



PRIMROSE

LODGE

WALSALL

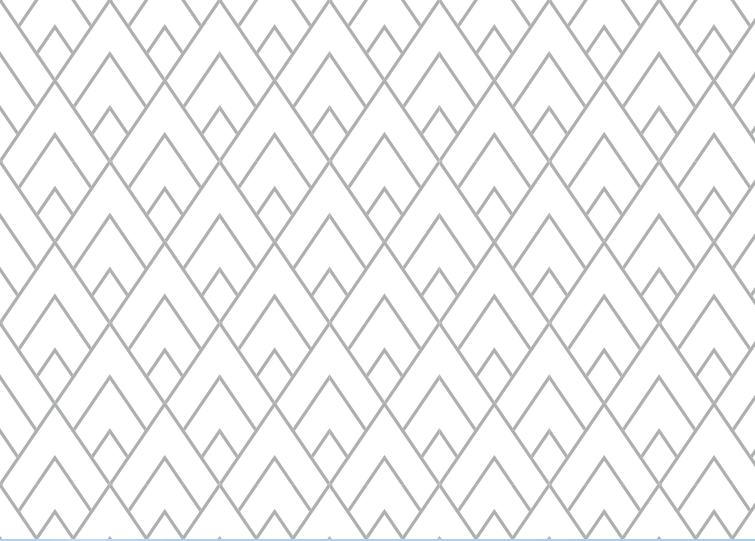
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





PRIMROSE LODGE, GOSCOTE LANE, WALSALL



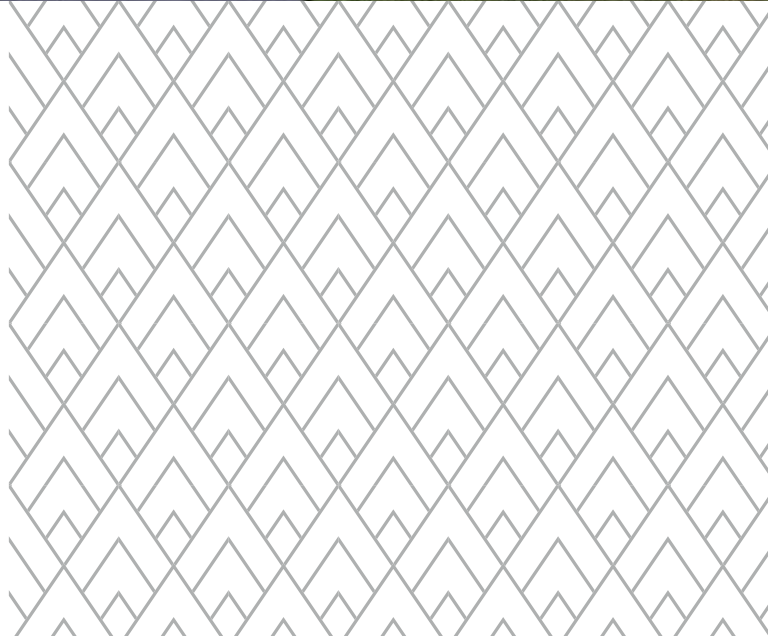
PRIMROSE

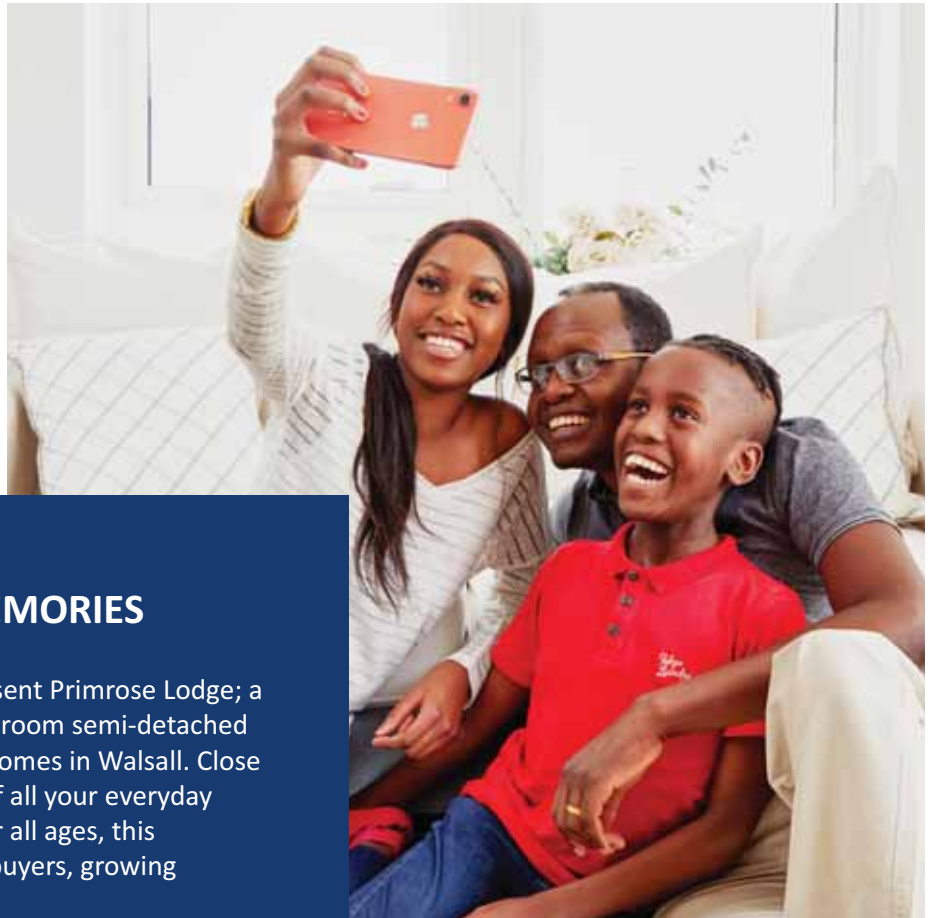
LODGE

► WELCOME TO PRIMROSE LODGE



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





MADE FOR MAKING MEMORIES

Keepmoat Homes are proud to present Primrose Lodge; a new development of 2, 3 and 4 bedroom semi-detached and detached modern and stylish homes in Walsall. Close to the A34, M6 and M54, a range of all your everyday amenities and schooling options for all ages, this development is ideal for first time buyers, growing families and downsizers.

With the bustling market town of Walsall just a short drive away, there's still plenty of green fields around the development giving you scenic views.

Plus with great schemes, moving could be more straightforward than you think.

*easy*move



► LIFE IN WALSALL



SPOILT FOR CHOICE

Walsall town centre offers all your everyday amenities with a wide variety of high street retailers. You will be spoilt for choice when it comes to finding somewhere to eat! Choose from pubs and restaurants such as Gio's Italian, The Littleton or The Bloxwich Showman. Whether it's a spot of retail therapy or a moment to indulge in different cuisines, there's always something to do.

