



SIMPLE LIFE



WARDS KEEP

DARLASTON
WS10 8QY



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WARDS KEEP

NESTLED ALONGSIDE THE WALSALL CANAL, THE SITE IS SITUATED 3.5 MILES EAST OF WOLVERHAMPTON CITY CENTRE WITH EASY ACCESS TO WOLVERHAMPTON TRAIN STATION, AS WELL AS THE M6.



WARDS KEEP LOCATION MAP



LOCATION INFORMATION

Part of the Black Country, Darlaston is located on the outskirts of the city with a range of services and facilities. The Kenway Retail Park is just 1 mile away providing 20+ retail outlets and local employment opportunities.

Within 3 miles of Wards Keep are 74 'Good' or 'Outstanding' Ofsted rated primary and secondary schools, with the University of Wolverhampton just 5 miles away.

To access the site, postcode WS10 8QY brings you to the top of Heathfield Lane – follow this towards the canal with the development across both sides of the road.



WARDS KEEP SITE MAP



WARDS KEEP

 IRWELL	 WEAVER
 GRANTHAM	 ELLESMERE
 DEE	

- PROPERTIES THAT INCLUDE UNDERPASS
- APARTMENTS

EXCLUSIVELY FOR RENT



Images for demonstrational purposes only. Spec and decor may differ.

IRWELL

2 BEDROOM HOME

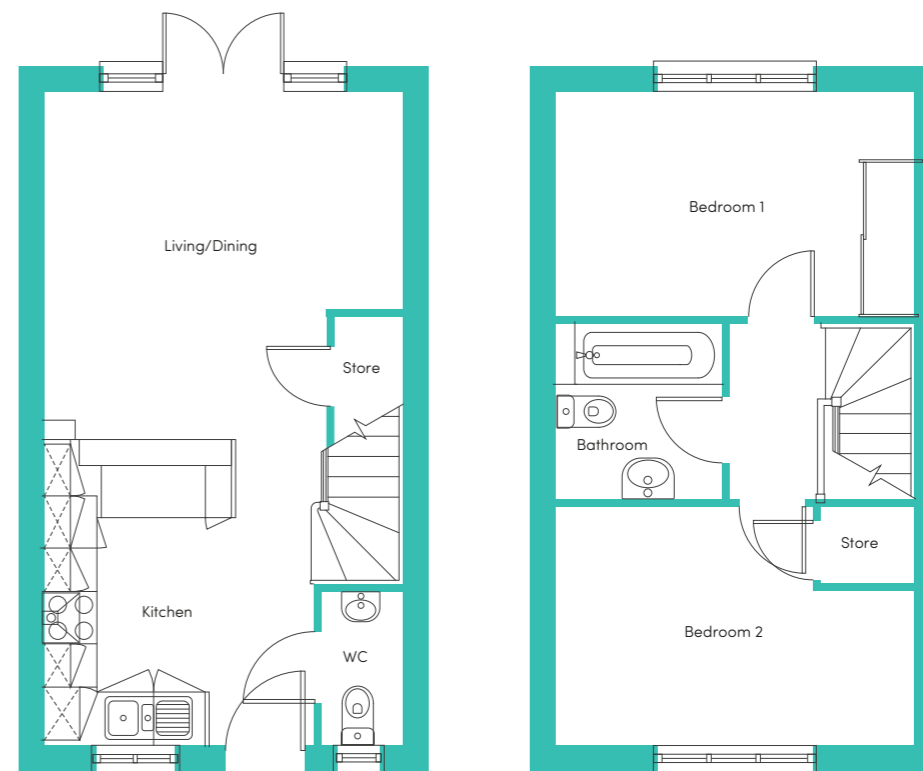
The Irwell is a stunning home built with you in mind.

Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden



IRWELL 2 BEDROOM HOME

GROUND FLOOR

Kitchen
3.10 x 3.66m (10'2" x 12'0")

