



ALBA GARDENS

WOLVERHAMPTON

...

An exclusive development of
just fourteen new homes

Comfortable living and convenient commuting



ALBA GARDENS

ROOKERY ROAD
WOLVERHAMPTON
WV4 6NP

PERFECTLY PLACED

Set around a private drive only three miles from the centre of Wolverhampton, Alba Gardens is an exclusive development of just fourteen new homes in a choice of five different designs.

Located just off the Birmingham New Road, Alba Gardens is a short drive from the centre of Wolverhampton and around thirty minutes from the centre of Birmingham.

Wolverhampton is a dynamic city with an illustrious past. There is easy access to the M6 and M54 motorways and direct train services to Manchester, Birmingham and London. The West Midlands Metro, the local tramway, connects Wolverhampton and Birmingham.

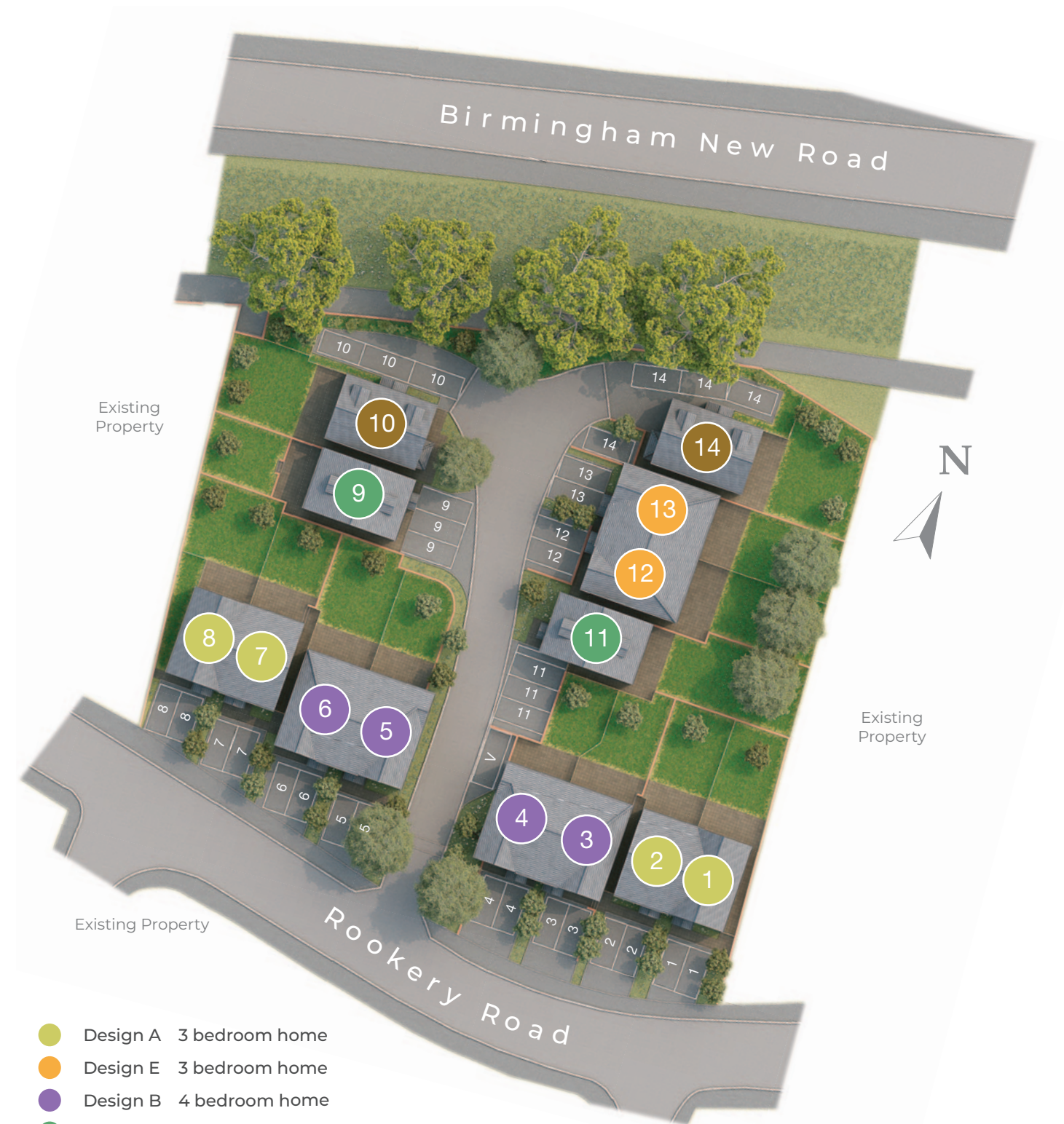
Adjacent to the development is a local shop, whilst a local Post Office and convenience store is just a few minutes walk away. Most major supermarkets are only minutes away by car and in addition to the Mander and Wulfrun Shopping Centres, Wolverhampton has a wide range of independent shops and a lively daily market.

