

MARTIN GROVE

HILTON LANE GREAT WYRLEY

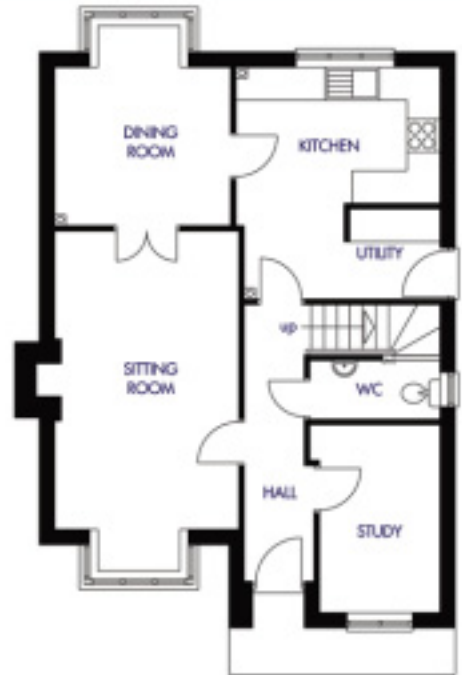
AN EXCLUSIVE DEVELOPMENT OF 4 & 5 BEDROOM HOMES



COMPUTER GENERATED ILLUSTRATION OF THE DENBY HOUSE TYPE ON PLOT 6

THE DENBY

PLOT 6



GROUND FLOOR LAYOUT

	Metric	Imperial
Canopy Porch		
Central Reception Hall		
Cloakroom	with handbasin & w.c.	
Sitting Room	3325 x 6170	10'10" x 20'2" - max
Dining Room	3175 x 3620	10'5" x 11'10" - max
Study	2340 x 3390	7'8" x 11'1"
Kitchen	3685 x 2450 to 4175	12'1" x 8'0" to 13' 8" - max
Utility	1610 x 1610	5'3" x 5'3"



FIRST FLOOR LAYOUT

	Metric	Imperial
Central Landing		
Master Bedroom	3325 x 3650	10'10" x 11'11" - avg
Master En-Suite	with handbasin, w.c. & shower	
Bedroom 2	2435 x 3605	7'11" x 11'9"
En-Suite 2	with handbasin, w.c. & shower	
Bedroom 3	3175 x 3220	10'5" x 10'7"
Bedroom 4	2950 to 3535 x 2980	11'7" x 9'9"
Bathroom	2225 x 2010	7'3" x 6'7" - max



DOUBLE GARAGE

	Metric	Imperial
Internal Dimensions	4870 x 5345	15'11" x 17'6"

Welcome Homes policy is one of continuous improvement both in design and construction and we must, therefore, reserve the right to make amendments without notice. The illustration overleaf is for illustrative purposes only with brick and tile colour, window and door styles and external treatments including landscaping often varying from one plot to another. Please ask our advisors for details of the treatments specified for individual plots. This leaflet is for guidance only and not intended to form part of any contract. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Any stated square footage includes all the area measured from the inside of the external walls, including all internal walls, partitions and staircases and excludes all garages and porches.



SPECIFICATION & CHOICES

ENERGY EFFICIENCY

- 'A' rated gas fired boiler
- Thermostatic controlled radiators to all rooms
- Pressurised hot water system for high pressure showering eliminates the need for water tanks
- Insulated cavity walls & loft
- Insulated solid floors
- 'K' glass white PVCu double glazing

SAFETY & SECURITY

- All windows in white PVCu fitted with lockable furniture except to fire escape windows
- Mains connected smoke alarms
- Feature fixed downlights fitted to front porch soffit
- External light provided adjacent to utility door
- Comprehensive intruder alarm fitted with sensor flood lighting to the rear of the property
- All homes are inspected & approved during the course of construction & will be issued with a 10 year NHBC Buildmark Warranty

INTERNAL DESIGN

- Internal panel deep moulded doors finished in white with chrome finish lever handles
- 'Hammonds' fitted wardrobes to master bedroom & bedrooms 2 & 4
- Staircase with feature turned balusters & newel posts
- Smooth finish ceilings with emulsion paint finish & coving to lounge, study, dining room, hallway & landing
- Gas point to kitchen hob & boiler with point to lounge fireplace
- Feature fireplace with composite marble hearth & inset
- Contemporary styled skirting & architrave throughout
- Softwood tongue & groove floor boarding to upper floors