Why not practise your swing at Bloxwich Golf Club or Calderfields Golf & Country club which are both under a 10 minutes' drive?

The Walsall Arboretum is a great place to have a stroll of a picnic with the family on the weekends, or have a fun day at Ace Karting and challenge your competitiveness.

Bloxwich Active Living Centre is just a short drive away which offers a gym, a swimming pool, various classes such as cycling, combat, boxfit and much more. This is a great place to entertain the kids and to stay fit.

The Walsall Arboretum ▼



WELCOME

► **LOCATION**

TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

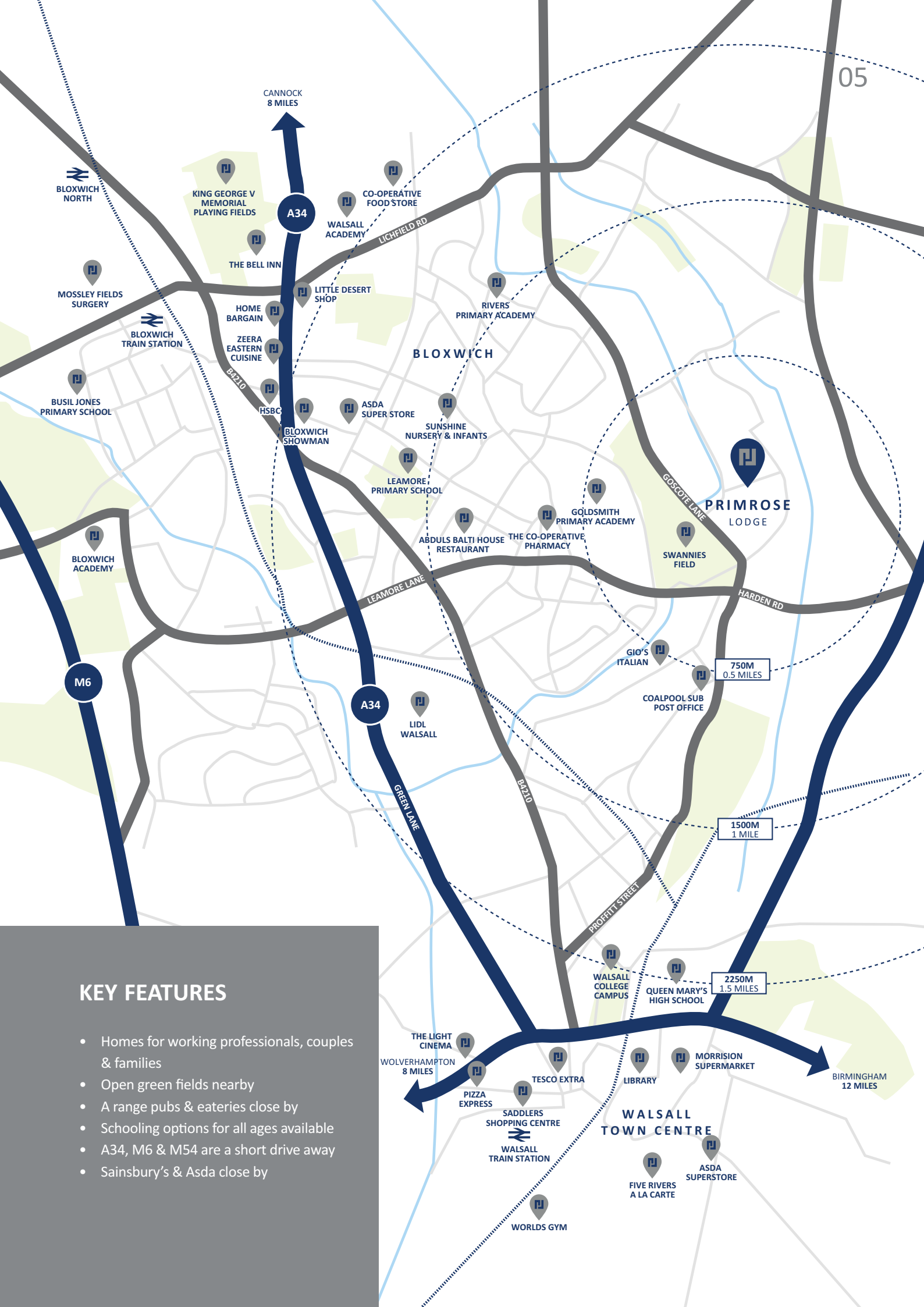
SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING

KEY FEATURES

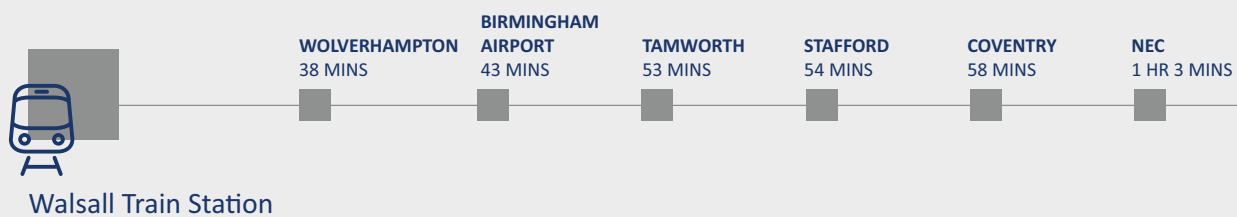
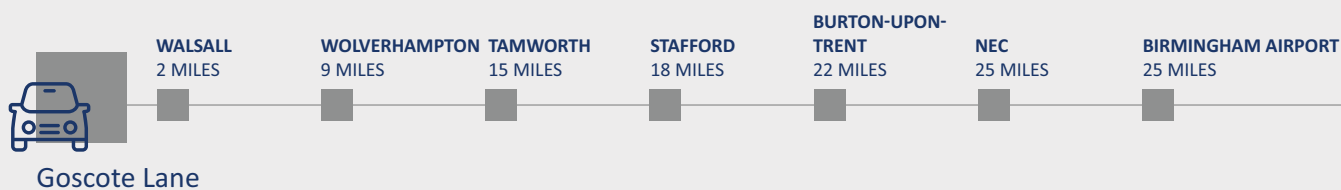
- Homes for working professionals, couples & families
- Open green fields nearby
- A range of pubs & eateries close by
- Schooling options for all ages available
- A34, M6 & M54 are a short drive away
- Sainsbury's & Asda close by



▶ TRAVEL LINKS

PERFECT FOR EXPLORING

Great transport links make Primrose Lodge perfect for exploring the region. With so many great towns and cities, so easy to get to, there's always something to do.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME
LOCATION

