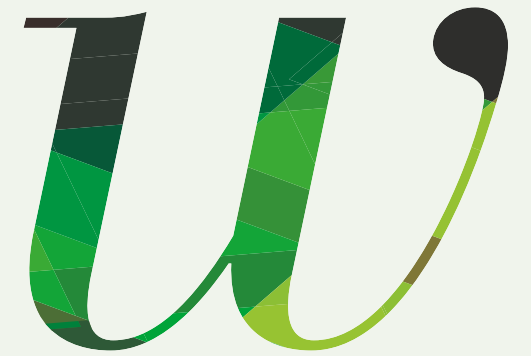


WOODLANDS



ORIGINS

Warley is something of an historical phenomenon. Before the late 18th century it was an outlying hamlet of the South Staffordshire village of Harborne; a district of scattered cottages and small farms, country lanes, heaths and woodland. There were nail makers and blacksmiths from at least the mid-16th century with "metalbashing" skills which were later to become a major feature of the area.

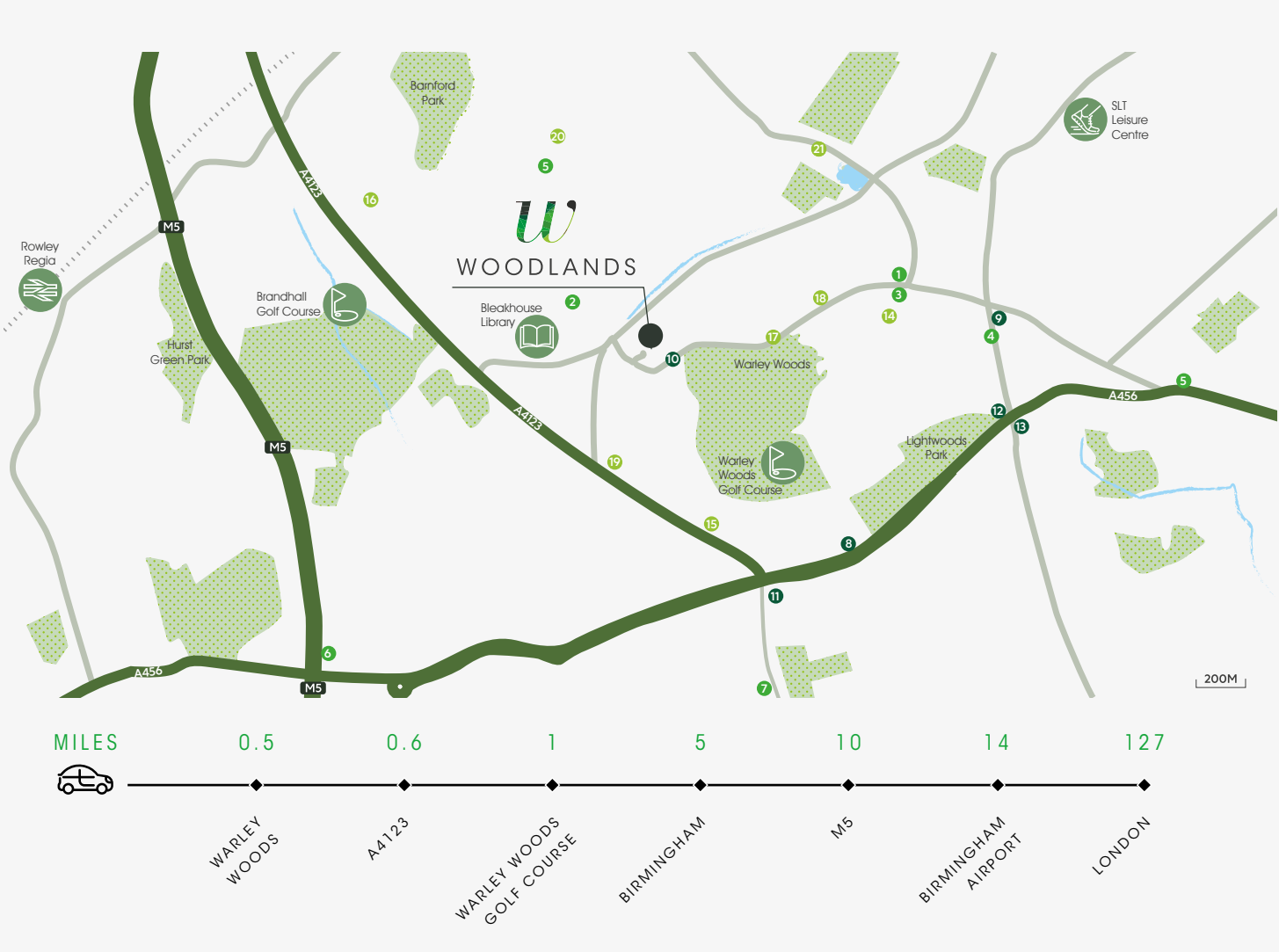
LOCATION

Woodlands enjoys immediate access to Warley Woods, a 100-acre public park in the heart of Warley, it has been graded II listed by English Heritage in their Register of Historic Parks and Gardens of special historic interest since September 1994. Voted best Park in UK 2016, Green Flag Award.