BATHROOMS, EN-SUITES & CLOAKROOM

- Choice of white sanitary ware available from the Welcome Homes range
- Choice of chrome brassware available from the Welcome Homes range
- Choice of wall tiles from the Welcome Homes range, half height tiling to all bathrooms, full height tiling to all shower areas
- Thermostatically controlled showers

KITCHEN & UTILITY

- Choice of luxury custom built kitchens available from the Welcome Homes range
- 40mm thick worktops in a choice of finishes from the Welcome Homes range
- Under pelmet lighting
- Choice of ceramic wall & floor tiles from the Welcome Homes range
- 'Frankie' 1 & 1/2 bowl stainless sink to kitchen with a 'Frankie' Rota Flow tap
- Gas hob in stainless steel finish
- Built in electric double oven in stainless steel finish
- Extractor hood
- Integrated fridge
- Integrated freezer
- Integrated dishwasher
- Utility fitted with complimentary units & worktop, 'Frankie' 1 & 1/2 bowl stainless steel sink, with space & plumbing provided for washing machine & dryer

ELECTRICAL

- A generous supply of power outlets, switches & light points
- Wiring for wall lights to lounge & dining room
- Satellite TV/FM/BT grid in lounge & master bedroom
- TV points in family room, kitchen, & bedrooms 2,3 & 4
- Additional BT points in hall, kitchen, study & bedroom 4
- Light & power socket fitted in roof space
- Chrome down lights fitted in lounge, kitchen & hall
- External lantern fittings to side utility door
- Mains connected door bell push

EXTERNAL

- Light & power point fitted to garage
- Internal garage walls decorated
- Front & rear gardens turfed
- Driveways block paved
- External paths & patio areas laid in paving slabs
- Outside tap provided to rear

By reserving early and at no extra cost Welcome Homes offers you the opportunity to add from a wide range of choices, additions & extras to your house & garden allowing you to create a truly individual home

MH - MERLIN HOUSE	- 5 BEDROOM HOUSE
WH - WINCHESTER HOUSE	- 5 BEDROOM HOUSE
BH - BEAUMONT HOUSE	- 5 BEDROOM HOUSE
GH - GROSVENOR HOUSE	- 5 BEDROOM HOUSE
DH - DORCHESTER HOUSE	- 5 BEDROOM HOUSE
DE - DENBY	- 4 BEDROOM HOUSE



DEVELOPMENT LAYOUT

Welcome Homes policy is one of continuous improvement both in design and construction and we must, therefore, reserve the right to make amendments without notice. The illustration overleaf is for illustrative purposes only with brick and tile colour, window and door styles and external treatments including landscaping often varying from one plot to another. Please ask our advisors for details of the treatments specified for individual plots. This leaflet is for guidance only and not intended to form part of any contract.

They are not intended to be used for carpet sizes, appliances, spaces or items of furniture.

Any stated square footage includes all the area measured from the inside of the external walls, including all internal walls, partitions and staircases and excludes all garages and porches.

MARTIN GROVE

HILTON LANE GREAT WYRLEY



Welcome Homes specialise in the development of prestige new homes in South Staffordshire, predominantly our developments are created from established rear gardens of existing properties

Martin Grove has been named after the former owners of 24 Hilton Lane, Mr & Mrs John Martin who had lived in the bungalow for over thirty years. The bungalow will be demolished to make way for an exclusive 4 bedroom detached house & private drive leading to a further five prestige homes.

In co-operation with adjoining residents, a substantial parcel of land has been acquired by Welcome Homes, to make available this secluded development of prestige houses.

Great Wyrley is a popular residential area which offers the qualities of a small village yet served by all the local amenities you come to expect. The village has pre-school nursery, schools, medical centres, leisure centres along with minor & major shopping facilities just minutes away.

Its location gives quick & easy access to both the M6 motorway and M6 Toll Road & is close to Landywood railway station which has a regular service to Birmingham New Street, Walsall, Cannock, Hednesford, Rugeley and Stafford.