▶ TRAVEL LINKS

SITE PLAN
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COVENTRY
29 MILES

STOKE-ON-TRENT
34 MILES

DERBY
35 MILES

EAST MIDLANDS
AIRPORT
40 MILES

LEICESTER
45 MILES

MANCHESTER
AIRPORT
68 MILES

LONDON
126 MILES

BURTON-UPON-TRENT
1 HR 5 MINS

STOKE-ON-TRENT
1 HR 12 MINS

DERBY
1 HR 17 MINS

LEICESTER
1 HR 35 MINS

LONDON
1 HR 40 MINS

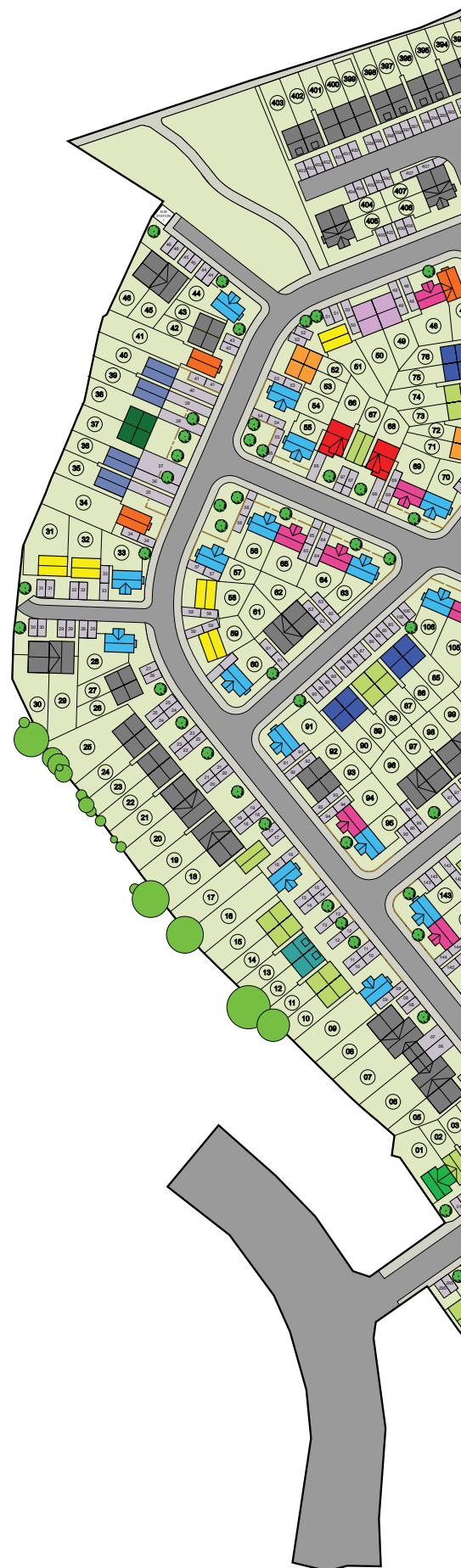
EAST MIDLANDS
AIRPORT
2 HRS 8 MINS

MANCHESTER
AIRPORT
2 HRS 34 MINS



► SITE PLAN

-  THE BUTTERCUP
2 bedroom home
-  THE CORNFLOWER
3 bedroom home
-  THE MEADOWSWEET
3 bedroom home
-  THE TRENT
3 bedroom home
-  THE BLACKTHORNE
3 bedroom home
-  THE FERN
3 bedroom home
-  THE CRIMSON
3 bedroom home
-  THE ALDER
4 bedroom home
-  THE ALPINE
4 bedroom home
-  THE CARAWAY
3 bedroom home
-  THE YEWE
4 bedroom home
-  THE BRIDGEFORD
4 bedroom home
-  THE HONEYSUCKLE
4 bedroom home
-  THE HEATHER
4 bedroom home
-  WALSALL HOUSING GROUP
-  WALSALL HOUSING GROUP
-  MARKETING SUITE



WELCOME
LOCATION
TRAVEL LINKS

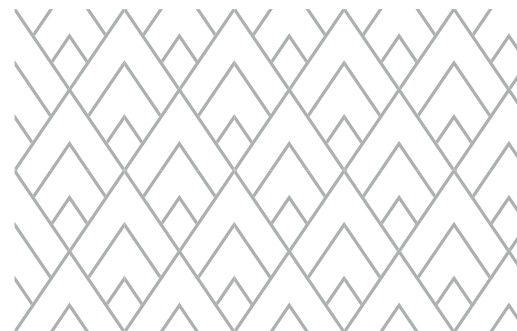
► SITE PLAN

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.

► MAKE IT YOUR OWN



WELCOME

LOCATION

TRAVEL LINKS

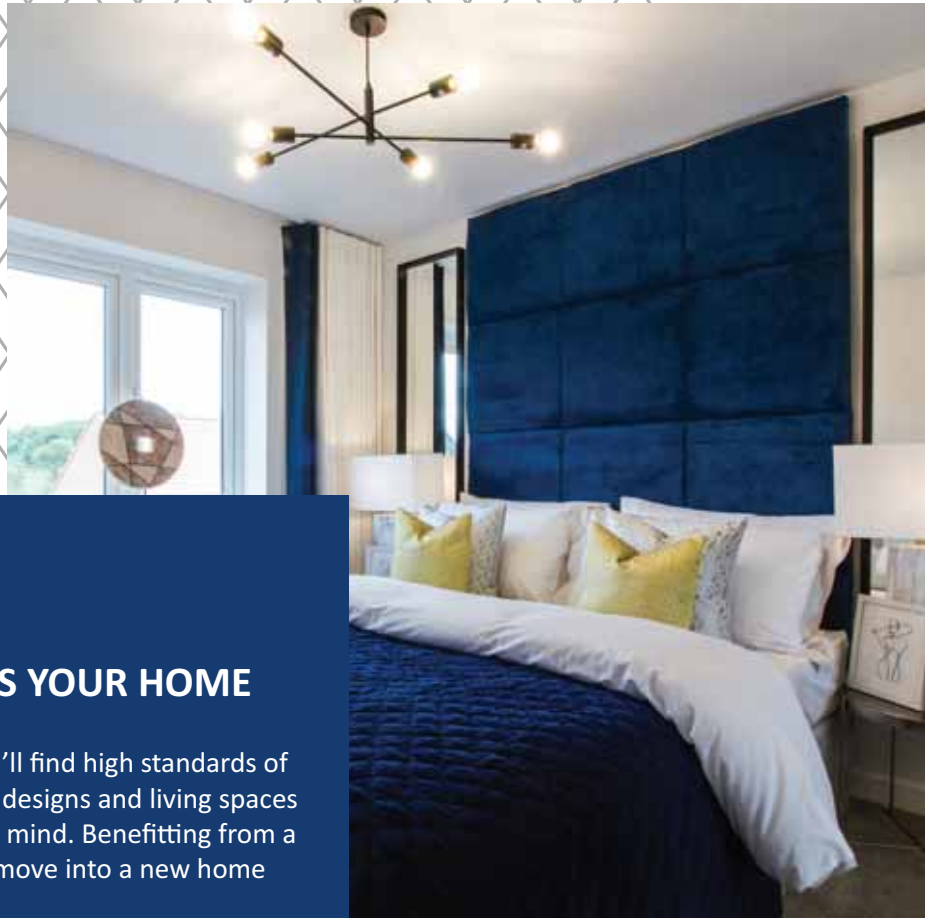
SITE PLAN

► **MAKE IT YOUR OWN**

SPECIFICATION

YOUR BUYING GUIDE

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.