Warley Woods was originally part of the township of Warley Salop, itself part of the manor of Halas. Hales at the time of the Norman conquest in 1066. The manor passed to David ap Owen, Prince of Wales in 1177 and his name was added to the name of the manor Hales-owen.

In 1214 King John gave the manor of Halesowen to the Bishop of Winchester to found a religious house. The area of land, which was to become Warley Woods Park, was administered by Halesowen Abbey. In the medieval period the area of Warley Woods probably consisted of enclosed fields and woodland. You can see eroded traces of the medieval ridge and furrow within the Park today and from vertical aerial photographs taken quite recently. The area was administered from Warley Hall farm, which lay to the west of present day Harborne Road.

AREA SITE



SHOPS

1. Abbey Road Post Office
2. Nisa Global Plus
3. Nisa Local Global Foods
4. ALDI
5. Tescos Express
6. Asda
7. The Co-op

CAFES & RESTURANTS

8. Miller & Carter
9. The Pheasant Pub
10. Costa
11. The New Talbot Quinton
12. Tamu Café
13. Edge Coffee. Ltd

SCHOOLS

14. St Gregory's Catholic Primary School
15. Lightwoods Primary School
16. Oldbury Academy
17. Abbey Junior School
18. Abbey Infant School
19. Lightwood Primary School
20. Moat Farm Infant School
21. Lilliput Lodge Day Nursery



- TYPE ONE (4) PLOTS: 1, 2, 5, 6
- TYPE TWO (2) PLOTS: 3, 4
- A APARTMENTS COLLECTION UNITS: 1 - 11

WOODLANDS PHASE 2 MIX

	Semi-Detached Homes & Apartment	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
Plots	1 - 6			6	6
Ground Floor	1 - 4	1	3		4
1st Floor	5 - 8	1	3		4
2nd Floor	9 - 11		3		3
TOTAL		2	9	6	17

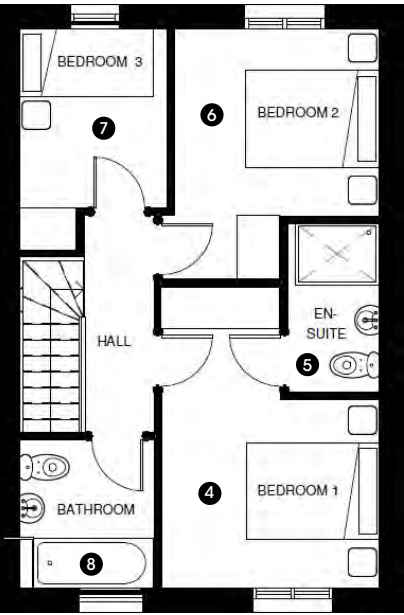
TYPE 1 & 2

SEMI DETACHED
3 BEDROOM
82 SQ M / 882 SQ FT

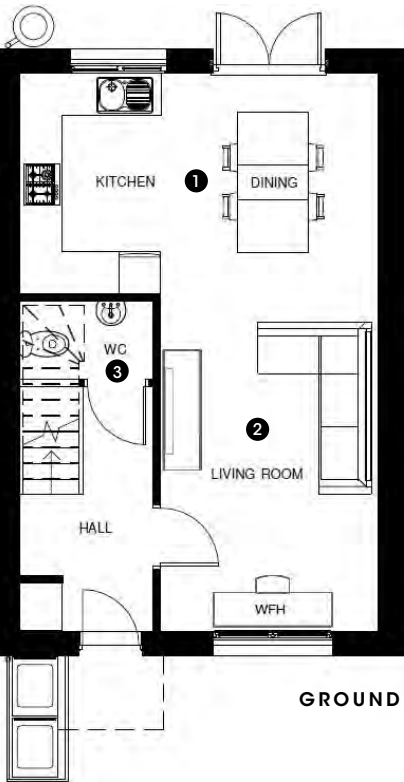


Computer generated image of Woodlands is indicative only

FLOORPLANS



FIRST



GROUND

GROUND FLOOR	FIRST FLOOR
1. Kitchen & Dining 5105mm x 3145mm	4. Bedroom 1 3095mm x 2675mm
2. Living Room 3105mm x 4880mm	5. En-suite 1301mm x 2386mm
3. Hall 1898mm x 1193mm	6. Bedroom 2 2905mm x 2670mm
	7. Bedroom 3 2115mm x 2670mm
	8. Bathroom 1910mm x 2100mm

YOUR PLACE TO SHINE

Woodlands has been designed to offer its residents the most exquisite living experience with immediate access to the beautiful Warley Woods which was voted the best park in the country.