Birmingham, the country's second largest city, offers everything from superb shopping to exciting entertainment. Check out the buzzing creative quarter at The Custard Factory or shop till you drop in The Bullring or Grand Central. Discover Birmingham's World class Museum and Art Gallery or enjoy Brindley Place and one of the World's most intricate canal networks.



Development Layout

A collection of just fourteen distinctive new homes
located close to the centre of town



- Design A 3 bedroom home
- Design E 3 bedroom home
- Design B 4 bedroom home
- Design C 5 bedroom home
- Design D 5 bedroom home
- V Visitor Parking Space

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



DESIGN A

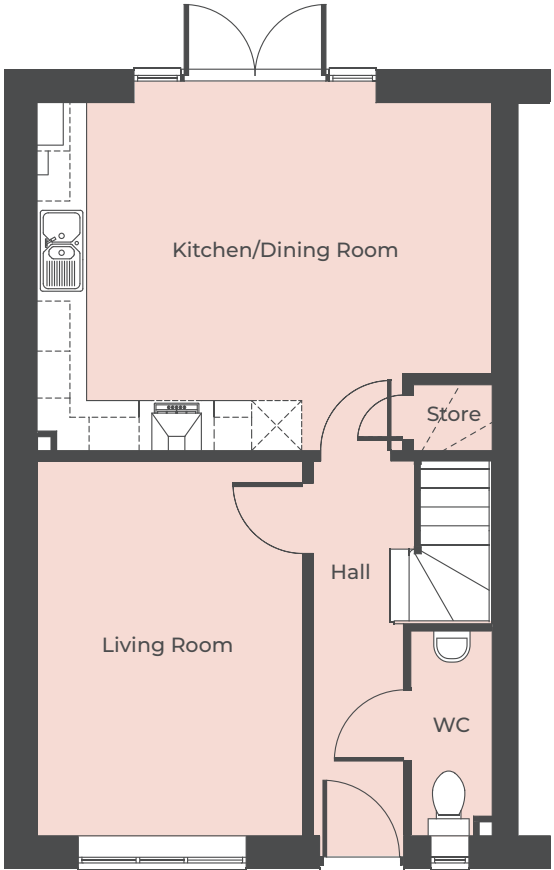
3 BEDROOM HOME

Plots 1, 2, 7 & 8

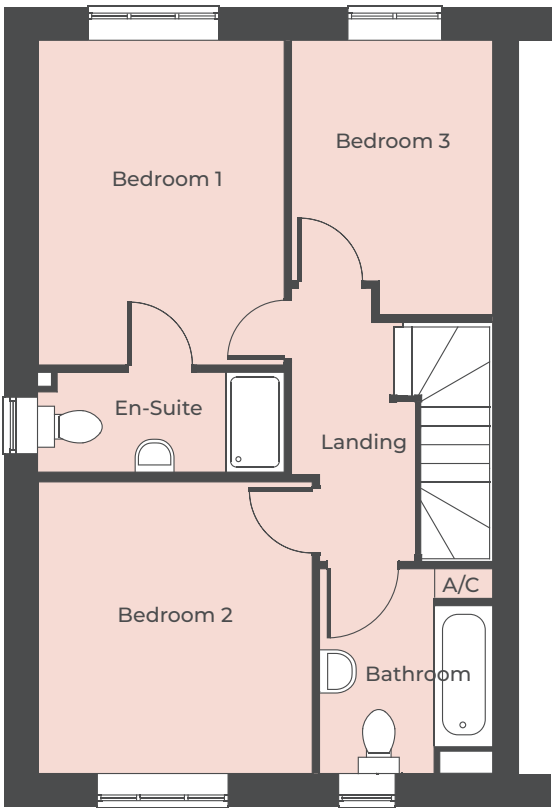
Off the entrance hall is a fully fitted downstairs cloakroom and a staircase to the first floor. There is a front facing living room with a picture window and a generously proportioned rear facing kitchen and dining room with French doors opening onto the rear garden. There is also a useful under stairs store. Upstairs, the rear facing principal bedroom has a fitted en-suite, whilst a second double bedroom and a third single bedroom share a well equipped family bathroom. There are two off road parking spaces and a fully fenced rear garden.