Living/Dining
4.10 x 3.83m (13'6" x 12'7")†

FIRST FLOOR

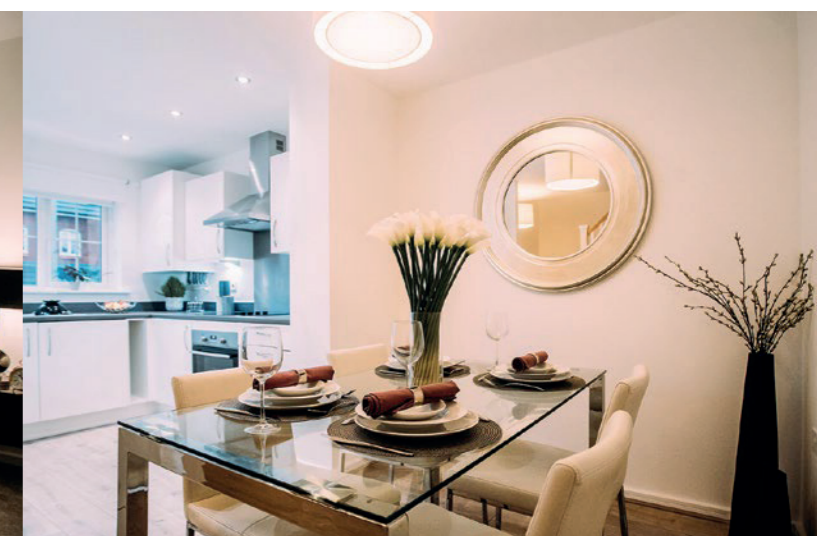
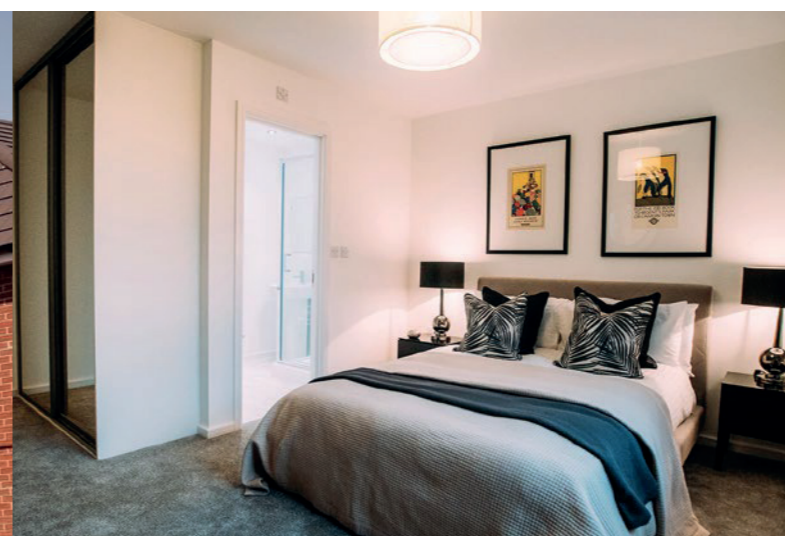
Bedroom 1
4.10 x 2.60m (13'6" x 8'6")

Bedroom 2
4.10 x 2.73m (13'6" x 9'0")†

Bathroom
1.92 x 2.02m (6'4" x 6'8")

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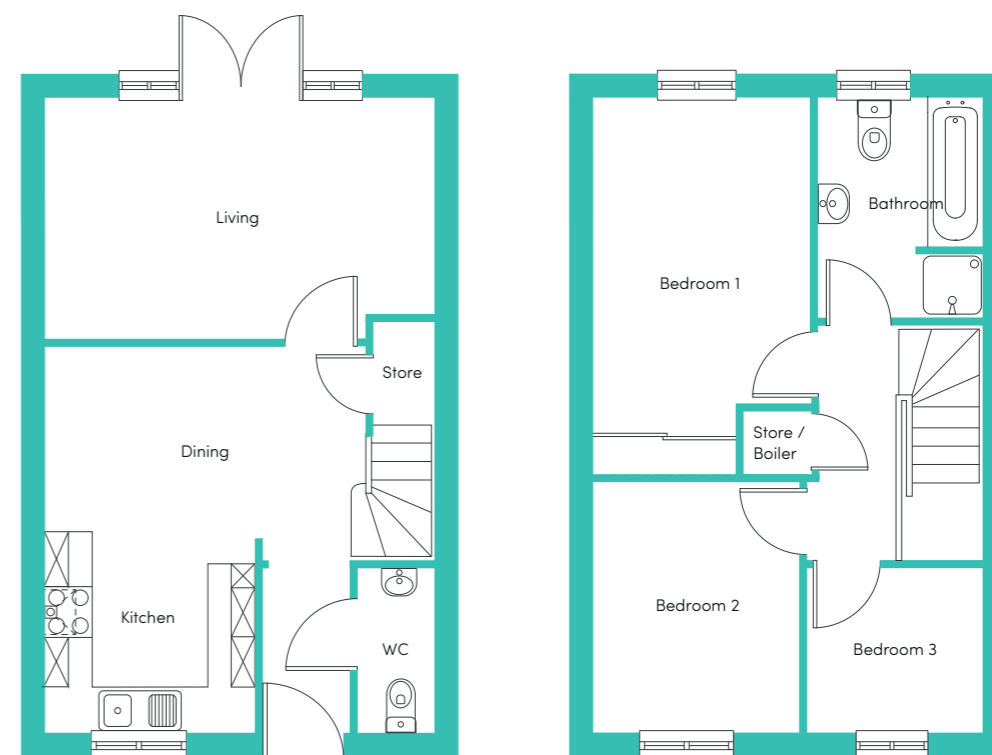
WEAVER 3 BEDROOM HOME

The Weaver is a beautifully designed, modern 3 bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

Upstairs there is a generously proportioned master bedroom with fitted, mirrored wardrobes. Additionally there are two further bedrooms to the front of the house as well as a family bathroom, offering great space for young couples and families alike.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



WEAVER 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.04 x 4.89m (13'3" x 16'1")†

Living
4.92 x 3.08m (16'2" x 10'2")†

FIRST FLOOR

Bedroom 1
2.80 x 4.79m (9'2" x 15'9")†

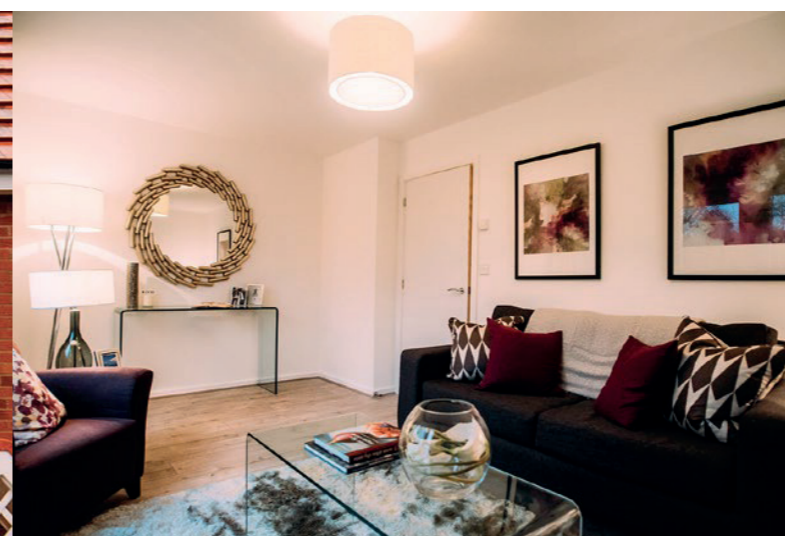
Bedroom 2
2.64 x 3.19m (8'8" x 10'6")

