

# Primrose Lodge

## Goscote

Walsall, West Midlands, WS3 1SA

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Primrose Lodge is a brand new development consisting of 3 bedroom homes in Walsall.

# Welcome to Primrose Lodge



Primrose Lodge is built near the vibrant market town of Walsall just a short drive away. The development offers green field views of the surrounding countryside.

Situated close to the A34, M6 and M54, the development is ideally located if you need to commute to work. Locally there are also everyday amenities close by. The area also offers various schooling options for all ages.

Primrose Lodge is ideal for first time buyers, growing families or if you are looking to down size.

Walsall town centre offers all your everyday amenities including all the high-street retailers you would expect to find in a busy market town. You are also well catered for a range of bars, eateries and pubs.

The Walsall Arboretum is a great place to have a stroll or a picnic with the family on the weekends, or why not 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.

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

Walsall  
**2.5** miles  
8 minutes

Aldridge  
**3.3** miles  
10 minutes

Willenhall  
**5.3** miles  
18 minutes

Wednesbury  
**5.5** miles  
21 minutes

Wolverhampton  
**8.5** miles  
27 minutes

Birmingham  
**11** miles  
27 minutes

Please note:  
Miles and times shown are an average based on normal driving conditions.



# Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.

## Who are we?

whg was formed in 2003 with a mission of being dedicated to the success of our people and places. It's this mission that continues to guide and motivate us.

We started life in Walsall, where most of our homes are, and it is still the place that anchors us.

Today we operate across the Midlands, in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others. We are proud champions of our great region, playing an active role in its future prosperity through regeneration, place shaping and community investment. We specialise in delivery through strategic partnerships, including with Homes England.

## Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

## We are committed to doing everything we can



# Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.

## What is Shared Ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

## How does Shared Ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you. If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods.

You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.





# Primrose Lodge Site Plan

 **The Meadowsweet**  
3 Bed Semi-Detached House  
Plots 218 & 219

 **The Crimson**  
3 Bed Detached House  
Plot 276

 **The Crimson**  
3 Bed Semi-Detached House  
Plot 277

 **The Blackthorne**  
3 Bed Semi-Detached House  
Plot 278



# The Meadowsweet

## Plots 218 & 219

3 Bed Semi-Detached House

The Meadowsweet is a modern three bed semi-detached home consisting of a well appointed kitchen/dining area with double doors allowing in plenty of light and easy access to the rear garden. Upstairs there are three bedrooms, the master bedroom benefits from an en-suite. The family bathroom is fitted with a modern white suite.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven, hob, extractor fan
- Integrated washing machine and integrated fridge freezer included
- Vinyl flooring

#### Bathroom


- Modern white suite with shower over bath and shower screen
- Heated towel rail in bathroom
- Vinyl flooring

#### General

- Designated parking spaces
- Carpets fitted throughout
- Turfed rear garden
- Excellent transport links to Walsall, Wolverhampton, Bloxwich & Birmingham
- Within easy reach of major roads

For further information  
contact the **Sales Team**

 **0300 555 6666**

 **sales@whgrp.co.uk**



# The Meadowsweet

## Plots 218 & 219

3 Bed Semi-Detached House



Ground floor



First floor

### Ground Floor

Kitchen/dining	4.55m x 3.08m	14'1" x 10' 1"
Living	4.31m x 3.49m	14'2" x 11' 5"

### First Floor

Bedroom 1	3.69m x 3.43m	12'1" x 11' 3"
En-suite	2.51m x 1.53m	8'3" x 5' 0"
Bedroom 2	3.25m x 2.63m	10'8" x 8' 7"
Bedroom 3	2.28m x 1.86m	7'6" x 6' 1"
Bathroom	2.83m x 1.69m	9'3" x 5' 7"

**Total Floor Area:** 77.29m<sup>2</sup> - 831.94 sq.ft

*Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.*

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# The Crimson

## Plots 276

3 Bed Detached House

The Crimson is a modern double fronted three bed detached home consisting of a well appointed kitchen/dining area with double doors allowing in plenty of light and easy access to the rear garden. Upstairs there are three bedrooms, the master bedroom benefits from an en-suite. The family bathroom is fitted with a modern white suite.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven, hob, extractor fan
- Integrated washing machine and integrated fridge freezer included
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#### Bathroom


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# The Crimson

## Plots 276

3 Bed Detached House



Ground floor



First floor

### Ground Floor

Kitchen/dining	4.56m x 3.24m	14'11" x 10' 8"
Living	4.56m x 3.57m	14'11" x 11' 8"

