



# STALLING'S PLACE

KINGSWINFORD

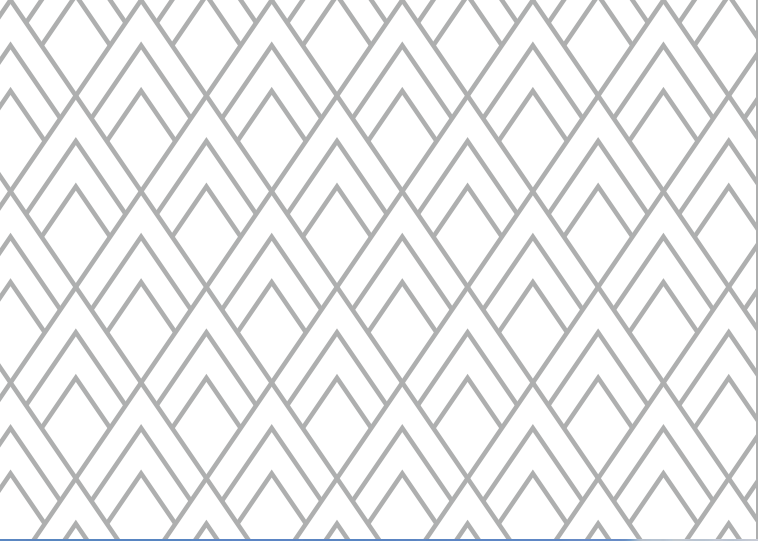
FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

[keepmoat.com](http://keepmoat.com)