Computer generated images are indicative only. External finishes, materials, layouts, may vary. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



Ground Floor



First Floor

DIMENSIONS

Living Room	3226mm x 4542mm	10'7" x 14'11"
Kitchen/Dining	5518mm x 4218mm	18'1" x 13'10"
WC	988mm x 2481mm	3'3" x 8'2"
Bedroom 1	2990mm x 3935mm	9'10" x 12'11"
En-Suite	2990mm x 1210mm	9'10" x 4'0"
Bedroom 2	3330mm x 3534mm	10'11" x 11'7"
Bedroom 3	2439mm x 3331mm	8'0" x 10'11"
Bathroom	2099mm x 2482mm	6'11" x 8'2"

All dimensions are maximum and may vary from plot to plot



DESIGN B

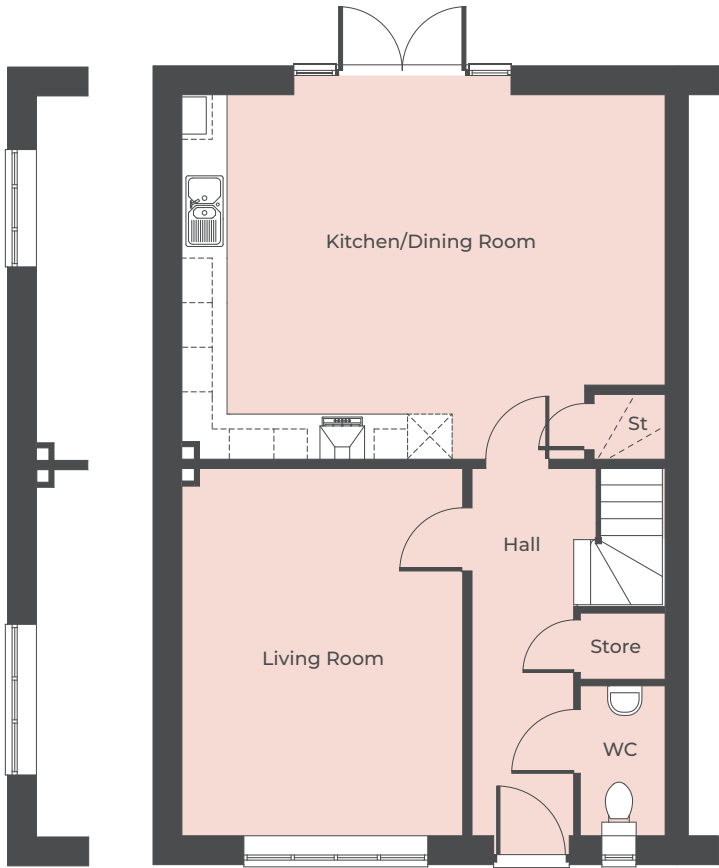
4 BEDROOM HOME

Plots 3, 4, 5 & 6

With three double bedrooms and a fourth single bedroom, this well planned home offers excellent family accommodation. There's plenty of storage with both an under stairs cupboard and a separate cloakroom cupboard. The well planned kitchen dining room opens onto the rear garden through French doors and there is a separate front facing living room. The main bedroom has an en-suite shower room and there is a fully fitted family bathroom. The rear garden has a paved patio area and is fully fenced and there are two off road parking spaces.