Availability of up-grades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



WELCOME
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► **SPECIFICATION**
YOUR BUYING GUIDE
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KITCHEN / UTILITY*

- Choice of kitchen units**
- Choice of work top with upstand**
- Stainless steel electric oven with integrated extractor hood
- Gas hob and stainless steel splash back
- Stainless steel single bowl sink
- Boiler housing

BATHROOM / EN-SUITE*

- Fitted white sanitaryware
- Choice of wall tiles**
- Chrome hair rinser and twist handle overflow to bath
- Thermostatic shower in the en-suite*
- Extractor fan to bathroom
- Moisture resistant light fitting

ELECTRICAL

- White sockets and switches
- TV aerial socket to lounge
- BT socket to lounge
- 2 zone programmable gas central heating system with thermostatic radiator valves

DECOR

- Matt emulsion painted walls and ceilings
- White gloss paint to interior wood work
- Satin chrome ironmongery to internal doors

EXTERIORS

- Turfed and or Landscaped front garden*
- Rotavated rear garden
- UPVC double glazed windows
- UPVC double glazed french doors**

SAFETY & SECURITY

- Security latches to windows except fire egress
- Mains fed smoke detectors to hall and landing

Make it your own with our range of optional extras



► YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*Reservation fee is regional and development specific and may vary, please check with your Sale Executive.

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STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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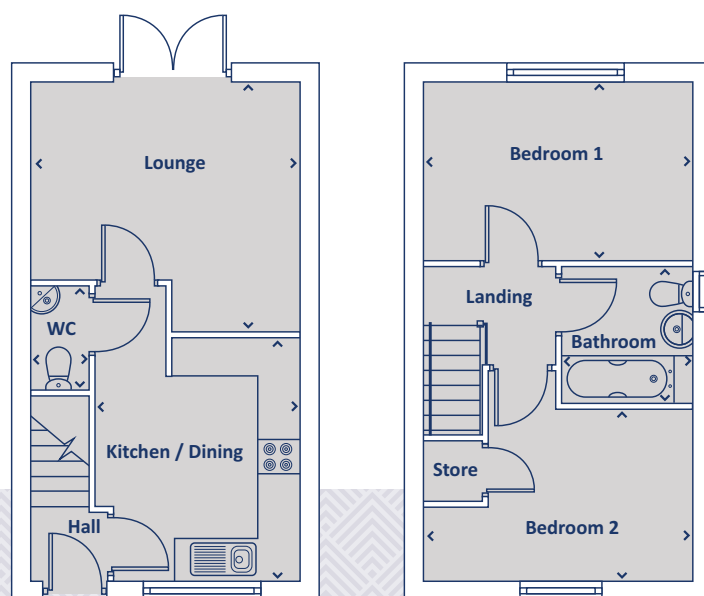


*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE BUTTERCUP 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3029 x 3623	9' 11" x 11' 10"
Lounge	3717 x 3992	12' 2" x 13' 1"
WC	855 x 1557	2' 9" x 5' 1"

FIRST FLOOR

Bedroom 1	3992 x 2672	13' 1" x 8' 9"
Bedroom 2	3992 x 2560	13' 1" x 8' 4"
Bathroom	1940 x 2015	6' 4" x 6' 7"

› Longest measurement taken

PLEASE NOTE:

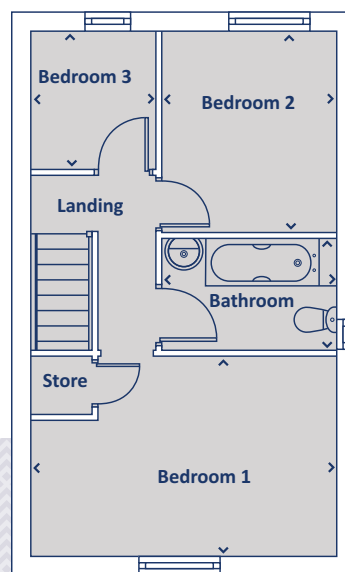
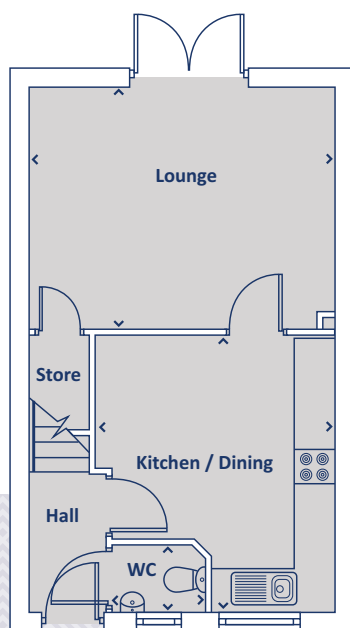
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Artists impression, features may vary

THE CORNFLOWER 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3536 x 4100	11' 7" x 13' 5"
Lounge	4500 x 3580	14' 9" x 11' 8"
WC	1410 x 975	4' 7" x 3' 2"

FIRST FLOOR

Bedroom 1	4500 x 2942	14' 9" x 9' 7"
Bedroom 2	2572 x 2989	8' 5" x 9' 9"
Bedroom 3	1835 x 2050	6' 0" x 6' 8"
Bathroom	2572 x 1655	8' 5" x 5' 5"

➤ Longest measurement taken

PLEASE NOTE:

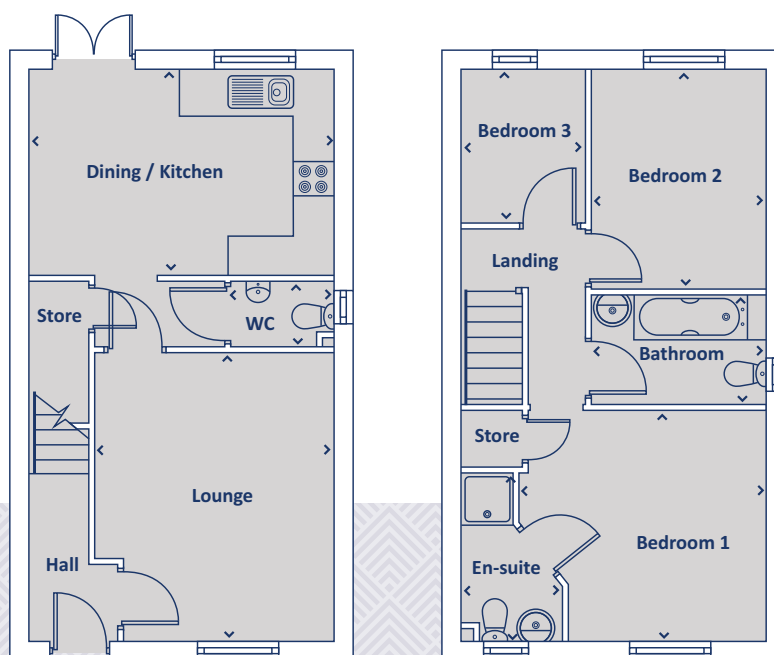
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THE MEADOWSWEET 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4475 x 3036	14'8" x 9'11"
Lounge	3551 x 4266	11'7" x 13'11"
WC	1510 x 960	4'11" x 3'1"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3646 x 3390	11'11" x 11'1"
En-suite	1492 x 2472	4'10" x 8'1"
Bedroom 2	2587 x 3210	8'5" x 10'6"
Bedroom 3	1819 x 2239	5'11" x 7'4"
Bathroom	2587 x 1661	8'5" x 5'5"

PLEASE NOTE:

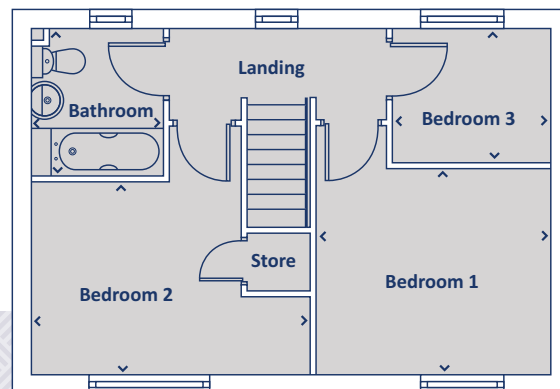
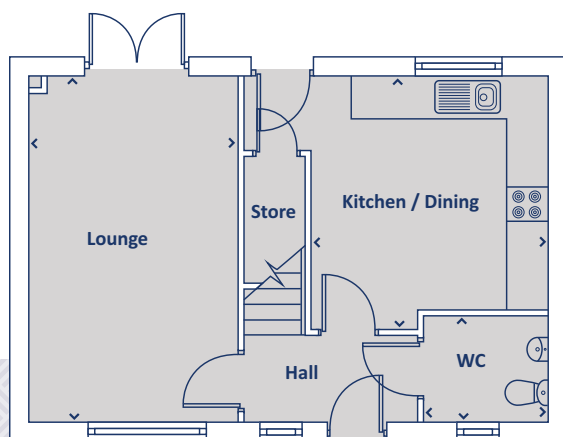
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Artists impression, features may vary

THE TRENT 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3458 x 3468	11' 4" x 11' 4"
Lounge	3078 x 5072	10' 1" x 16' 7"
WC	1820 x 1511	5' 11" x 4' 11"

FIRST FLOOR

Bedroom 1	3500 x 3000	11' 5" x 9' 10"
Bedroom 2	4080 x 2830	13' 4" x 9' 3"
Bedroom 3	2311 x 1979	7' 6" x 6' 5"
Bathroom	1712 x 2157	5' 7" x 7' 0"

➤ Longest measurement taken

PLEASE NOTE:

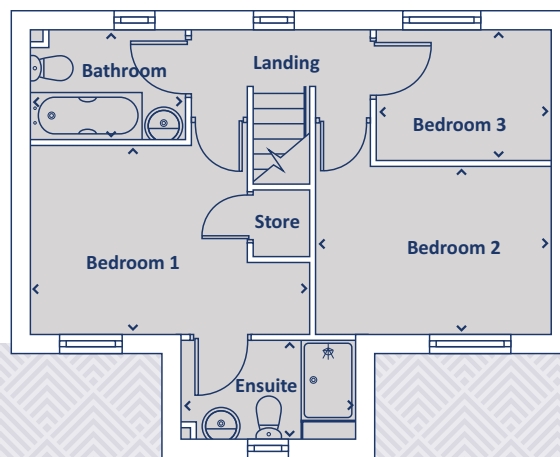
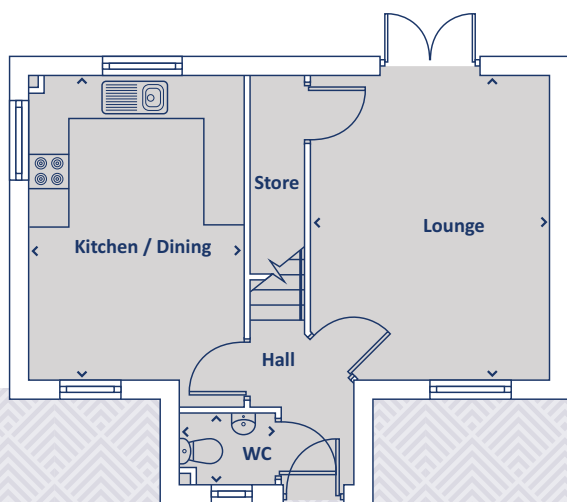
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THE BLACKTHORNE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3203 x 4511	10'6" x 14'9"
Lounge	3528 x 4511	11'6" x 14'9"
WC	1453 x 1054	4'9" x 3'5"

FIRST FLOOR

Bedroom 1	4150 x 2831	13'7" x 9'3"
En-suite	2595 x 1483	8'6" x 4'10"
Bedroom 2	3528 x 2500	11'6" x 8'2"
Bedroom 3	2569 x 1916	8'5" x 6'3"
Bathroom	2282 x 1585	7'5" x 5'2"