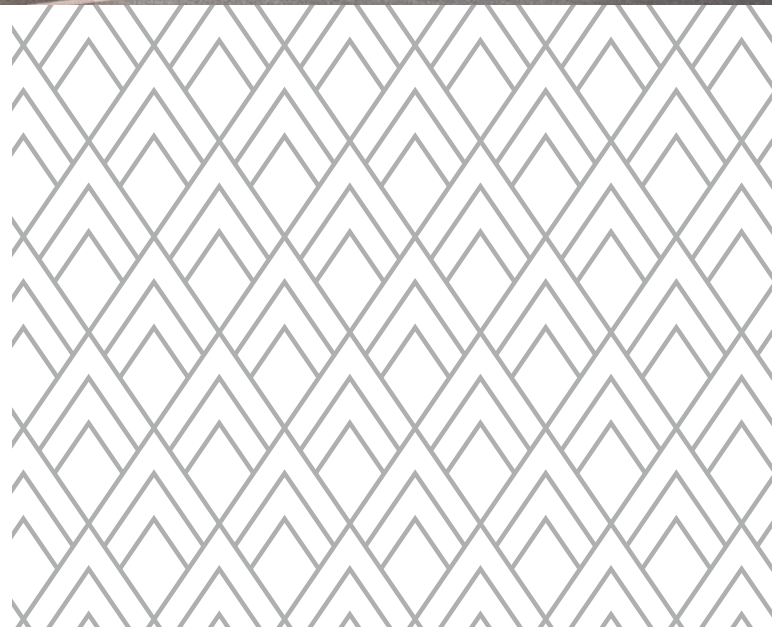


STALLING'S LANE, KINGSWINFORD

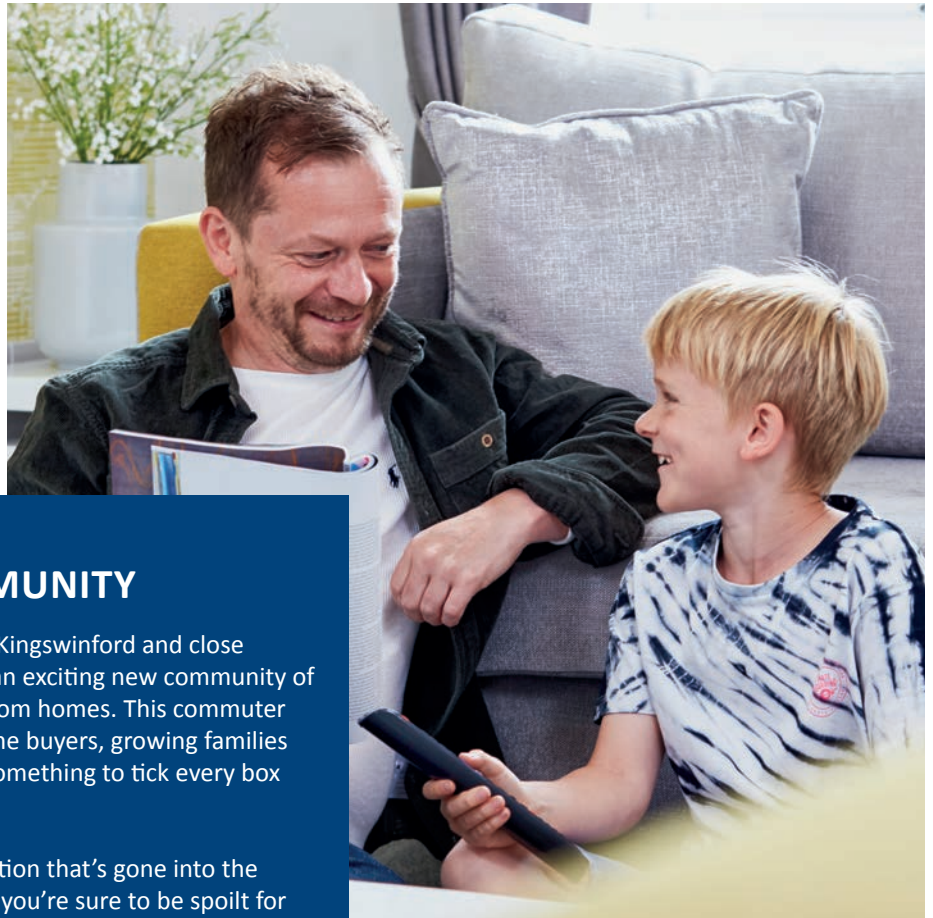


STALLING'S  
PLACE

# WELCOME TO STALLING'S PLACE



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



## A VIBRANT NEW COMMUNITY

With its prime location on the edge of Kingswinford and close proximity to Dudley, Stalling's Place is an exciting new community of contemporary two, three & four bedroom homes. This commuter hotspot is the ideal location for first time buyers, growing families and those wanting to downsize, with something to tick every box whatever your wish list.

Thanks to the great care and consideration that's gone into the planning and design of Stalling's Place, you're sure to be spoilt for choice when it comes to choosing your dream home. Especially as each property has been built to the highest standards and reflects the very best in contemporary living.

Equally as impressive is the developments location, close to the small town of Kingswinford. This places you within easy access of Birmingham to the east and idyllic rolling countryside to the west which stretches through Shropshire and beyond the Severn Valley into Wales.

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



*Easymove*



## ▶ LIFE IN KINGSWINFORD



Dudley Canal ▲



Dudley Castle Ruins ▲

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## EVERYTHING ON YOUR DOORSTEP

Every day can be different at Stalling's Place thanks to its excellent location. Take advantage of what Kingswinford town centre has to offer, with a great range of shops, cafes, pubs and restaurants on offer. Supermarkets are equally as convenient with a choice including Morrisons, Aldi and Lidl, but if you want even more choice, Dudley and Birmingham are each a short commute away.