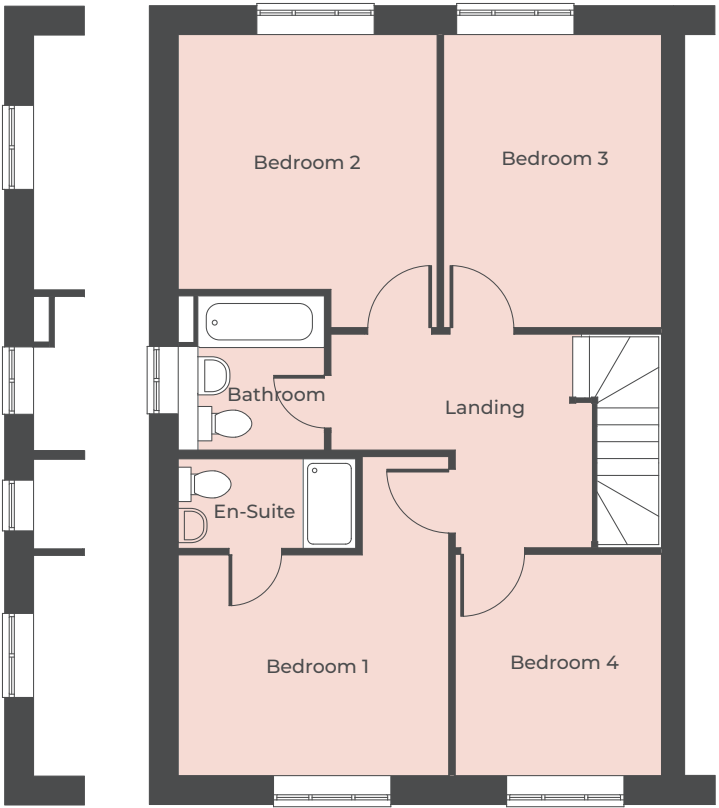


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Plots 4 & 5 only

Ground Floor



Plots 4 & 5 only

First Floor

DIMENSIONS

Living Room	3795mm x 4961mm	12'5" x 16'3"
Kitchen/Dining	6530mm x 4924mm	21'5" x 16'2"
WC	1147mm x 2026mm	3'9" x 6'8"
Bedroom 1	3655mm x 2981mm	12'0" x 9'9"
En-Suite	2398mm x 1210mm	7'10" x 4'0"
Bedroom 2	3498mm x 3430mm	11'6" x 11'3"
Bedroom 3	2944mm x 3958mm	9'8" x 13'0"
Bedroom 4	2787mm x 2990mm	9'2" x 9'10"
Bathroom	1695mm x 2083mm	5'7" x 6'10"

All dimensions are maximum and may vary from plot to plot



DESIGN C

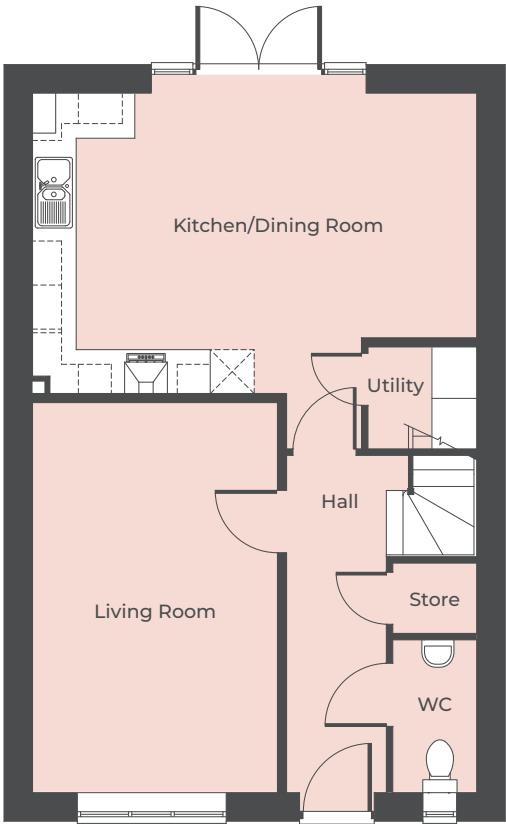
5 BEDROOM HOME

Plots 9 & 11

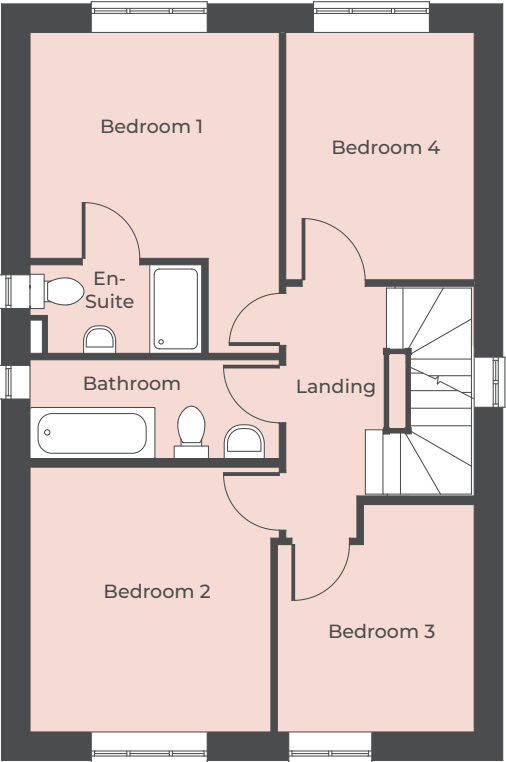
This five bedroom home is spread over three floors, with a top floor master suite with separate shower room and three under eaves storage cupboards. On the first floor are two double bedrooms, one with an en-suite, two single bedrooms and a family bathroom. Downstairs, there's a very well proportioned kitchen and dining room and a separate utility room. A front facing living room and a downstairs cloakroom with separate cloaks cupboard complete the picture. There are three, off road parking spaces and a fully fenced rear garden with a paved patio.