Computer generated image of Woodlands is indicative only



Computer generated image of Woodlands is indicative only

WOODLANDS

THE SKY'S THE LIMIT

The communal garden and rooftop terrace are deliberately designed for its residents, providing a relaxing community space to bond with friends, neighbors, and loved ones under the beautiful sky and sunlight.



- Private terrace or Juliette balcony in all apartments
- Allocated EV charger parking space
- Ground floor communal garden
- Communal rooftop terrace
- Lift access to all floors

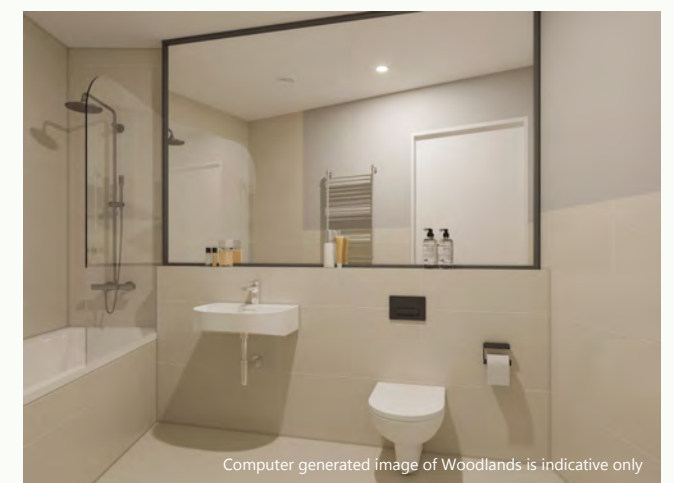


Computer generated image of Woodlands is indicative only

MADE FOR WELLBEING

A SENSE OF STYLE

Woodlands is well equipped to deliver a living experience that exceeds expectations. Every angle is taken care of, houses and apartments are light, airy and spacious. Private garden and floor to ceiling Juliette balcony stream in the natural sunlight scenery.



FLOORPLANS



FLOORPLANS



FIRST FLOOR

- APARTMENT 5 (53 sq m)
- APARTMENT 6 (64.8 sq m)
- APARTMENT 7 (66.3 sq m)
- APARTMENT 8 (66.3 sq m)

FLOORPLANS



SECOND FLOOR

- APARTMENT 9 (64.8 sq m)
- APARTMENT 10 (66.3 sq m)
- APARTMENT 11 (66.3 sq m)

GENERAL

- Grained composite entrance door
- Double glazed UPVC windows in grey
- Premium moulded doors throughout with chrome steel door ironmongery
- Skirting, architraves and sills in white finish
- Soft colours throughout emitting a radiant and light feel
- Wood vinyl plank flooring throughout ground floor
- Carpet to stairs and throughout first floor
- Wood effect vinyl flooring and carpeting to bedrooms in apartments
- Energy-efficient lighting throughout
- Energy-efficient Central Heating system
- Advantage 10 Year Warranty

KITCHEN/DINING

- Specialist Design and Supply, including gas cooker/hob, (electric in apartments), integrated fridge/freezer, oven, dishwasher and washer/dryer
- Recessed LED down lights in the kitchen
- Upstand to match kitchen worktop
- Chrome steel mixer taps
- Recessed extractor fan

ENSUITES & BATHROOMS

- Chrome toilet roll holders, chrome towel rails, chrome hat and coat hooks
- White sanitaryware and shower tray
- Full height ceramic tiling to all sides of bath and half height behind any WC and wash hand basin
- Non-slip vinyl plank flooring
- LED down-lights

SECURITY

- Houses designed to achieve Secured by Design Gold Standard Award; adopting crime prevention measures in development design
- Secure phone door entry system in apartment block
- Multi point Locking system to doors and windows
- Spyholes in doors
- Mains operated smoke detectors
- Intruder alarm



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DISCLAIMER: The illustrations are computer generated and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchase, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details.