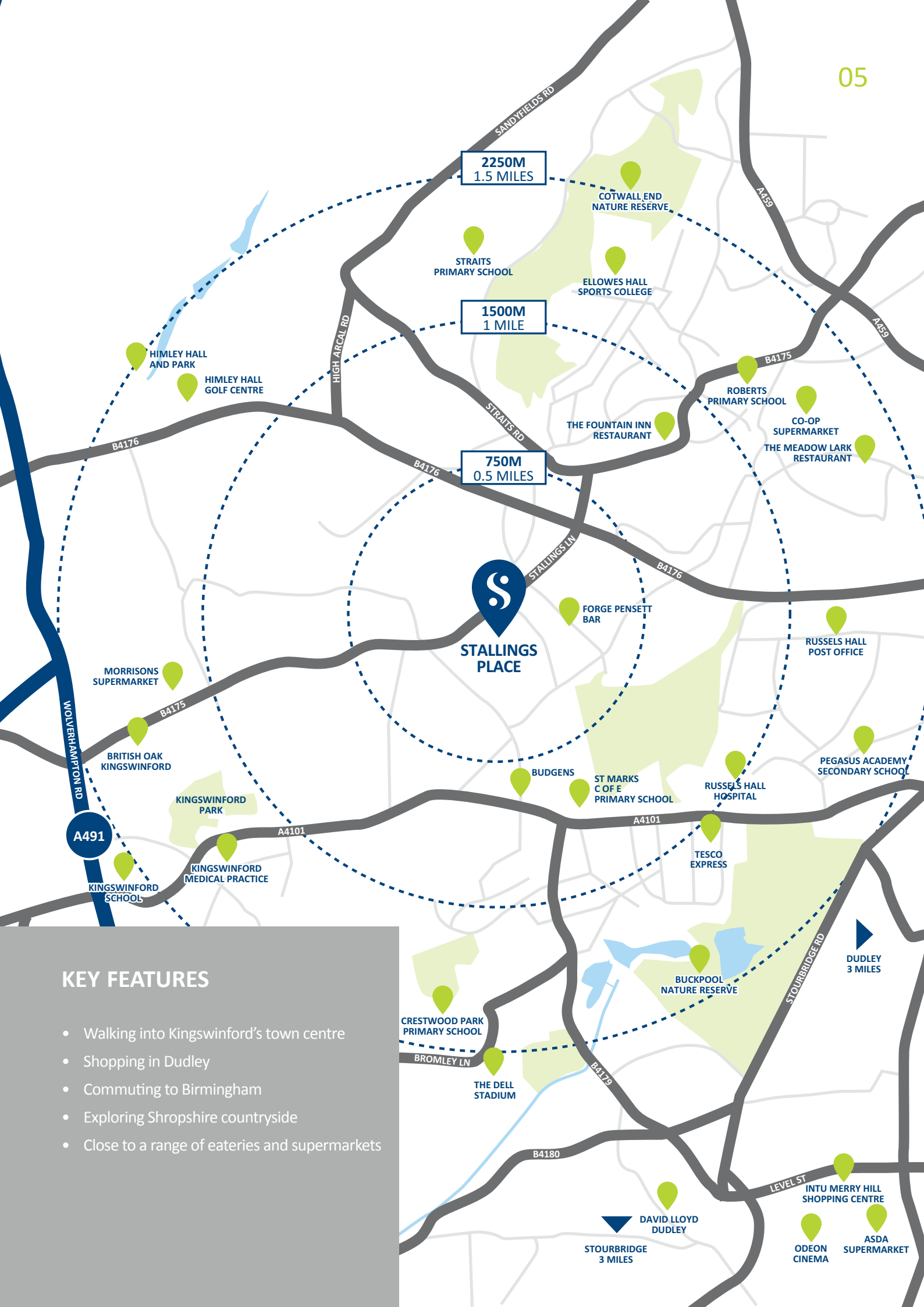
Stalling's Place benefits from being located close by to Ofsted rated 'Good' primary and secondary schools, making it an ideal move for families with young children.

If you're keen on exercise and sport there is a wealth of choice. Close by is Dudley Leisure Centre offering swim sessions, sports halls, a gym and squash Courts or if you fancy a round of golf the Kingswinford Golf Centre is just a short drive away.

With a seemingly never-ending list of attractions to pick from, you'll always be able to find a day out to keep yourself and little ones entertained. The Black Country Living Museum, Dudley Zoo and Castle and Drayton Manor Theme Park are all within close distance of home.



The Cube Birmingham ▲



### KEY FEATURES

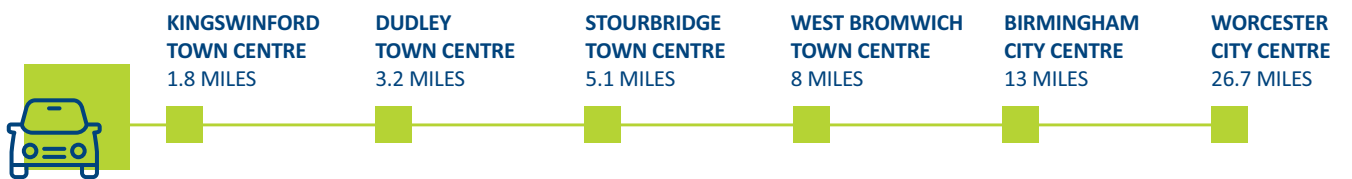
- Walking into Kingswinford’s town centre
- Shopping in Dudley
- Commuting to Birmingham
- Exploring Shropshire countryside
- Close to a range of eateries and supermarkets

## ▶ TRAVEL LINKS

### TRAVEL FOR WORK, REST AND PLAY

Thanks to its handy location on the edge of The Black Country, Stalling's Place makes it easy to hop in the car and commute to Dudley, West Bromwich, Birmingham, Wolverhampton and Stourbridge.

You can also be in the heart of the idyllic Shropshire countryside with ease. Or if you're heading either up or down the country, the M6 is less than 10 miles away. If you prefer to use the train, the nearest station is down the road in Lyle, or for buses, there are regular services in and around Kingswinford.



