



WITLEY
HOMES




Brooklands
Luxury Homes in Walsall Wood

An exquisite development with a combination of spacious and beautifully designed 3, 4, and 5 bedrooms homes in the much sought-after Walsall Wood area.

CONTACT: sales@witleyhomes.co.uk



Introducing a superb new development from Witley Homes


Brooklands
Luxury Homes in Walsall Wood

Brooklands is an impressive and exclusive development in the much sought-after Walsall Wood area.

The development consists of 11 beautifully designed and spacious 3, 4 and 5-bedroom homes that have been finished to the highest quality that you would expect from Witley Homes.

These eye-catching properties have been carefully put together by sustainably sourcing quality materials and skills from local and trusted suppliers ensuring to optimise on the companies' eco credentials; furthermore the highest quality fixtures and fittings have then be sourced to ensure luxury and durability.

With a choice from four different property types, there is a suitable home for a variety of living arrangements and budgets. 3, 4 and 5 bedroom options mean there is a layout to suit your lifestyle.

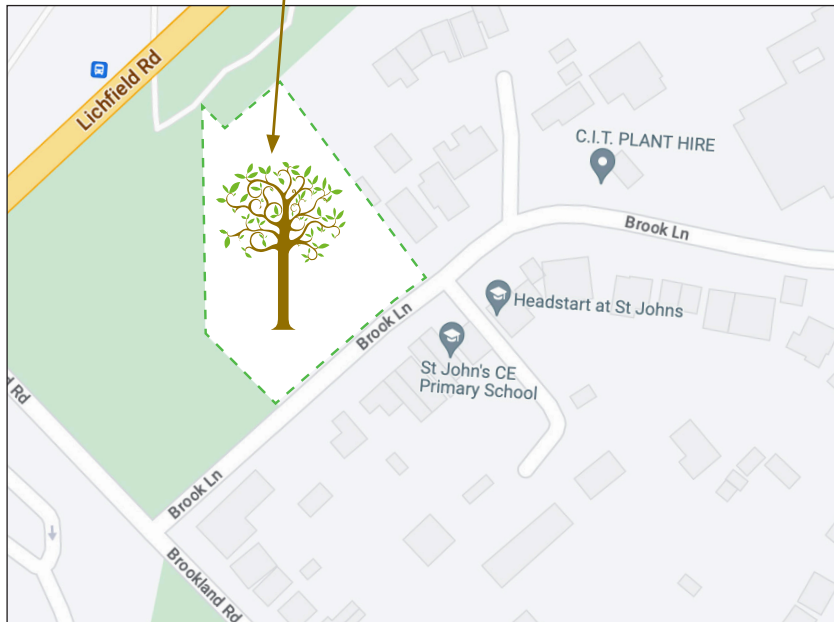


How to find Brooklands

Brooklands is located at:

Brook Lane,
Walsall Wood,
WS9 9NA

Please contact sales@witleyhomes.co.uk
to arrange an appointment to view.



Site plan

- 5-bedroom 3 storey
- 4-bedroom (with detached garage)
- 4-bedroom (with garage)
- 3-bedroom 3 storey



Three-Bedroom, Three-Storey Home

Plots 1, 2, 4, 5, 6, 7

Spread across three floors, this property provides ample living space for modern family life.

The ground floor consists of an open plan, living room and dining room. Enjoy the expansive and inviting living area that seamlessly integrates with the dining space, perfect for family gatherings and entertaining guests. There is a separate kitchen to the front of the property which is equipped with modern appliances. Off the hallway there is a WC, conveniently located for guests and family use.

The first floor includes a family bathroom with high quality fittings throughout. Two comfortable bedrooms, ideal for family members or guests. The second floor comprises of the principal bedroom with en-suite, great for privacy and comfort.

This home is perfect for those seeking a combination of style, comfort, and functionality. With its well-designed layout and high quality finishes.

