled flooring
- Tiling.



## Bathroom

- Anthracite vanity sink.  
All other sanitary ware in white.
- Shower.
- Radiator.
- Tiling
- LVT Flooring

## Electrical

- Wall light to front.
- Security light to rear.
- BY openreach internet.

## Electrical (cont'd)

- White electric sockets.
- Pendant lighting.

## Energy

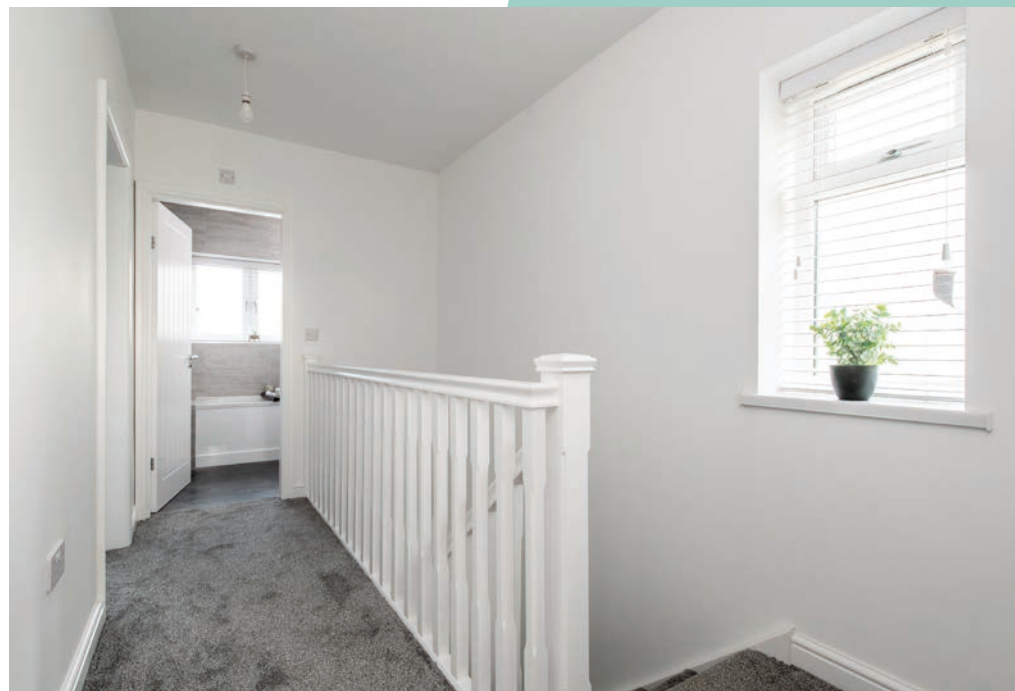
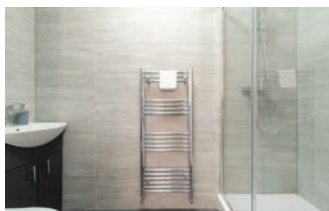
- Baxi Combi Boiler.

## Warranty

- Advantage.

## Service Charge

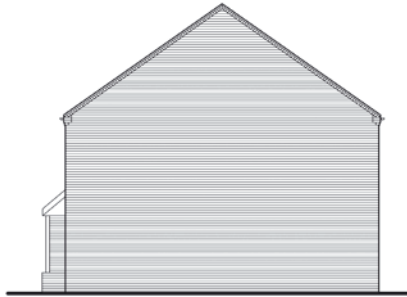
- Service charge agreement  
TBC.