All train times from Stourbridge station

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

WELCOME

LOCATION

▶ TRAVEL LINKS

SITE PLAN

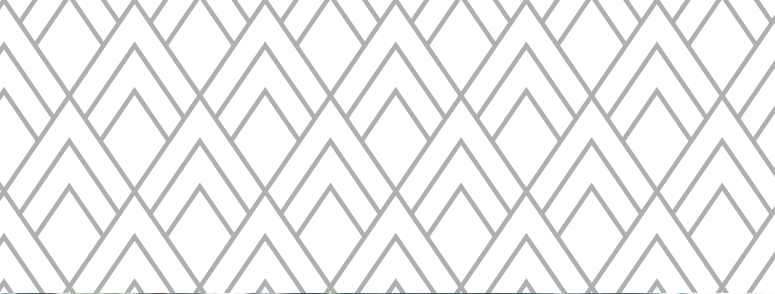
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► SITE PLAN

- THE LEVEN  
2 bedroom home
- THE KNIGHTSBRIDGE  
3 bedroom home
- THE CADDINGTON  
3 bedroom home
- THE DANBURY  
3 bedroom home
- THE BAMBURGH  
3 bedroom home
- THE WENTWORTH  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE ROTHWAY  
4 bedroom home
- THE NESTON  
4 bedroom home
- AFFORDABLE RENT
- SHARED OWNERSHIP
- GRANT FUNDED  
AFFORDABLE HOMES
- SHOWHOMES  
Plots 54 & 56
- SALES INFORMATION CENTRE  
Plot 55



Pedestrian Link

Future Development

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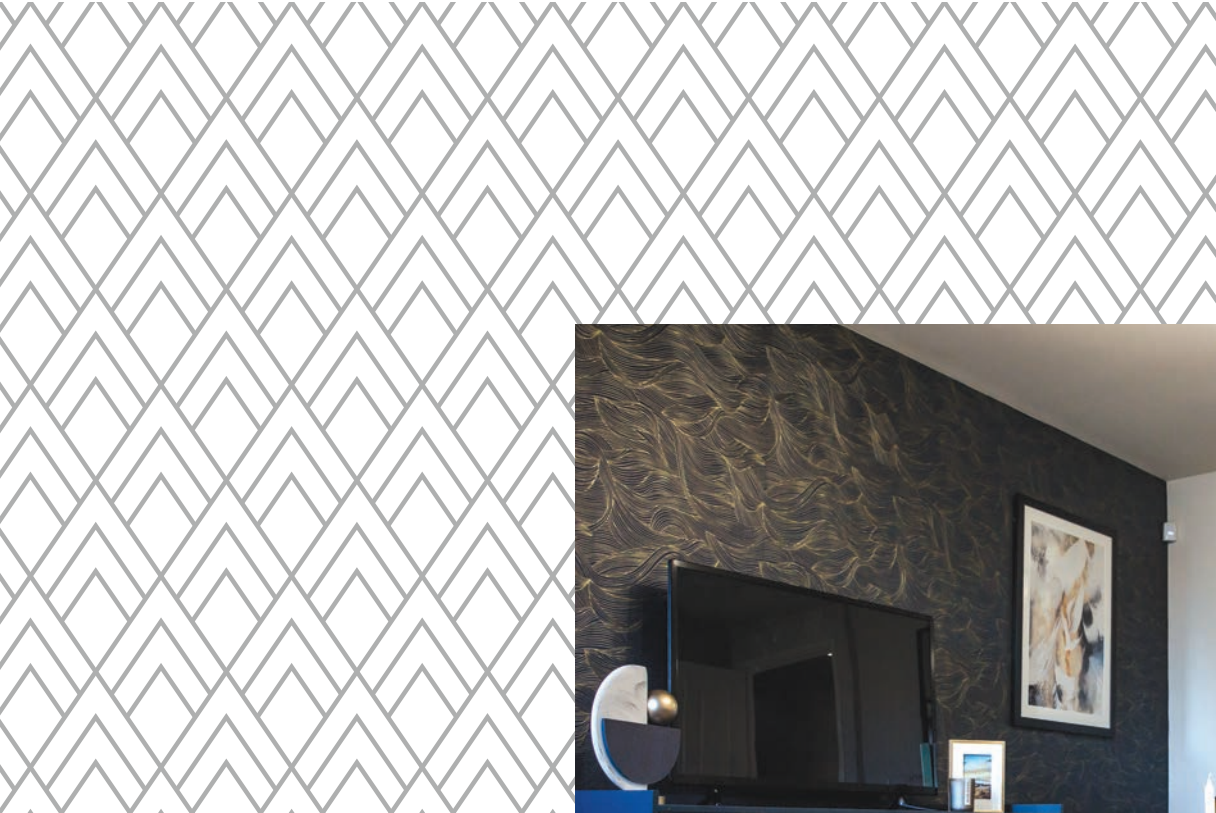
Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



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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 upgrades 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.*



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## GENERAL

- ✓ White sockets and switches.
- ✓ Chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ 1.8m close boarded fence / 2.0m high screen wall.\*\*
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors.
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves.
- ✓ Pendant light fittings.