➤ Longest measurement taken

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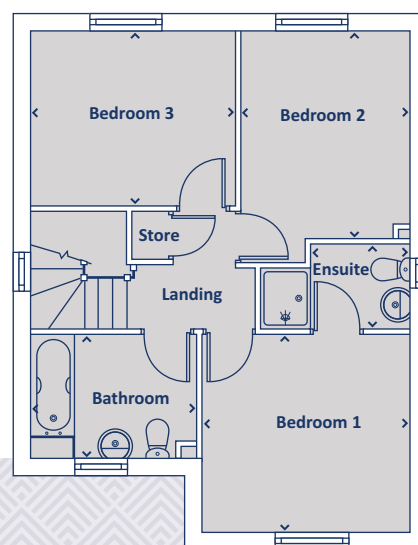
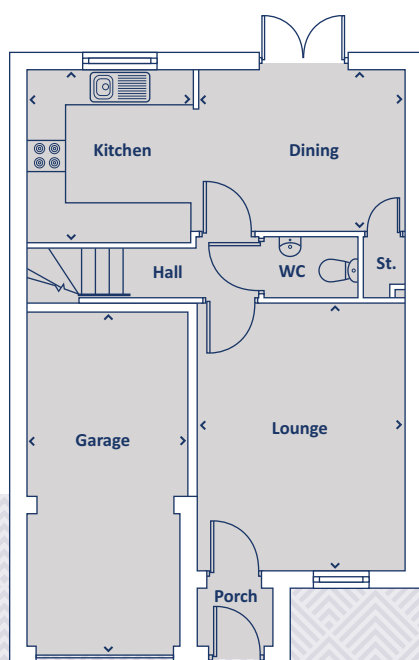
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Artists impression, features may vary

THE FERN 3 bedroom home



GROUND FLOOR

Kitchen	2677 x 2823	8' 9" x 9' 3"
Dining	3423 x 2629	11' 2" x 8' 7"
Lounge	3386 x 4396	11' 1" x 14' 5"
WC	1520 x 1010	4' 11" x 3' 3"
Garage	2623 x 5674	8' 7" x 18' 7"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3385 x 3253	11' 1" x 10' 8"
Bedroom 2	2775 x 3408	9' 1" x 11' 2"
Bedroom 3	3325 x 2823	10' 10" x 9' 3"
Bathroom	2719 x 2016	8' 11" x 6' 7"
En-suite	1375 x 1627	4' 6" x 5' 4"

PLEASE NOTE:

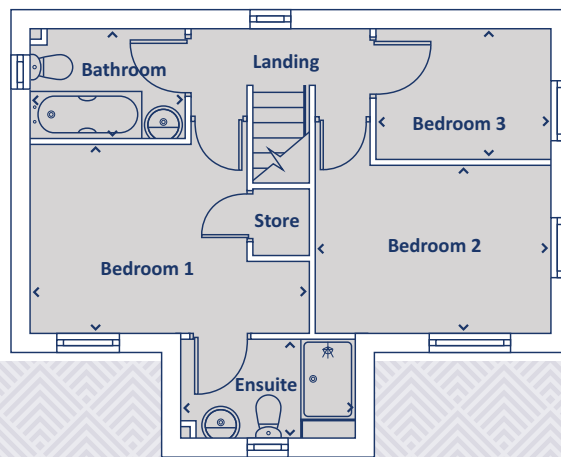
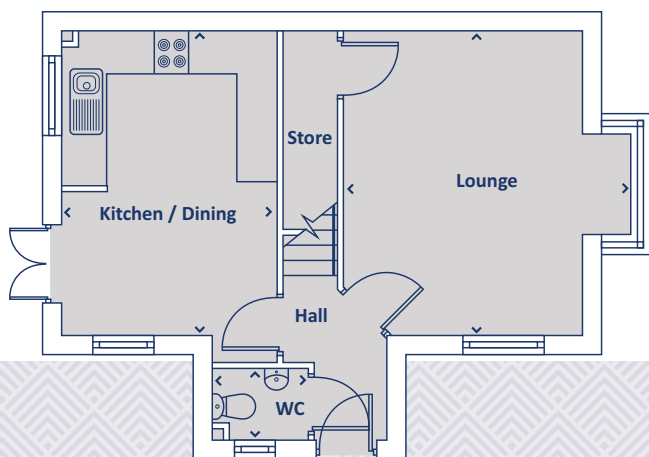
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Artists impression, features may vary

THE CRIMSON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3187 x 4510	10' 5" x 14' 9"
Lounge	4178 x 4510	13' 8" x 14' 9"
WC	1453 x 1054	4' 9" x 3' 5"

FIRST FLOOR

Bedroom 1	4150 x 2834	14' 9" x 9' 3"
En-suite	2603 x 1483	8' 6" x 4' 10"
Bedroom 2	3528 x 2500	11' 6" x 8' 2"
Bedroom 3	2563 x 1916	8' 4" x 6' 3"
Bathroom	2292 x 1585	7' 6" x 5' 2"

➤ Longest measurement taken

PLEASE NOTE:

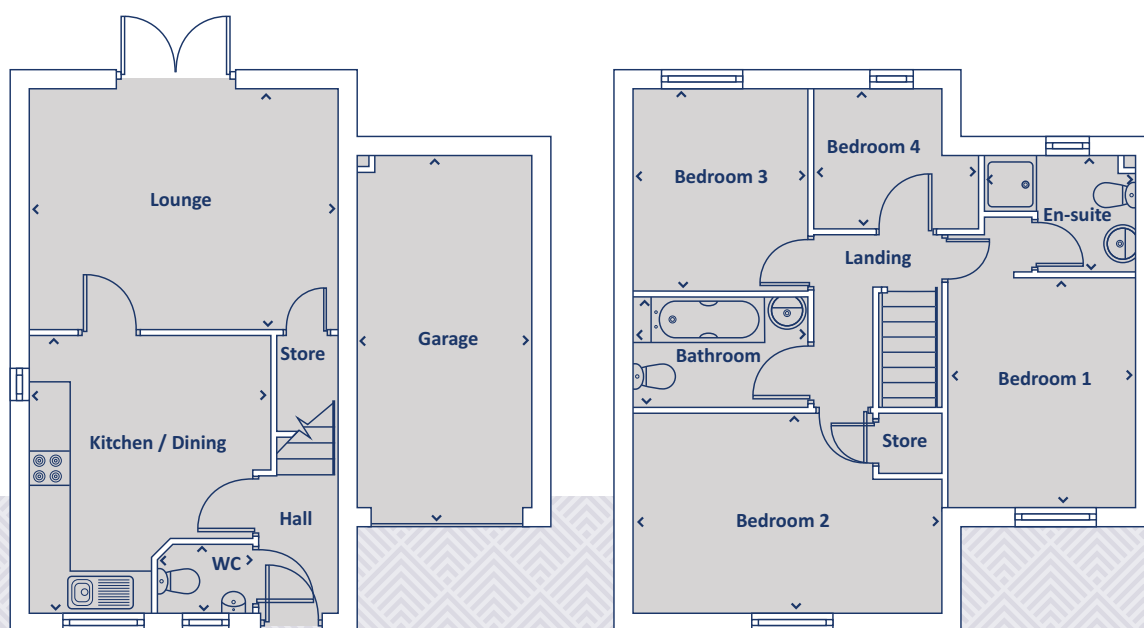
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THE ALDER 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3545 x 4115	11'7" x 13'6"
Lounge	4508 x 3579	14'9" x 11'8"
WC	1408 x 1010	4'7" x 3'3"
Garage	2623 x 5186	8'7" x 17'0"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	2824 x 3380	9'3" x 11'1"
En-suite	2243 x 1710	7'4" x 5'7"
Bedroom 2	4510 x 2943	14'9" x 9'7"
Bedroom 3	2561 x 2990	8'4" x 9'9"
Bedroom 4	2445 x 2050	8'0" x 6'8"
Bathroom	2572 x 1655	8'5" x 5'5"