# Plots 1 & 2



Front Elevation



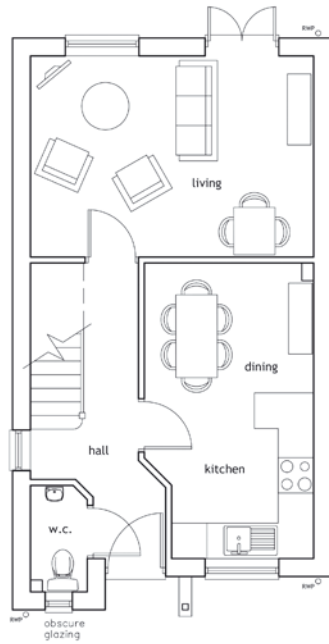
Side Elevation



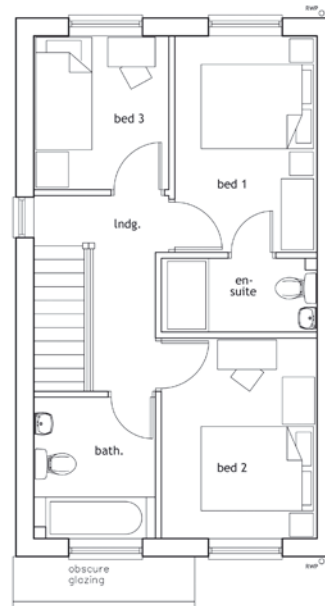
Rear Elevation



Side Elevation



Ground Floor



First Floor

## DIMENSIONS - All Plots

Lounge	3.6m x 4.7m
Kitchen / Dining Area	2.7m x 4.7m
Downstairs WC	0.8m x 1.8m
Bedroom 1	3.3m x 4.6m
En-Suite	1.2m x 2.5m
Bedroom 2	2.5m x 3.4m
Bedroom 3	2.2m x 2.6m
Bathroom	1.9m x 2.2m

# Plots 3 to 8



Front Elevation



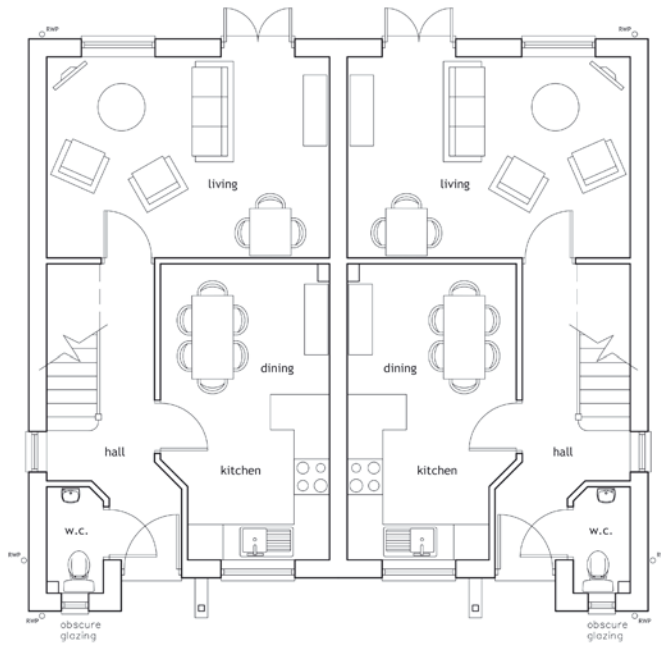
Side Elevation



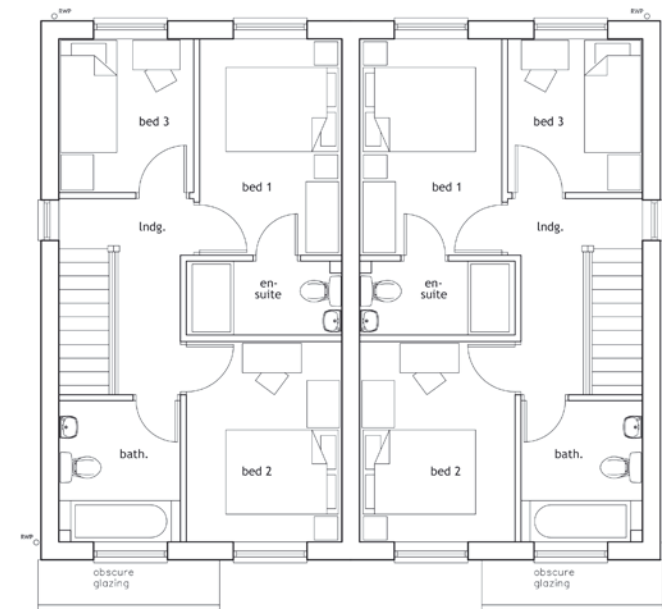
Rear Elevation



Side Elevation



Ground Floor



First Floor

Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Grove. Estate Agents at point of purchase. Specification is correct at the time of printing. All images are for illustration purposes only.



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