## DECORATING

- ✓ Almond white matt emulsion painted walls and ceilings.
- ✓ White gloss paint to interior wood work.

## KITCHEN / UTILITY

- ✓ Choice of kitchen units.\*
- ✓ Choice of worktop with upstand.\*
- ✓ Stainless steel conventional electric oven, gas hob.
- ✓ Stainless steel splashback and integrated extractor hood.
- ✓ Stainless steel single bowl sink.
- ✓ Boiler housing.

*Make it your own with our range of optional extras*

## BATHROOM

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.\* Splashback to basin & around bath.\*\*
- ✓ Bristan Frenzy Bath Filler Tap with Zing Thermostatic Exposed Safe Touch Bar Shower with Riser Kit and Single Function Handset\*
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.
- ✓ Electric shower over bath.\*

## EN-SUITE

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles.\* Splashback to basin & full height to en-suite shower enclosure.\*\*
- ✓ Bristan Zing mixer bar shower in the en-suite.\*\*
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

## ELECTRICAL

- ✓ TV aerial socket to lounge.
- ✓ BT socket to lounge.

## SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.



Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are \*\*plot specific and \*housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.



## ► 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 £99\* 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 mortgage 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.

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\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee. If the exchange does not take place on the agreed date, we are within our rights to place the property back on the





## 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 the final step. This is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you can tell us the most convenient date for this to take place during the two 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.

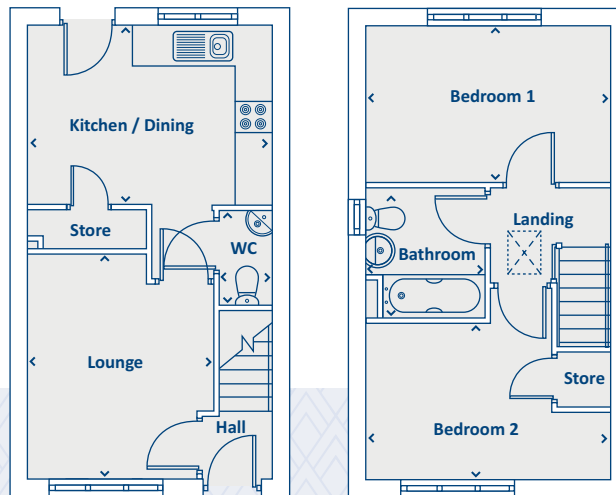
Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





Artists impression, features may vary

# THE LEVEN 2 bedroom home



## GROUND FLOOR

Kitchen / Dining	2942 x 3993	9'8" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

## FIRST FLOOR

Bathroom	2137 x 1941	7'0" x 6'4"
Bedroom 1	2545 x 3993	8'4" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

**PLEASE NOTE:**

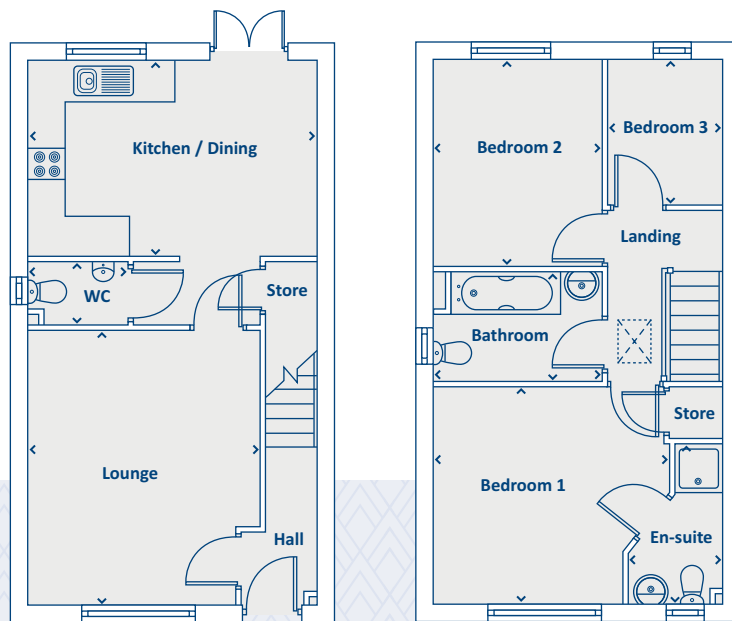
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# THE KNIGHTSBRIDGE 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3035 x 4499	9'11" x 14'9"
Lounge	4266 x 3551	14'0" x 11'8"
WC	961 x 1510	3'2" x 4'11"

## FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" x 12'0"
Ensuite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

**PLEASE NOTE:**

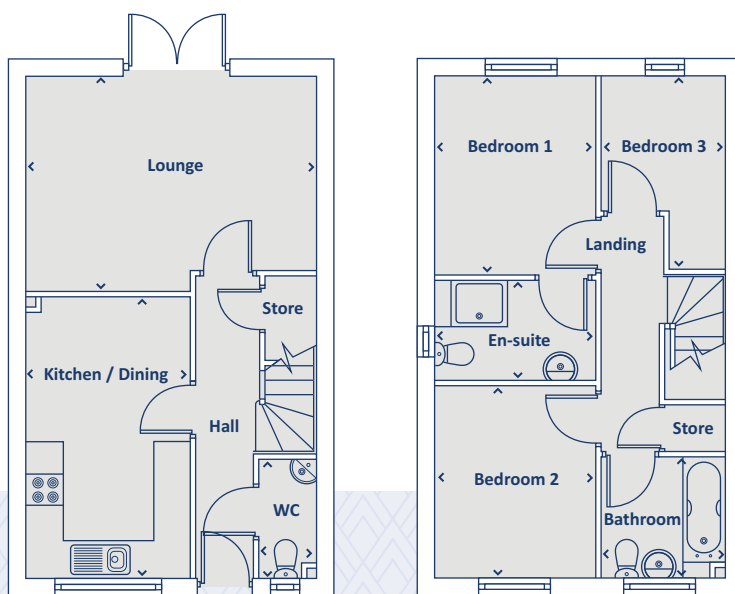
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# THE CADDINGTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

## FIRST FLOOR

Bedroom 1	3295 x 2604	10'10" x 8'7"
Ensuite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"
Bathroom	1940 x 2027	6'4" x 6'8"

› Longest measurement taken

**PLEASE NOTE:**

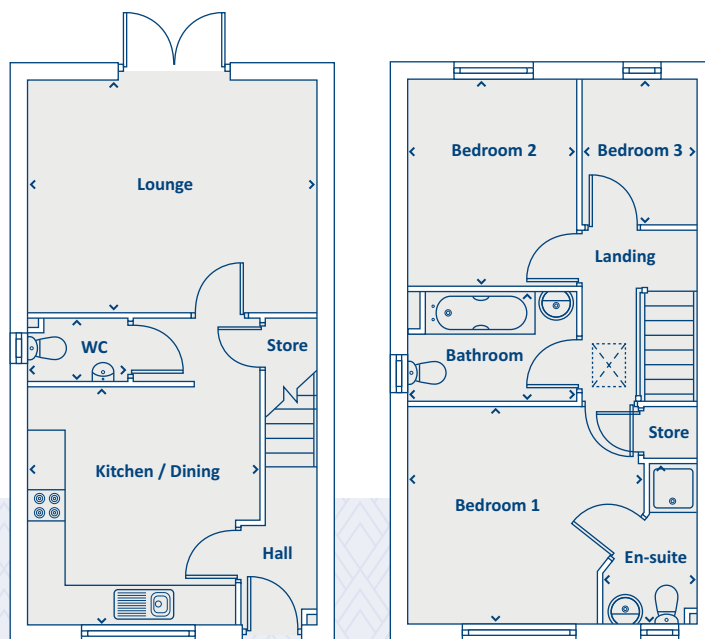
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## THE DANBURY 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

### FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" x 12'0"
Ensuite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

**PLEASE NOTE:**

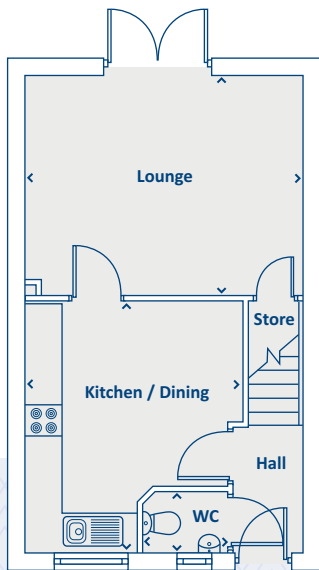
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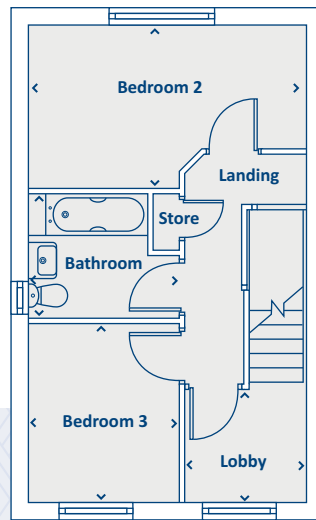
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## THE BAMBURGH 3 bedroom home