Bedroom 3
2.22 x 2.09m (7'3" x 6'10")

Bathroom
2.05 x 2.82m (6'9" x 9'3")

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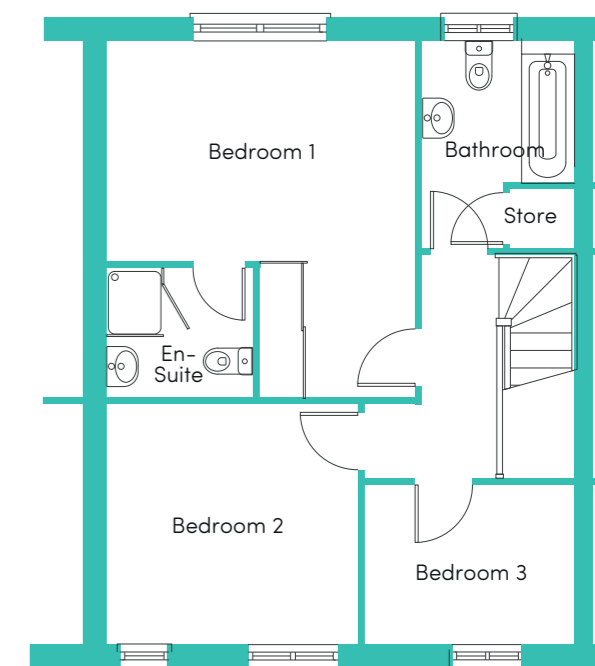
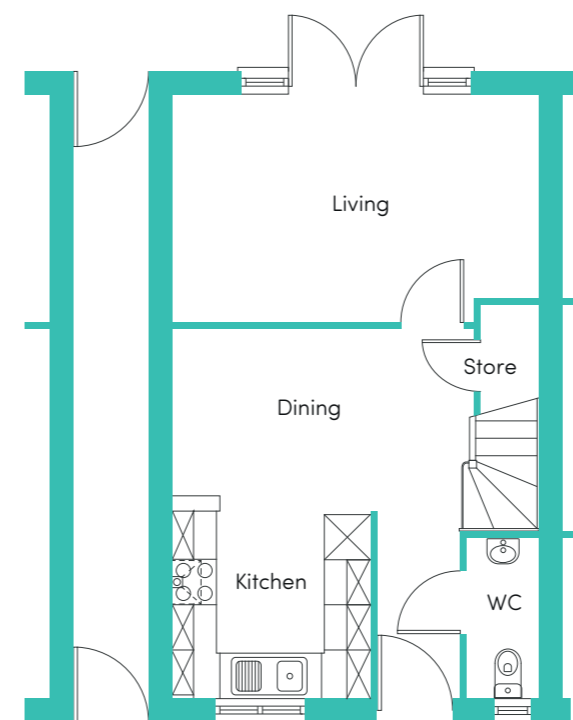
WEAVER UP 3 BEDROOM HOME

The Weaver UP is a beautifully designed, 3 bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

The Weaver UP includes an underpass, which means that there is a little extra space to the upstairs of the property, which features a large master bedroom with en-suite shower room, two further bedrooms to the front of the house, plus an additional family bathroom, offering the perfect space for young couples and families alike.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



WEAVER UP 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.11 x 4.89m (13'6" x 16'1")†

Living
5.01 x 3.09m (16'6" x 10'2")

FIRST FLOOR

Bedroom 1
4.15 x 2.99m (13'8" x 9'10")

Bedroom 2
3.99 x 3.19m (13'1" x 10'6")

Bedroom 3
2.22 x 2.09m (7'3" x 6'10")

Bathroom
2.05 x 2.82m (6'9" x 9'3")