Kitchen

3.5m x 2.4m (11'48" x 7'87")

Lounge

4.3m x 4.6m (14'10" x 15'09")

Dining Room

3m x 2.6m (9'84" x 8'53")

Principal Bedroom

3.8m x 2.4m (12'46" x 7'87")

Bedroom 2

4m x 2.4m (13'12" x 7'87")

Bedroom 3

4.5m x 3.6m (14'76" x 11'81")

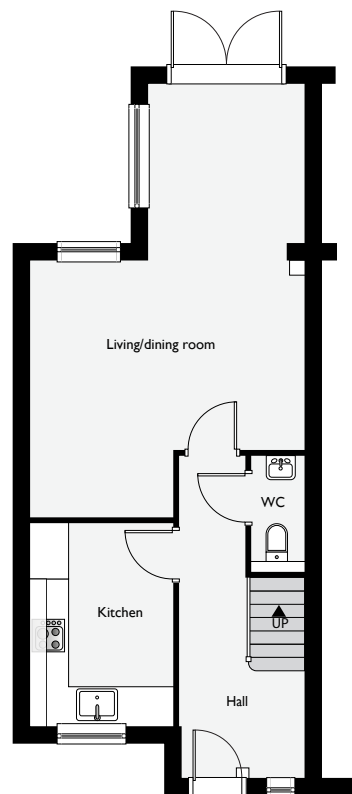
Bathroom

2m x 2.4m (6'56" x 7'87")

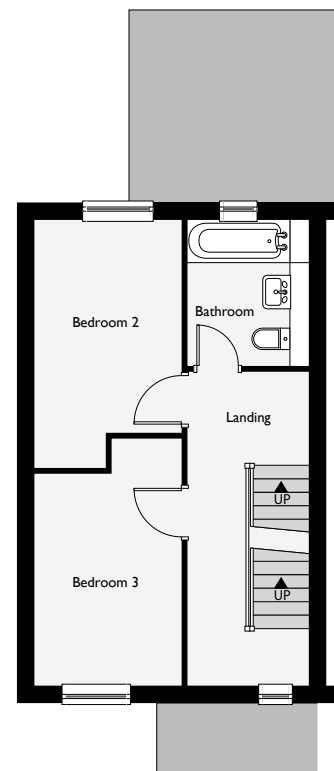
Total internal area 104sqm (1,119sqft)

Block paved driveway parking

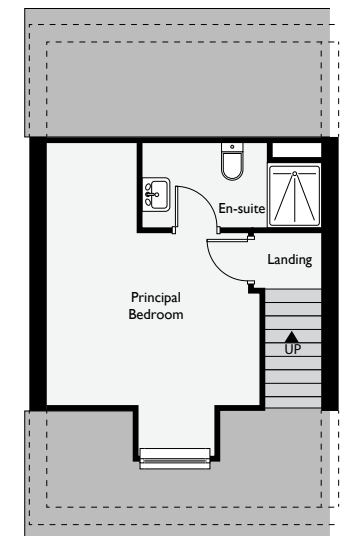
Private rear gardens



Ground Floor Layout



First Floor Layout



Second Floor Layout

Four-Bedroom Family Home Plot 11

The ground floor consists of an open plan kitchen and living room - a spacious and modern area perfect for family gatherings and entertaining guests. The kitchen is equipped with high-end appliances and ample counter space, seamlessly blending into the cosy living room. There is a separate dining room, ideal for family meals and special occasions. Located off the hallway there is a WC conveniently placed. A utility room adjacent to the kitchen with access to the garden with great storage. At the front of the property there is a quiet and a private study, the perfect space for home working.

The first floor consists of the principal bedroom with en-suite and a family bathroom featuring high-quality fittings and ample space. There is a further three bedrooms which are generously sized rooms, perfect for family members or guests. A landing with an additional storage area for household items.

This family home offers a perfect blend of style, comfort, and functionality, making it an ideal choice for modern family living.

Lounge

4.6m x 3.5m (15'09" x 11'48")

Kitchen

4.2m x 4.2m (13'77" x 13'77")

Utility

2.8m x 1.9m (9'18" x 6'23")

Study

2.2m x 1.9m (7'21" x 6'23")

Principal Bedroom

3.5m x 4m (11'48" x 13'12")

Bedroom 2

2.6m x 3.5m (8'53" x 11'48")

Bedroom 3

3.2m x 2.7m (10'49" x 8'85")

Bedroom 4

3.8m x 2.6m (12'46" x 8'53")