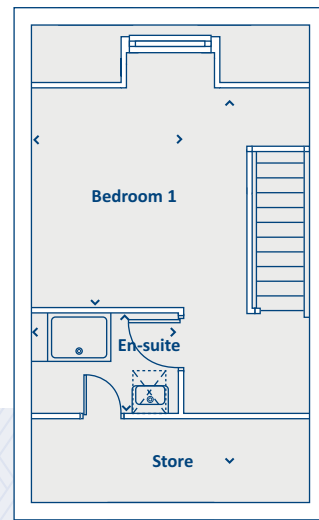
### GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"



### FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"



### SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
Ensuite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

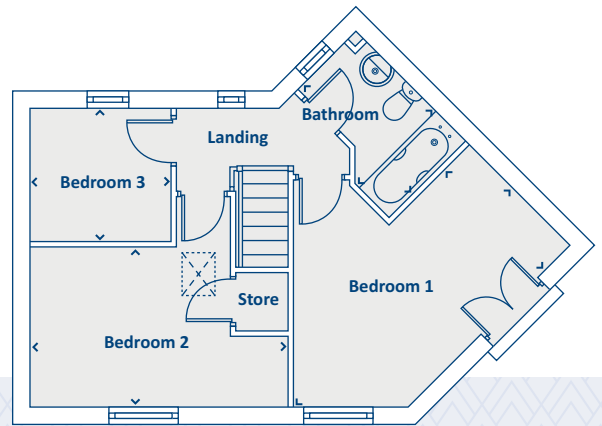
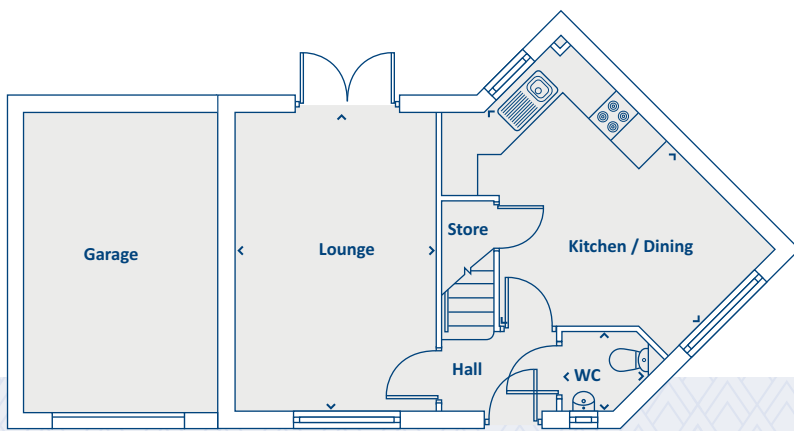
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# THE WENTWORTH 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4197 x 4960	13'9" x 16'3"
Lounge	3210 x 4848	10'6" x 15'11"
WC	1578 x 1095	5'2" x 3'7"

## FIRST FLOOR

Bedroom 1	5035 x 2337	16'6" x 7'8"
Bedroom 2	4215 x 2618	13'10" x 8'7"
Bedroom 3	2276 x 2137	7'6" x 7'0"
Bathroom	1700 x 2530	5'7" x 8'4"

› Longest measurement taken

**PLEASE NOTE:**

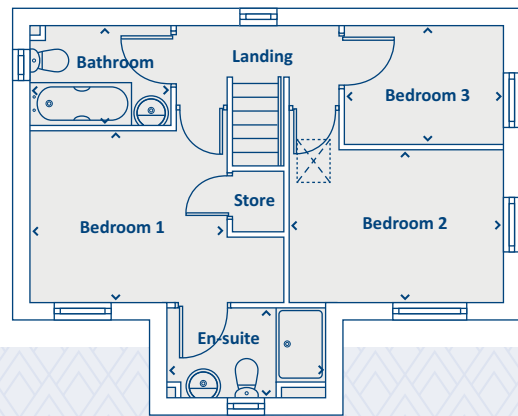
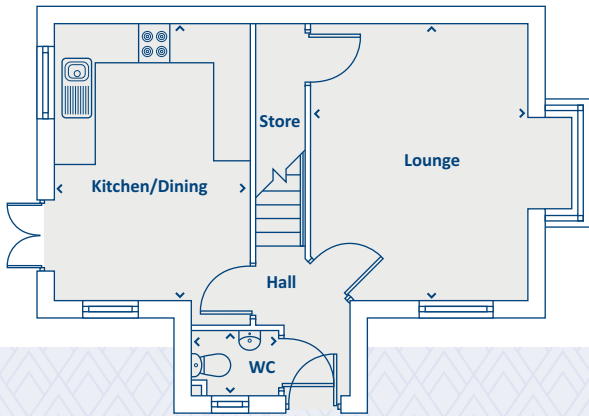
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# THE WINDSOR 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
Ensuite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
Bathroom	2292 x 1586	7'6" x 5'2"