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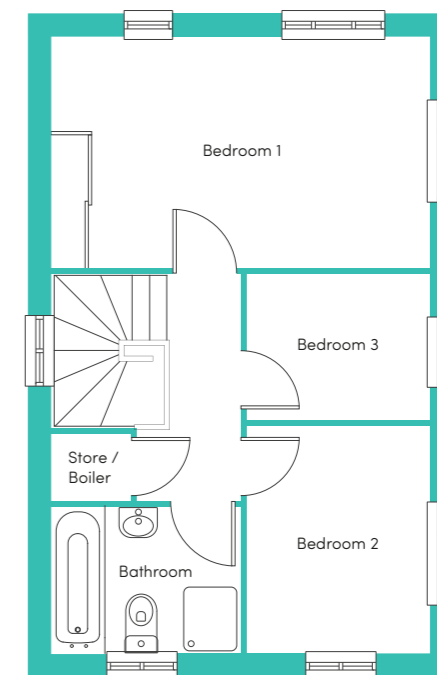
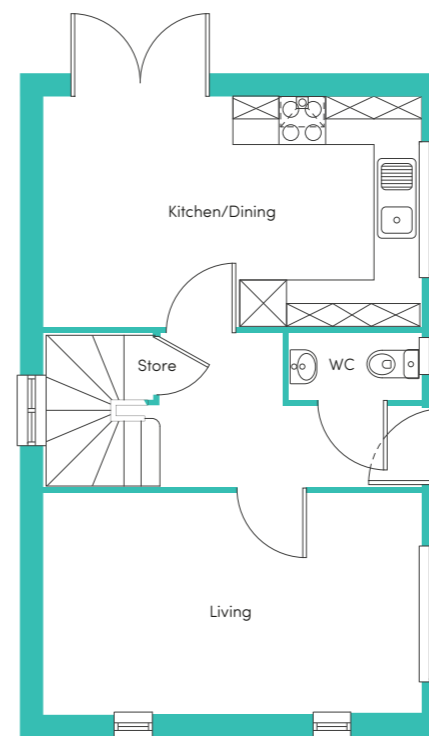
GRANTHAM 3 BEDROOM HOME

The welcoming central hallway of the Grantham sits in between the living room and the kitchen. A house designed with you in mind, the spacious lounge provides the perfect area to relax, whilst the dining/kitchen area provides a great place to spend time and entertain with its French windows opening on to the garden. A WC is conveniently situated off the hallway, completing the downstairs.

Upstairs, the house has a large master bedroom with fitted, mirrored wardrobes, and a further two bedrooms. A stylish family bathroom with a separate bath and shower provides the best of both worlds, whilst a store room on the landing provides a space to store bits and pieces.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



GRANTHAM 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.92 x 2.98m (16'2" x 9'10")

Living
4.92 x 2.88m (16'2" x 9'6")

FIRST FLOOR

Bedroom 1
4.92 x 2.98m (16'2" x 9'9")

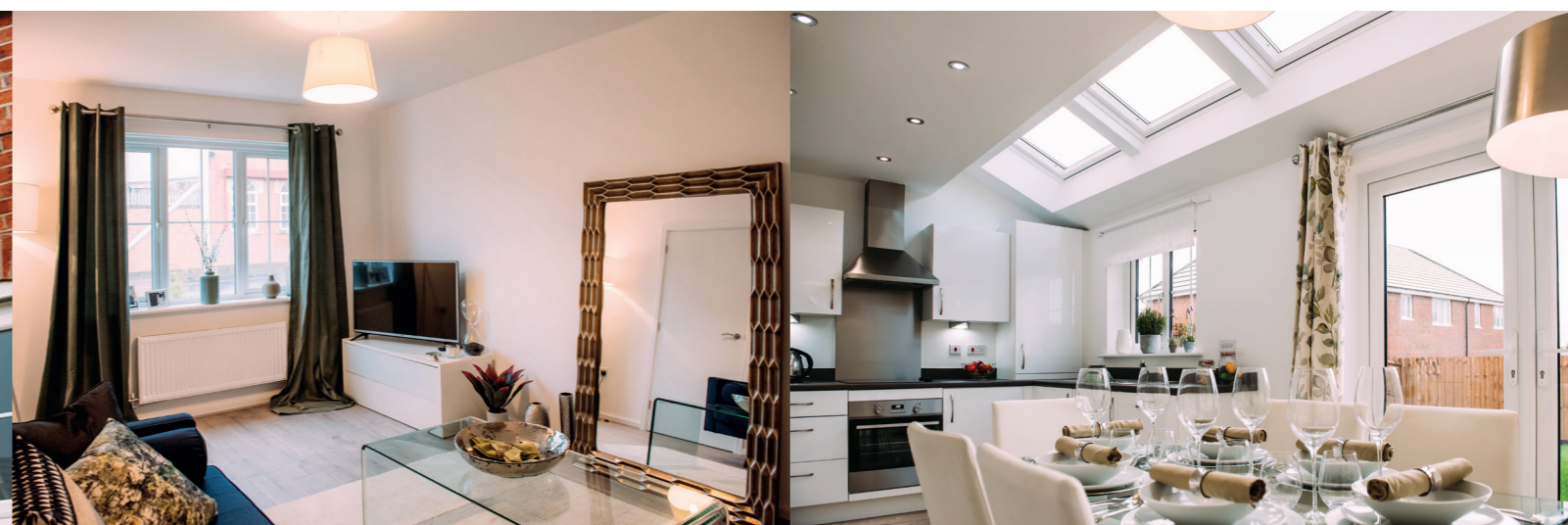
Bedroom 2
2.40 x 3.02m (7'10" x 9'11")

Bedroom 3
2.40 x 1.90m (7'10" x 6'3")

Bathroom
2.46 x 1.98m (8'1" x 6'6")