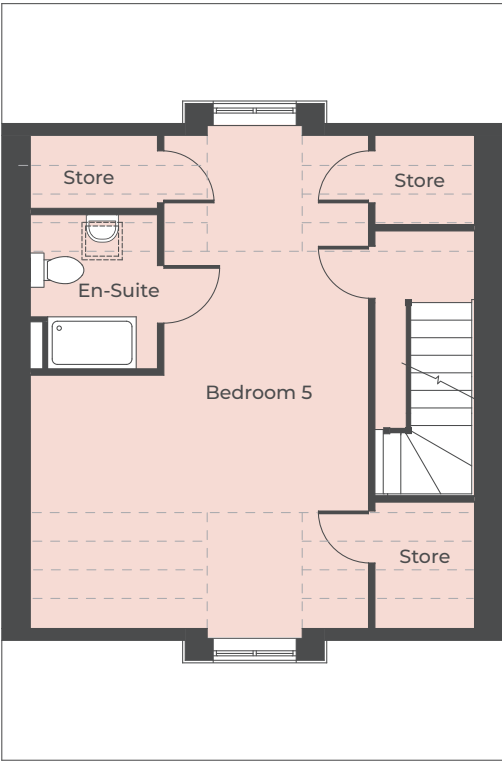
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Ground Floor



First Floor



Second Floor

DIMENSIONS

Living Room	3348mm x 5331mm	11'0" x 17'6"
Kitchen/Dining	6073mm x 4104mm	19'11" x 13'6"
WC	1148mm x 2089mm	3'9" x 6'10"
Utility	1487mm x 1392mm	4'11" x 4'7"
Bedroom 1	3408mm x 3088mm	11'2" x 10'2"
En-Suite	2348mm x 1210mm	7'8" x 4'0"
Bedroom 2	3293mm x 3619mm	10'10" x 11'10"
Bedroom 3	2691mm x 3107mm	8'10" x 10'2"
Bedroom 4	2576mm x 3381mm	8'5" x 11'1"
Bathroom	3408mm x 1349mm	11'2" x 4'5"
Bedroom 5	4623mm x 5135mm	15'2" x 16'10"
En-Suite	1738mm x 2105mm	5'8" x 6'11"

All dimensions are maximum and may vary from plot to plot



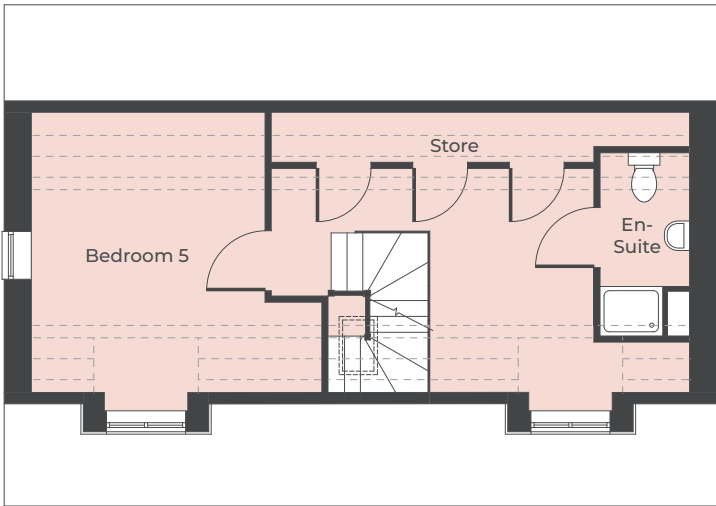
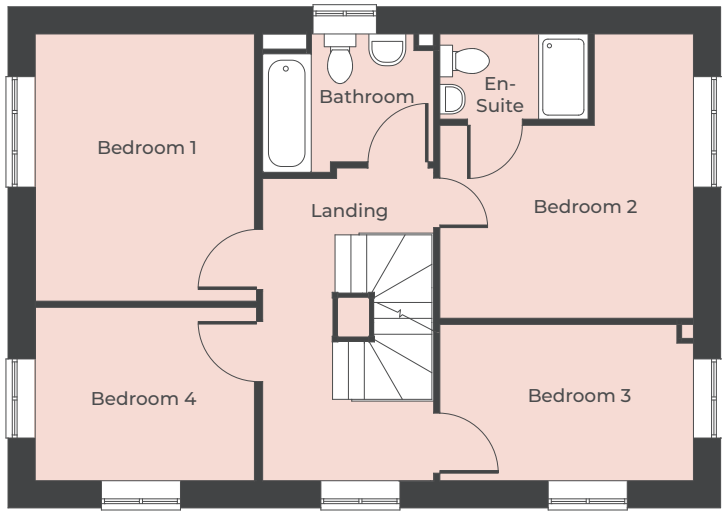
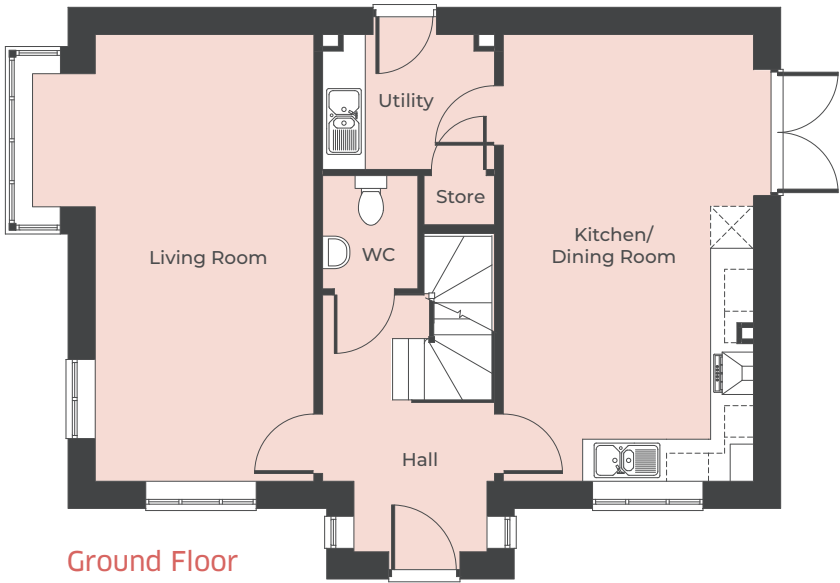
DESIGN D