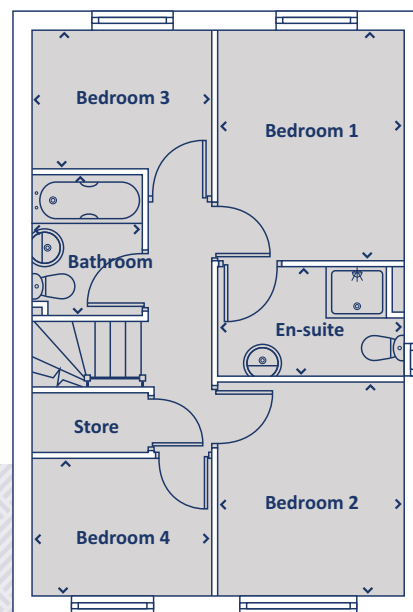
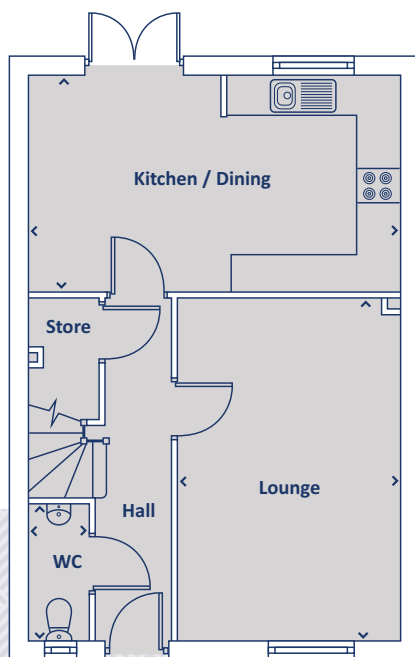
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THE ALPINE 4 bedroom home



GROUND FLOOR

Kitchen / Dining	5552 x 3286	18' 2" x 10' 9"
Lounge	3324 x 5069	10' 10" x 16' 7"
WC	906 x 2011	2' 11" x 6' 7"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	2761 x 3469	9' 0" x 11' 4"
En-suite	2770 x 1643	9' 1" x 5' 4"
Bedroom 2	2761 x 3150	9' 0" x 10' 4"
Bedroom 3	2714 x 2114	8' 10" x 6' 11"
Bedroom 4	2714 x 2011	8' 10" x 6' 7"
Bathroom	1701 x 2092	5' 6" x 6' 10"

PLEASE NOTE:

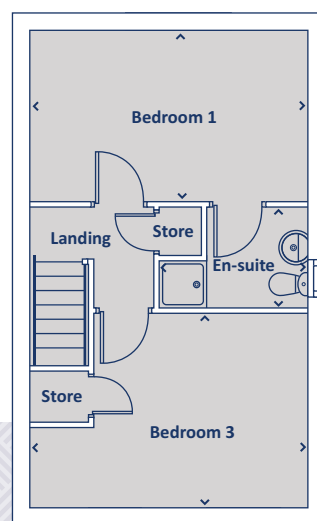
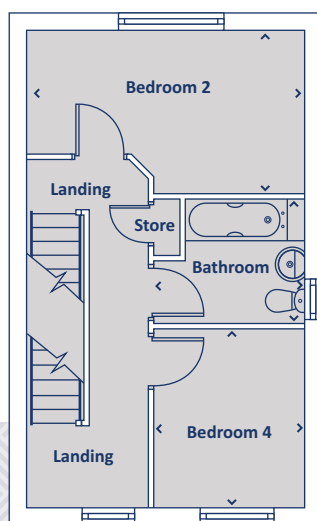
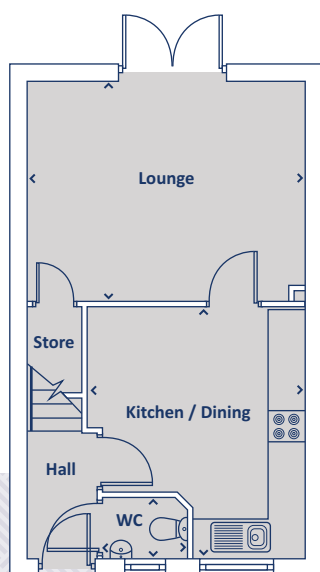
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Artists impression, features may vary

THE YEWS 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	3536 x 4100	11' 7" x 13' 5"
WC	1422 x 1011	4' 7" x 3' 3"
Lounge	4500 x 3580	14' 9" x 11' 8"

FIRST FLOOR

Bedroom 2	4500 x 2670	14' 9" x 8' 9"
Bedroom 4	2465 x 2885	8' 1" x 9' 5"
Bathroom	1940 x 2035	6' 4" x 6' 8"

SECOND FLOOR

Bedroom 1	4500 x 2795	14' 9" x 9' 2"
Bedroom 3	4500 x 3135	14' 9" x 10' 3"
En-suite	4335 x 1655	14' 2" x 5' 5"

➤ Longest measurement taken

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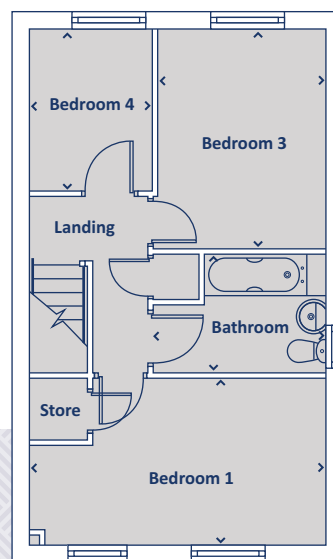
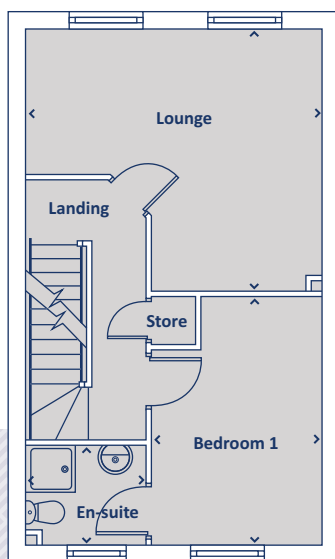
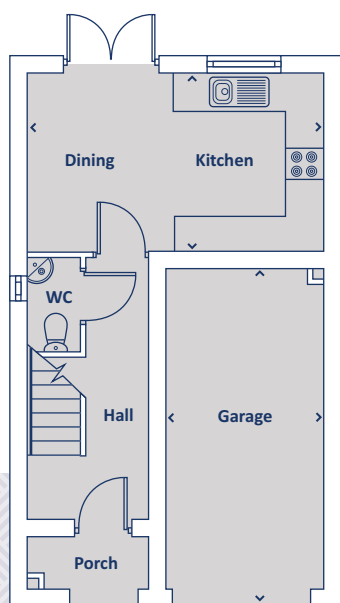
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Artists impression, features may vary