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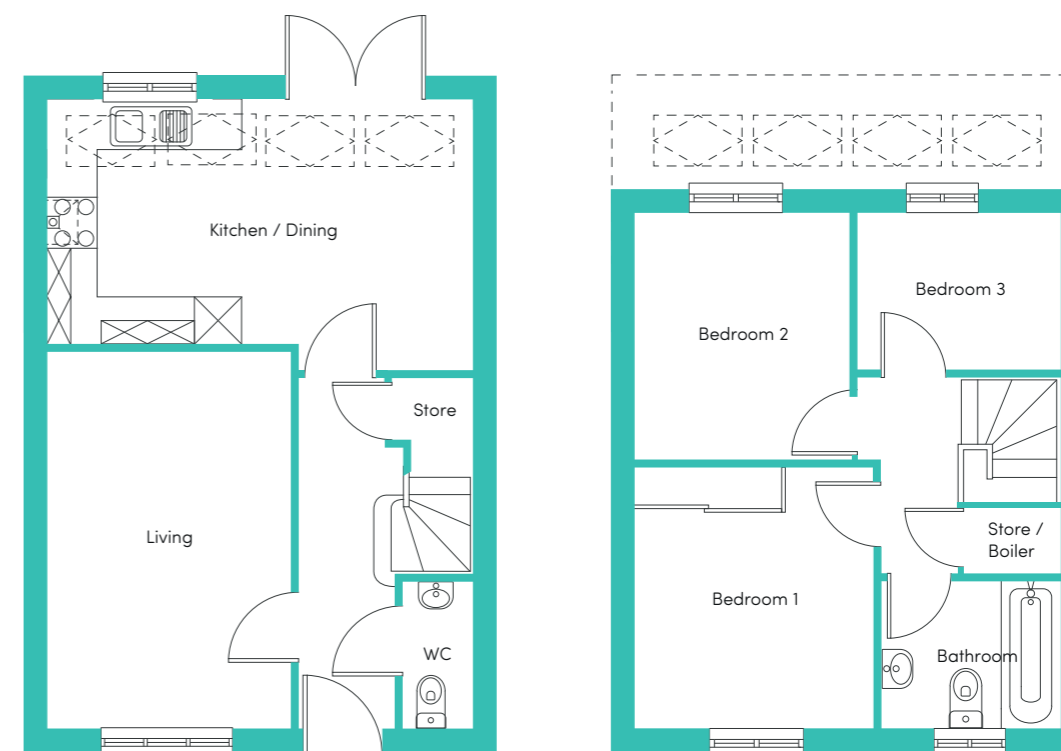
ELLESMERE 3 BEDROOM HOME

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



ELLESMERE 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.42 x 3.45m (17'10" x 11'4")†

Living
3.09 x 4.83m (10'2" x 15'11")

FIRST FLOOR

Bedroom 1
3.04 x 3.36m (10'0" x 11'0")

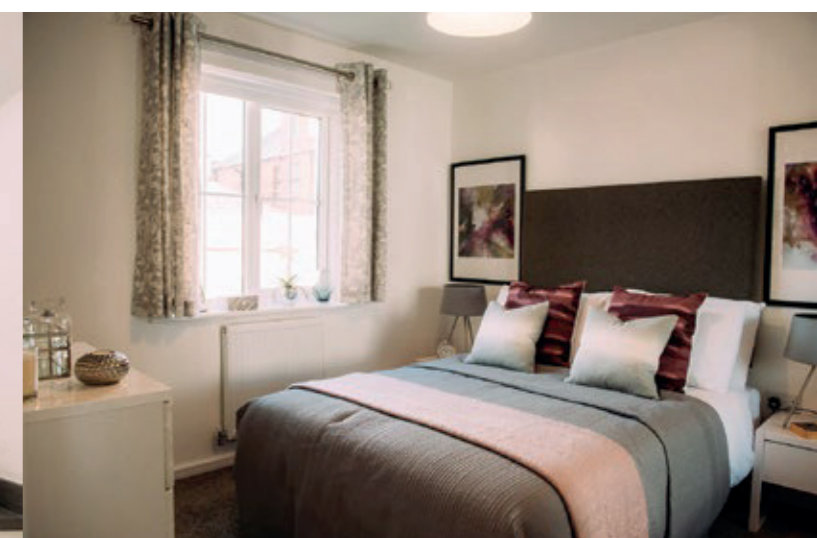
Bedroom 2
2.74 x 3.16m (9'0" x 10'5")

Bedroom 3
2.61 x 2.00m (8'7" x 6'7")

Bathroom
2.31 x 1.92m (7'7" x 6'4")