5 BEDROOM HOME
Plots 10 & 14

There are three double bedrooms and two single bedrooms set across the top two floors. With two en-suite shower rooms and a fully fitted family bathroom room there should be no queues in the morning. The superb living room has a delightful walk in bay and the kitchen and dining room has French doors opening onto the paved patio and rear garden. Off the kitchen is a separate fitted utility room and there is a fully fitted downstairs cloakroom and a separate cloakroom cupboard. To the front there is off road parking for three cars.



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DIMENSIONS		
Living Room	3338mm x 6410mm	10'4" x 21'0"
Kitchen/Dining	3592mm x 6410mm	11'9" x 21'0"
WC	1368mm x 1625mm	4'6" x 5'4"
Utility	2468mm x 1924mm	8'1" x 6'4"
Bedroom 1	3146mm x 3834mm	10'4" x 12'7"
Bedroom 2	3146mm x 2488mm	10'4" x 8'2"
En-Suite	2128mm x 1222mm	7'0" x 4'0"
Bedroom 3	3640mm x 4079mm	11'11" x 13'5"
Bedroom 4	3640mm x 2243mm	11'11" x 7'4"
Bathroom	2455mm x 1835mm	8'1" x 6'0"
Bedroom 5	355mm x 3504mm	11'0" x 11'6"
En-Suite	1285mm x 2629mm	4'3" x 8'7"

All dimensions are maximum and may vary from plot to plot



DESIGN E

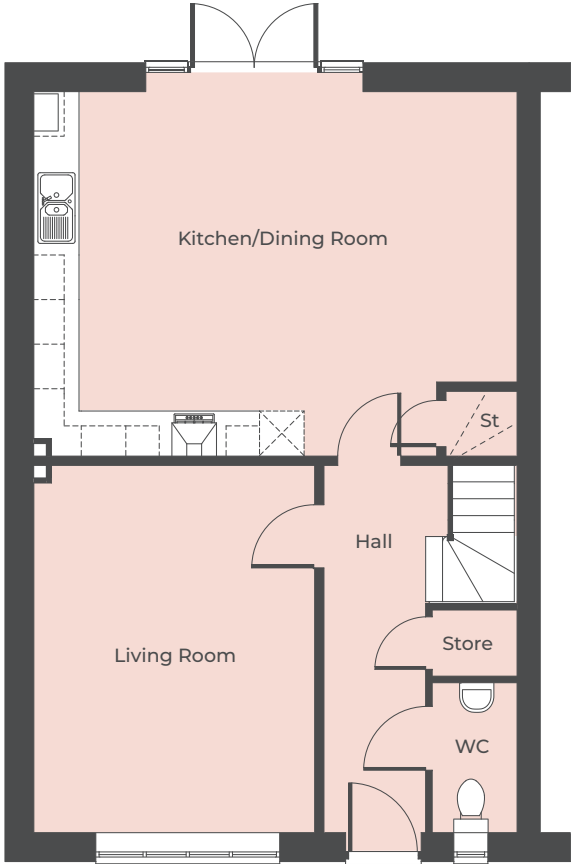
4 BEDROOM HOME Plots 12 & 13

With a good sized kitchen and dining room that opens onto the rear garden through French doors and a separate front facing living room, there is plenty of space for everyday living and entertaining. With an under stairs store and a separate cloakroom cupboard, there's also plenty of storage. Upstairs the main bedroom has an en-suite shower room, whilst two further double bedrooms and a single bedroom share a fully fitted family bathroom.