THE BRIDGEFORD 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	4826 x 2910	15' 10" x 9' 6"
Garage	2625 x 5520	8' 7" x 18' 1"

FIRST FLOOR

Lounge	4838 x 4279	15' 10" x 14' 0"
Bedroom 1	2813 x 4076	9' 2" x 13' 4"
En-suite	1661 x 1930	5' 5" x 6' 3"

SECOND FLOOR

Bedroom 2	4838 x 2753	15' 10" x 9' 0"
Bedroom 3	2684 x 3569	8' 9" x 11' 8"
Bedroom 4	2060 x 2600	6' 9" x 8' 6"
Bathroom	2788 x 1941	9' 1" x 6' 4"

➤ Longest measurement taken

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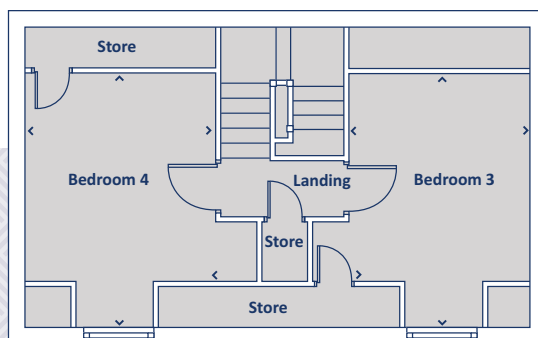
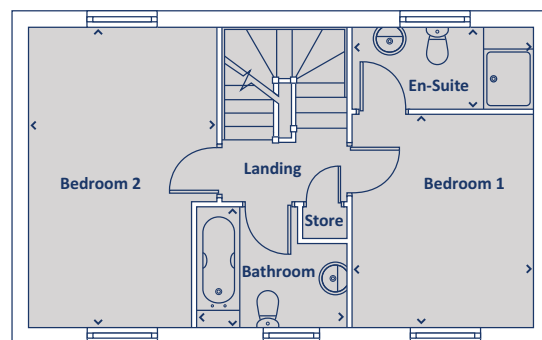
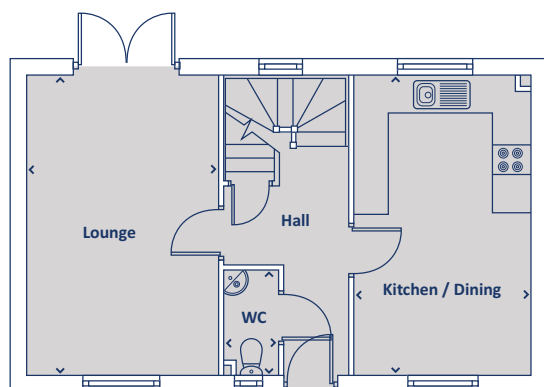
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Artists impression, features may vary

THE HONEYSUCKLE 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	2905 x 4846	9' 6" x 15' 10"
Lounge	3048 x 4846	10' x 15' 10"
WC	900 x 1659	2' 11" x 5' 5"

FIRST FLOOR

Bedroom 1	2959 x 3439	9' 8" x 11' 3"
Bedroom 2	3048 x 4846	10' x 15' 10"
Bathroom	2429 x 1940	7' 11" x 6' 4"
En-suite	2985 x 1314	9' 9" x 4' 3"

SECOND FLOOR

Bedroom 3	2960 x 4150	9' 8" x 13' 7"
Bedroom 4	3048 x 4150	10' x 13' 7"

➤ Longest measurement taken

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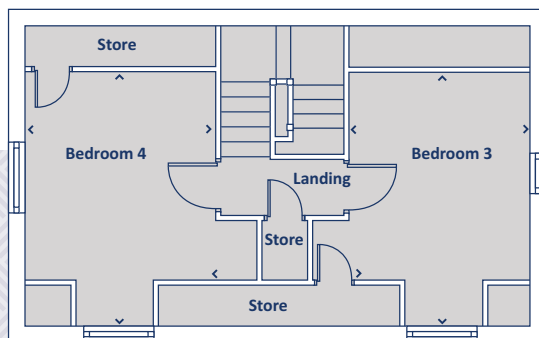
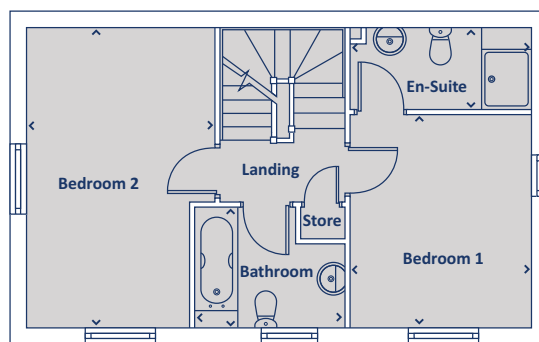
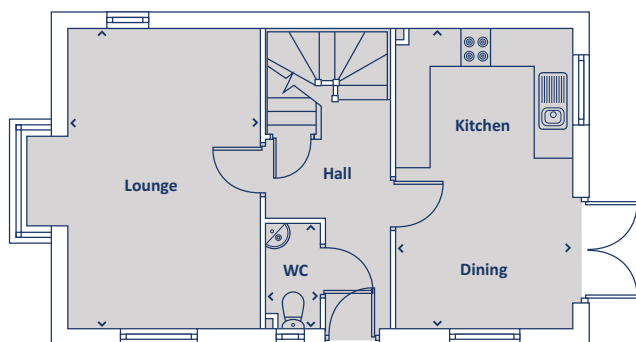
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Artists impression, features may vary

THE HEATHER 4 bedroom home



GROUND FLOOR

Kitchen/ Dining	2905 x 4831	9' 6" x 15' 10"
Lounge	3048 x 4846	10' x 15' 10"
WC	900 x 1659	2' 11" x 5' 5"

FIRST FLOOR

Bedroom 1	2959 x 3440	9' 8" x 11' 3"
Bedroom 2	3048 x 4846	10' x 15' 10"
Bathroom	2429 x 1940	7' 11" x 6' 4"
En-suite	2969 x 1314	9' 8" x 4' 3"

SECOND FLOOR

Bedroom 3	2960 x 4150	9' 8" x 13' 7"
Bedroom 4	3048 x 4150	10' x 13' 7"

➤ Longest measurement taken

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