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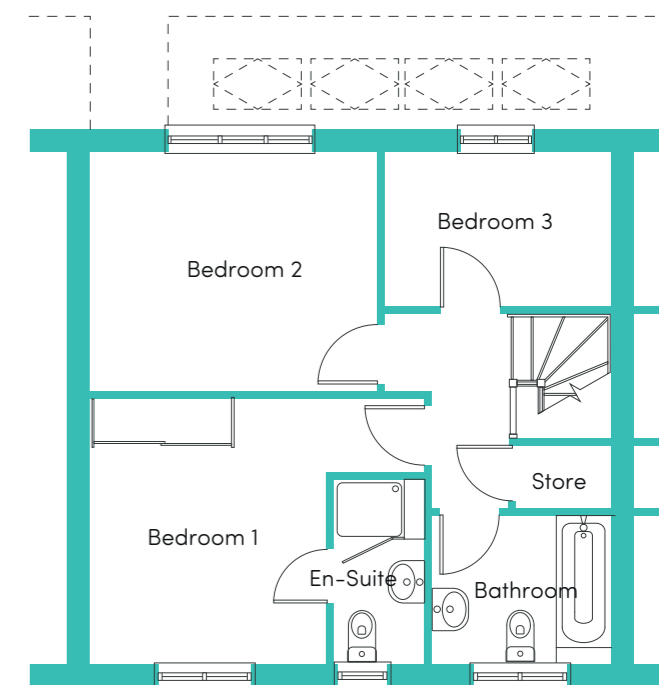
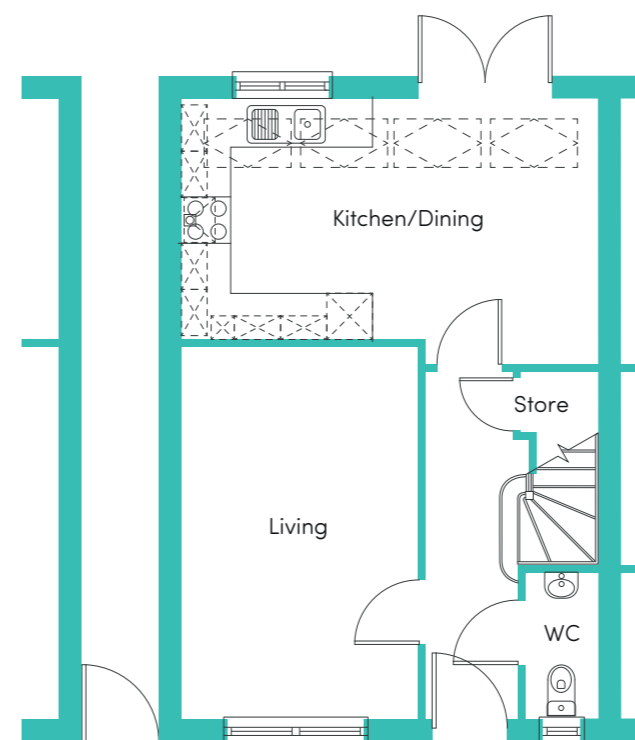
ELLESMERE UP 3 BEDROOM HOME

The Ellesmere UP is a stunning home built with your needs in mind. Downstairs there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Unlike the regular Ellesmere, the Ellesmere UP includes an underpass, which means that there is a little more space upstairs. The first floor has a spacious family bathroom complete with both bath and shower, a master bedroom suite with shower room and fitted, mirrored wardrobes. You will also find two further well-proportioned bedrooms and a handy boiler/store cupboard just off the hallway.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



ELLESMERE UP 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.42 x 3.45m (17'10" x 11'4")†

Living
3.09 x 4.83m (10'2" x 15'11")

FIRST FLOOR

Bedroom 1
3.07 x 3.42m (10'1" x 11'3")

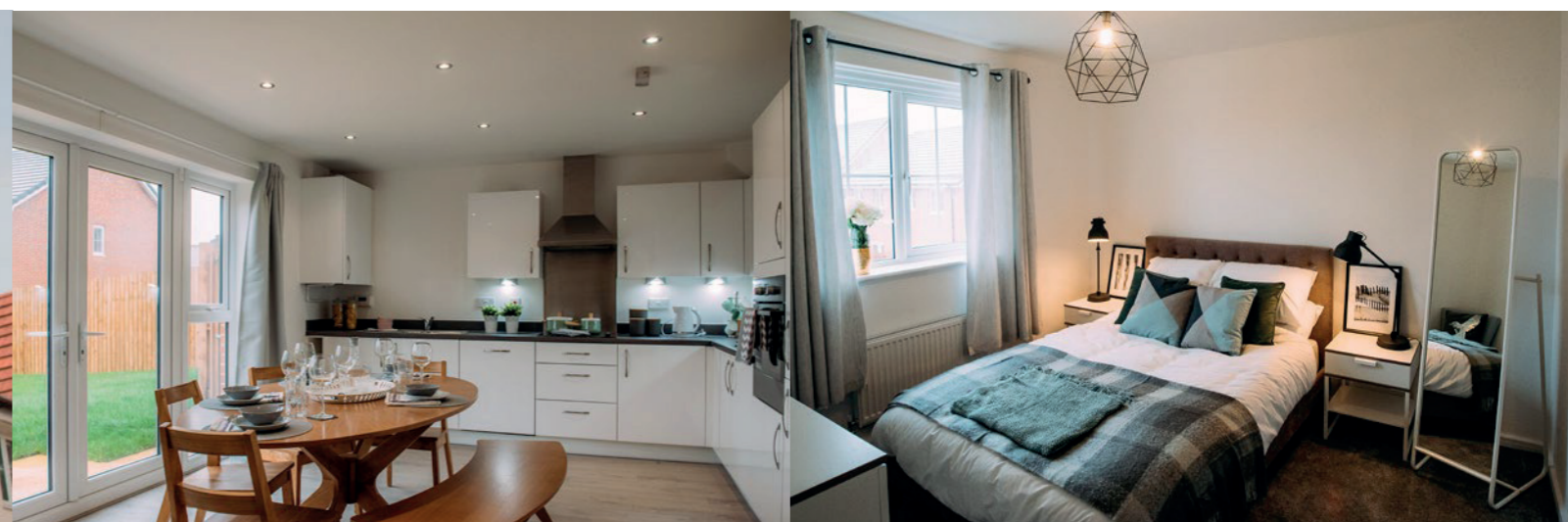
Bedroom 2
3.76 x 3.09m (12'4" x 10'2")

Bedroom 3
2.94 x 2.00m (9'8" x 6'7")

Bathroom
2.33 x 1.92m (7'8" x 6'4")