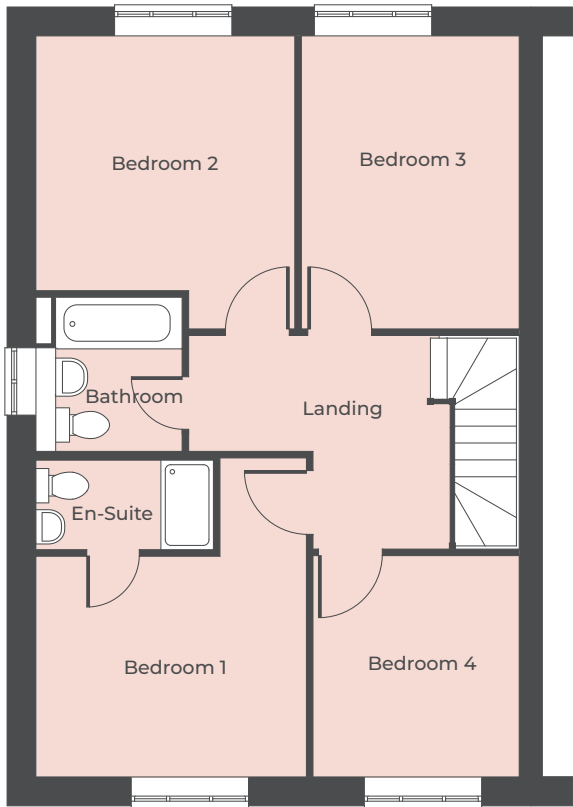
The rear garden is fully fenced with a paved patio area and there are two off road parking spaces to the front of the property.



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Ground Floor



First Floor

DIMENSIONS

Living Room	3795mm x 4961mm	12'5" x 16'3"
Kitchen/Dining	6530mm x 4924mm	21'5" x 16'2"
WC	1147mm x 2026mm	3'9" x 6'8"
Bedroom 1	3655mm x 2981mm	12'0" x 9'9"
En-Suite	2398mm x 1222mm	7'10" x 4'0"
Bedroom 2	3498mm x 3442mm	11'6" x 11'4"
Bedroom 3	2944mm x 3958mm	9'8" x 13'0"
Bedroom 4	2787mm x 2990mm	9'2" x 9'10"
Bathroom	1695mm x 2070mm	5'7" x 6'9"

All dimensions are maximum and may vary from plot to plot

Specification

Every home at Alba Gardens comes with this generous standard specification. Upgrades and optional extras may be available depending on the stage of build when you reserve.

Kitchens

Symphony fitted kitchen with Bosch integrated appliances throughout:

- Single oven
- Microwave
- Dishwasher
- Fridge/freezer (70/30)
- Washer/dryer (where specified)
- Four burner gas hob
- Chimney hood
- Quartz worktops and upstand to kitchen
- 20mm laminated worktop to utility*
- Large quartz sink with single lever mixer tap
- Stainless steel sink with mixer tap to utility*



Sanitaryware

- High quality bath with matching bath panel and bath filler
- High quality close coupled toilet with matching soft close toilet seat
- High quality vanity unit with single mixer tap
- High quality concealed shower mixer
- High quality shower tray with sliding shower door to en-suites



Bathroom & En-Suite tiling

- High quality tiling to the following areas:
- Fully tiled cloakroom
- Fully tiled bathroom
- Fully tiled en-suite (where specified)

Flooring

- LVT Herringbone throughout ground floor
 - Carpets to upper floors
- 4 choices are available if request is made on time*

Plumbing & Heating

Gas central heating including:

- Worcester Bosch Greenstar condensing boiler
- Underfloor heating to ground floor with zoned thermostatic controls
- Compact radiators
- Digital heating/hot water programmer
- General purpose room thermostat
- Thermostatic radiator valves to all radiators
- Plumbing for washing machine and tumble dryer to utility room*



Electrical installation

- Consumer unit incorporating circuit breakers
- Brushed steel switches and sockets with USB
- Energy efficient spotlights
- Mains operated smoke detector to each storey
- Mains operated carbon monoxide detector
- Shaver socket to bathroom and en-suite(s)
- BT points as per working drawings
- Digital TV sockets as per working drawings
- Electric point for future use of electric hob to kitchen (*electric hob not supplied*)
- Mains doorbell
- External light with PIR to each external door
- Solar Panels
- Electric Vehicle charger



Internal Finishes

- Walls & ceilings finished with white matt emulsion
- Deanta Ely Oak internal doors with brushed chrome ironmongery
- Modern MDF moulded architrave and skirting
- Hardwood handrail to staircases with spindles finished in white gloss paint

Energy Efficiency

Mega Homes makes every effort to conserve natural resources by running a proficient building site and recycling waste materials. Our aim is to build highly desirable and efficient homes utilising the latest energy saving methods and technology.