### First Floor

Bedroom 1	4.19m x 2.87m	13'9" x 9' 5"
En-suite	2.65m x 1.52m	8'8" x 5' 0"
Bedroom 2	3.57m x 2.54m	11'8" x 8' 4"
Bedroom 3	2.61m x 1.96m	8'7" x 6' 5"
Bathroom	2.33m x 1.63m	7'8" x 5' 4"

**Total Floor Area:** 80.55m<sup>2</sup> - 867.03 sq.ft

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# The Crimson

## Plots 277

3 Bed Semi-Detached House

The Crimson is a modern double fronted three bed semi-detached home consisting of a well appointed kitchen/dining area with double doors allowing in plenty of light and easy access to the rear garden. Upstairs there are three bedrooms, the master bedroom benefits from an en-suite. The family bathroom is fitted with a modern white suite.



### Key Features

#### Kitchen

- Modern fitted kitchen with oven, hob, extractor fan
- Integrated washing machine and integrated fridge freezer included
- Vinyl flooring


#### Bathroom

- Modern white suite with shower over bath and shower screen
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# The Crimson

## Plots 277

### 3 Bed Semi-Detached House



Ground floor



First floor

#### Ground Floor

Kitchen/dining	4.56m x 3.24m	14'11" x 10' 8"
Living	4.56m x 3.57m	14'11" x 11' 8"

#### First Floor

Bedroom 1	4.19m x 2.87m	13'9" x 9' 5"
En-suite	2.65m x 1.52m	8'8" x 5' 0"
Bedroom 2	3.57m x 2.54m	11'8" x 8' 4"
Bedroom 3	2.61m x 1.96m	8'7" x 6' 5"
Bathroom	2.33m x 1.63m	7'8" x 5' 4"

**Total Floor Area:** 80.55m<sup>2</sup> - 867.03 sq.ft

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# The Blackthorne

## Plots 278

### 3 Bed Semi-Detached House

The Blackthorne is a modern double fronted three bed semi-detached home consisting of a well appointed kitchen/dining space, the spacious living area allows easy access to the rear garden with double doors allowing in plenty of light. Upstairs there are three bedrooms, the master bedroom benefits from an en-suite.



## Key Features

### Kitchen

- Modern fitted kitchen with oven, hob, extractor fan
- Integrated washing machine and integrated fridge freezer included
- Vinyl flooring

### Bathroom

- Modern white suite with shower over bath and shower screen
- Heated towel rail in bathroom
- Vinyl flooring

### General

- Designated parking spaces
- Carpets fitted throughout
- Turfed rear garden
- Excellent transport links to Walsall, Wolverhampton, Bloxwich & Birmingham
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# The Blackthorne

## Plots 278

### 3 Bed Semi-Detached House



Ground floor



First floor

#### Ground Floor

Kitchen/dining	4.56m x 3.24m	14'11" x 10' 8"
Living	4.56m x 3.57m	14'11" x 11' 8"

#### First Floor

Bedroom 1	4.19m x 2.87m	13'9" x 9' 5"
En-suite	2.65m x 1.52m	8'8" x 5' 0"
Bedroom 2	3.57m x 2.54m	11'8" x 8' 4"
Bedroom 3	2.61m x 1.96m	8'7" x 6' 5"
Bathroom	2.33m x 1.63m	7'8" x 5' 4"

**Total Floor Area:** 79.62m<sup>2</sup> - 857.02 sq.ft

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## Price List



Plot No	The Meadowsweet - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 218	15 Campion Drive, Walsall, West Midlands WS3 1FY.	£245,000	£98,000	£336.87
Plot 219	17 Campion Drive, Walsall, West Midlands WS3 1FY.	£245,000	£98,000	£336.87
Plot No	The Crimson - 3 Bedroom Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 276	42 Goscote Lodge Crescent, Walsall, West Midlands WS3 1SA.	£260,000	£104,000	£357.50
Plot No	The Crimson - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 277	34 Goscote Lodge Crescent, Walsall, West Midlands WS3 1SA.	£250,000	£100,000	£343.75
Plot No	The Blackthorne - 3 Bedroom Semi-Detached House	Full Market Value	40% Share Value	40% Monthly Rent Amount
Plot 278	36 Goscote Lodge Crescent, Walsall, West Midlands WS3 1SA.	£250,000	£100,000	£343.75

**Please note:**

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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