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DEE 4 BEDROOM HOME

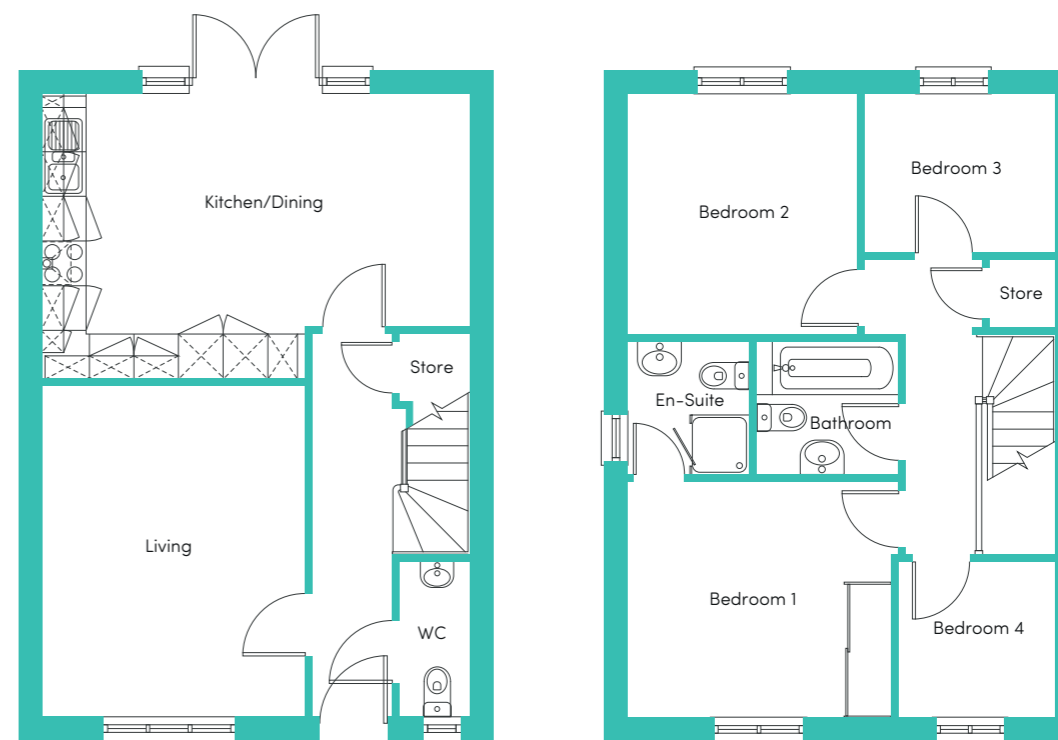
The Dee is a beautiful four bedroom modern home, built over two levels.

Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The master bedroom benefits from built-in wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden



DEE 4 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.91 x 3.85m (19'5" x 12'8")†

Living
3.53 x 4.42m (11'7" x 14'6")

FIRST FLOOR

Bedroom 1
3.21 x 3.15m (10'6" x 10'4")

Bedroom 2
3.10 x 3.25m (10'2" x 10'8")

Bedroom 3
2.73 x 2.14m (9'0" x 7'1")

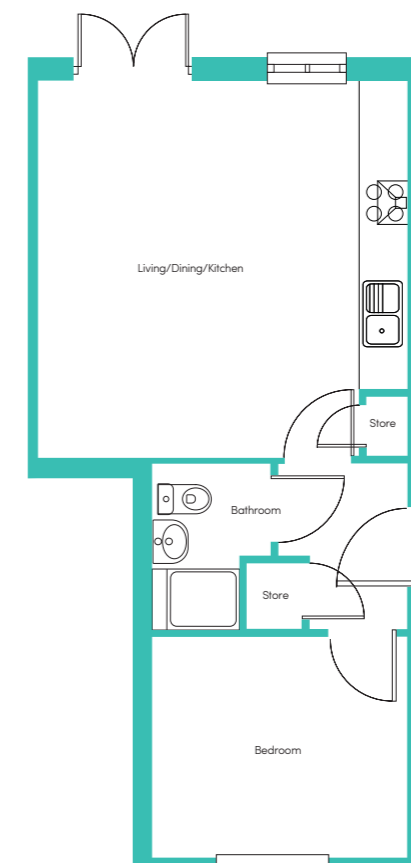
Bedroom 4
2.63 x 2.08m (8'8" x 6'10")

Bathroom
1.82 x 1.93m (6'0" x 6'4")

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ASHDOWN 1 BEDROOM SELF-CONTAINED APARTMENT

The Ashdown is a beautiful self-contained garden apartment featuring one double bedroom and a light living and dining space perfect for entertaining.

Entering through your own private access, immediately in front is the shower room. To one side is the spacious living, dining and kitchen area with fitted appliances including hob, oven, washing machine and fridge freezer. Offering the perfect place to eat and entertain, this space leads out through double doors into your private garden area, perfect to enjoy in the evenings.