To help reduce energy consumption your home has the following:

- Insulated ground floor slab with underfloor heating
- 175mm insulated wall cavities and roof void
- Energy efficient glazing to all windows & doors
- PIR controlled external lighting to front, side and rear of the house
- Energy saving electrical appliances
- Energy efficient condensing boiler
- Thermostatic control to all radiators
- Energy efficient light fittings

**Where specified*

NB: These particulars are for guidance only. Mega Homes continuously develop their product and individual features, components and specification may vary. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





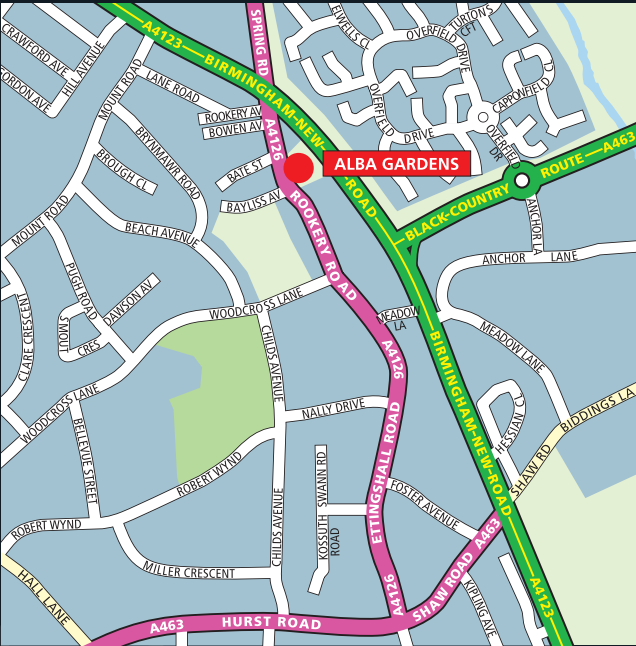
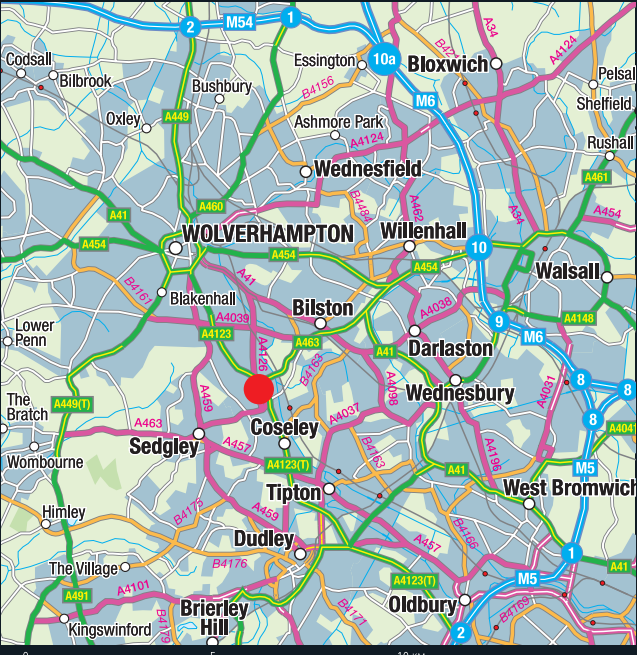
Perfectly placed for work, rest and play.

Wolverhampton Railway Station is around ten minutes away by car. There are direct trains to a wide range of destinations including Birmingham New Street, Manchester Piccadilly, Bristol Temple Meads and London Euston.

Junction 10 of the M6 motorway is just five miles away, with rapid access to the M54 and the M5. Birmingham International Airport is typically between thirty and forty minutes away by car, or there are regular direct rains from Birmingham New Street Station, with a journey time of just ten minutes.

Rookery Road is situated on the bus route from Bilston to Dudley, with bus stops next to the development. Around the corner, on the Birmingham New Road, are bus stops for the Birmingham to Wolverhampton route.

To get out and enjoy the countryside, Baggeridge Country Park or Himley Hall and Park are both about ten minutes away.



FASTEST DIRECT TRAIN TIMES IN MINUTES

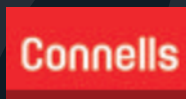


SHORTEST DISTANCE BY CAR IN MILES



Times and distances are approximate and sourced from National Rail and Google Maps.

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