› Longest measurement taken

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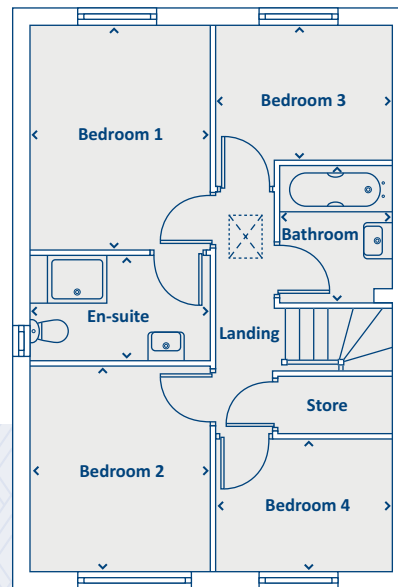
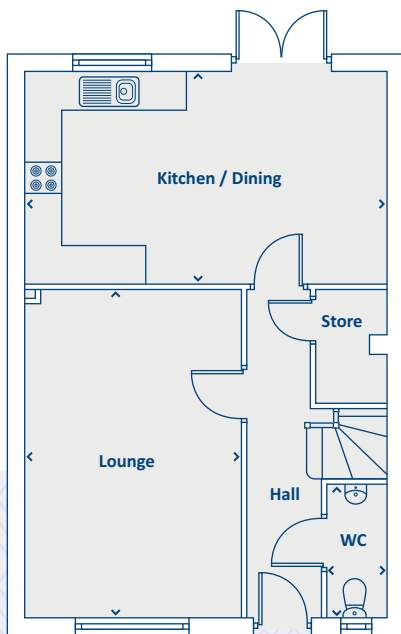
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# THE ROTHWAY 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	3469 x 2761	11'5" x 9'1"
Ensuite	1644 x 2761	5'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
Bathroom	2093 x 1700	6'10" x 5'7"

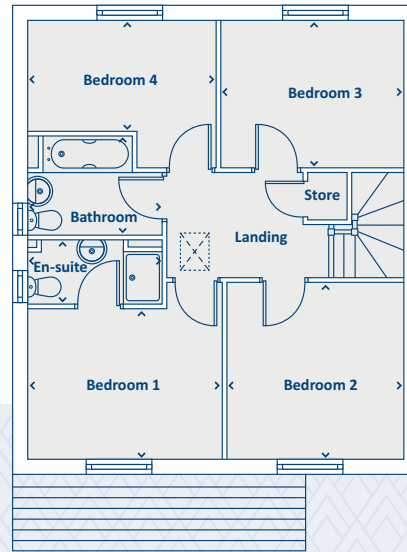
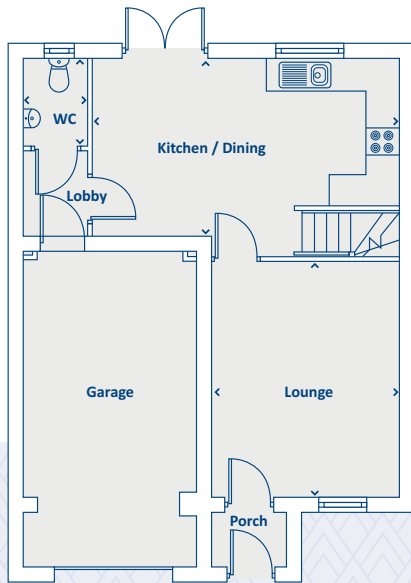
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# THE NESTON 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	3328 x 5722	10'11" x 18'9"
Lounge	4394 x 3548	14'5" x 11'8"
WC	1650 x 1170	5'5" x 3'10"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	2800 x 3642	9'2" x 11'11"
Ensuite	1202 x 2500	3'11" x 8'2"
Bedroom 2	3303 x 3250	10'10" x 10'8"
Bedroom 3	2763 x 3385	9'1" x 11'1"
Bedroom 4	2075 x 3507	6'10" x 11'6"
Bathroom	1867 x 2500	6'2" x 8'2"

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All enquiries:

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