On the other side of the entrance way is the spacious double bedroom with built in storage, giving you place for your belongings and room to relax.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms
- Private entrance

ASHDOWN 1 BEDROOM SELF-CONTAINED APARTMENT

GROUND FLOOR

Living/Kitchen/Dining
4.68 X 4.78m (15'5" X 15'8")†

Bedroom 1
3.23 X 2.81m (10'7" X 9'3")†

Bathroom
1.51 x 2.12m (5'0" x 7'0")†

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SHERWOOD 1 BEDROOM SELF-CONTAINED APARTMENT

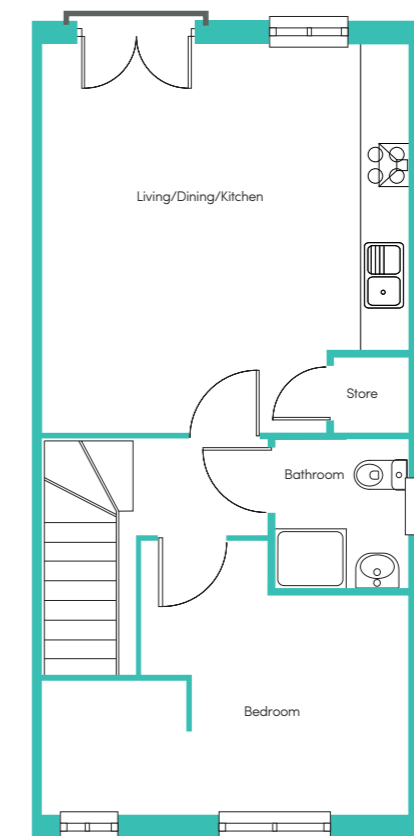
The Sherwood offers a wonderful opportunity for individuals or couples to enjoy a self-contained apartment with scope to entertain and relax.

Entering via your own private entrance and stairs, immediately in front is a light shower room. To one side leads to the spacious living, dining and kitchen area, with fitted appliances including hob, oven, washing machine and fridge freezer. The living space benefits from double doors with a Juliet balcony allowing light and fresh air into the room.

To the other side of the entrance is the generous double bedroom complete with fitted wardrobes, giving you plenty of space to store belongings without impacting floor space.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Juliet Balcony
- Private entrance



SHERWOOD 1 BEDROOM SELF-CONTAINED APARTMENT

GROUND FLOOR

Living/Kitchen/Dining
4.68 x 4.96m (15'5" x 16'4")†

Bedroom 1
4.68 x 3.5m (15'4" x 11'6")†

Bathroom
1.71 x 1.99m (5'8" x 6'7")†

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TESTIMONIALS

“I love my home now, it ticks all the boxes and it’s perfect for me. I feel like a lot of thought has gone into the layout and spec of the house and a lot of care has gone into the way it looks. It’s simple, but tastefully decorated, and the appliances are great.”

Louise Holleran,
Simple Life customer

“Compared to a private landlord, Simple Life is far better. We feel much happier and confident that someone is there to help should we ever need it. With previous landlords, we’d been fobbed off a lot and things were never fixed, but Simple Life really want to help. There’s also no fear that the house will be sold. We have a 12-month lease which gives us peace of mind.”

Jeanie Logan,
Simple Life customer

”



Jeanie Logan

TENANT FEES

Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
Refundable Holding Deposit	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month’s rent becomes due. (Typically within 90 days). The holding deposit will be paid towards your first month’s rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week’s rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
Simple Life may retain your holding deposit if: <ul style="list-style-type: none"> You provide misleading information on your application form You fail a Right to Rent Check You change your mind about the property and withdraw your application You have failed to take reasonable steps to enter into the tenancy 			
Refundable Tenancy Deposit	This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week’s rent.
Pet Rent	Where permission is given for a pet to reside at the property, the rent per month is increased to include a pet rent.	Due as part of your monthly rental payments.	£30 additional rent per month (Applies to cats and dogs only).
First Month’s Rent	Your first month’s rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month’s rent (less any holding deposit that has been collected).

Tenants may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
Default Fee	A payment that is required in the event of a default by the tenant: <ul style="list-style-type: none"> Lost key Lost security device giving access to the housing. 	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
Late Payment Fee	Fee will be added to the Tenant’s account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
Variation of Tenancy Fee	Payments on assignment, variation or novation of a tenancy at the tenant’s request.	Payable on request by the Simple Life Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
Early Termination Fee	Payments in respect of early termination of a tenancy agreement at the tenant’s request.	Payable on request by the Simple Life Team following the tenant request.	Capped at Simple Life’s loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.
 All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of June 2019

COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

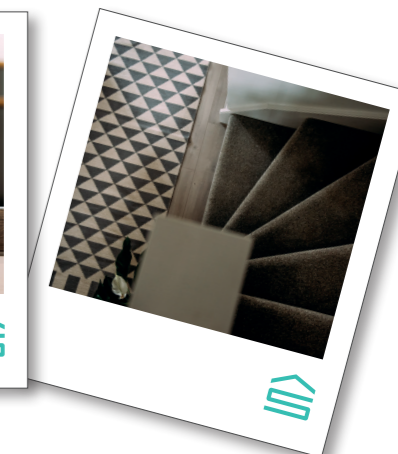
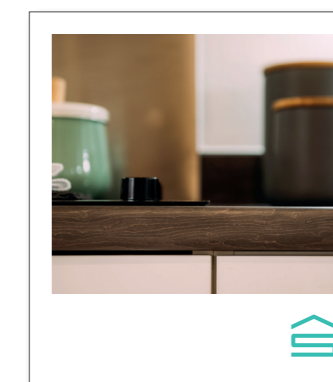
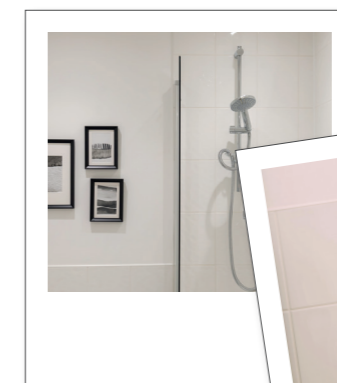
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a tenant, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 600 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

OUR SPEC





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