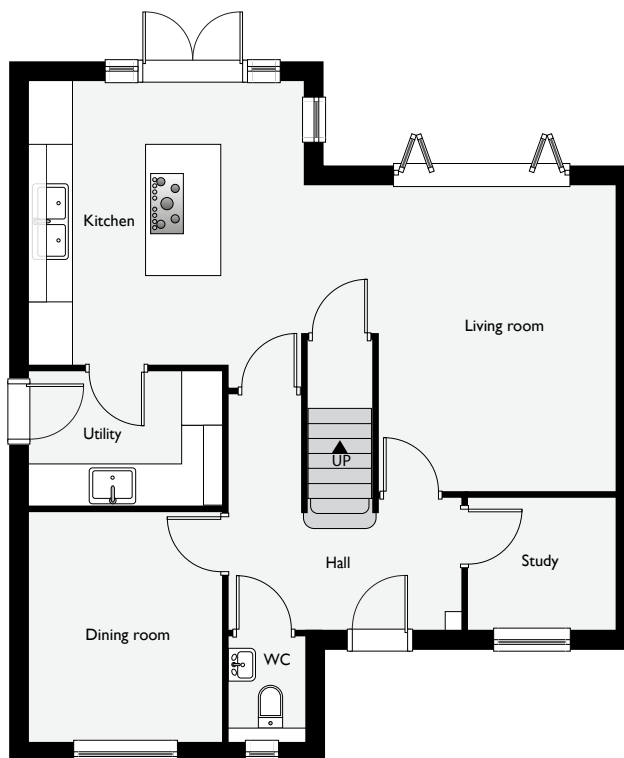
Bathroom

2.9m x 2.1m (9'51" x 6'88")

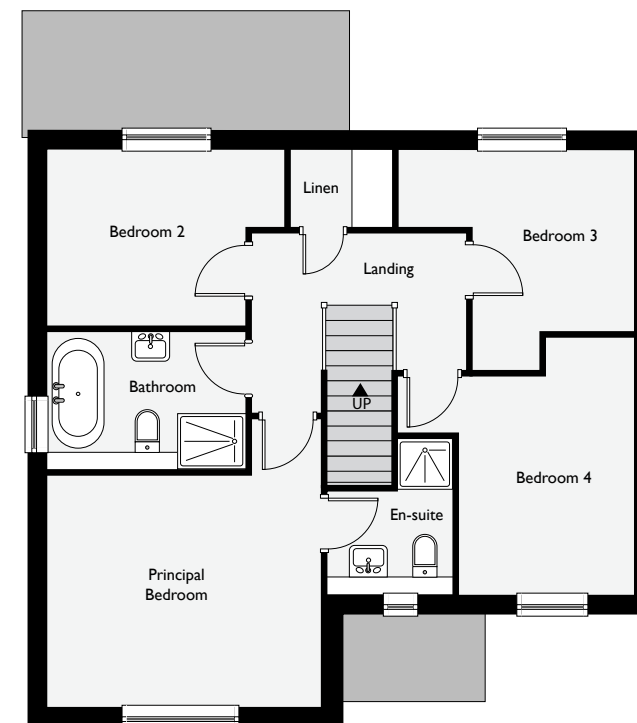
Total internal area 138.35sqm (1,485sqft)

Block paved driveway parking

Private rear gardens



Ground Floor Layout



First Floor Layout

Four-Bedroom Family Home Plot 9

The ground floor consists of an open plan kitchen and living room - a spacious and modern area perfect for family gatherings and entertaining guests. The kitchen is equipped with high-end appliances and ample counter space, seamlessly blending into the cosy living room. There is a separate dining room, ideal for family meals and special occasions. Located off the hallway there is a WC conveniently placed. A utility room adjacent to the kitchen with access to the garden with great storage. At the front of the property there is a study. A quiet and private space for work or study, perfect for remote working.

The first floor consists of the principal bedroom with en-suite and a family bathroom featuring high-quality fittings and ample space. There is a further three bedrooms which are generously sized rooms, perfect for family members or guests. A landing with an additional storage area for household items.

This family home offers a perfect blend of style, comfort, and functionality, making it an ideal choice for modern family living.

Lounge

4.6m x 3.5m (15'09" x 11'48")

Kitchen

4.2m x 4.2m (13'77" x 13'77")

Utility

2.8m x 1.9m (9'18" x 6'23")

Study

2.2m x 1.9m (7'21" x 6'23")

Principal Bedroom

3.5m x 4m (11'48" x 13'12")

Bedroom 2

2.6m x 3.5m (8'53" x 11'48")

Bedroom 3

3.2m x 2.7m (10'49" x 8'85")

Bedroom 4

3.8m x 2.6m (12'46" x 8'53")

Bathroom

2.9m x 2.1m (9'51" x 6'88")

Total internal area 138.35sqm (1,485sqft)

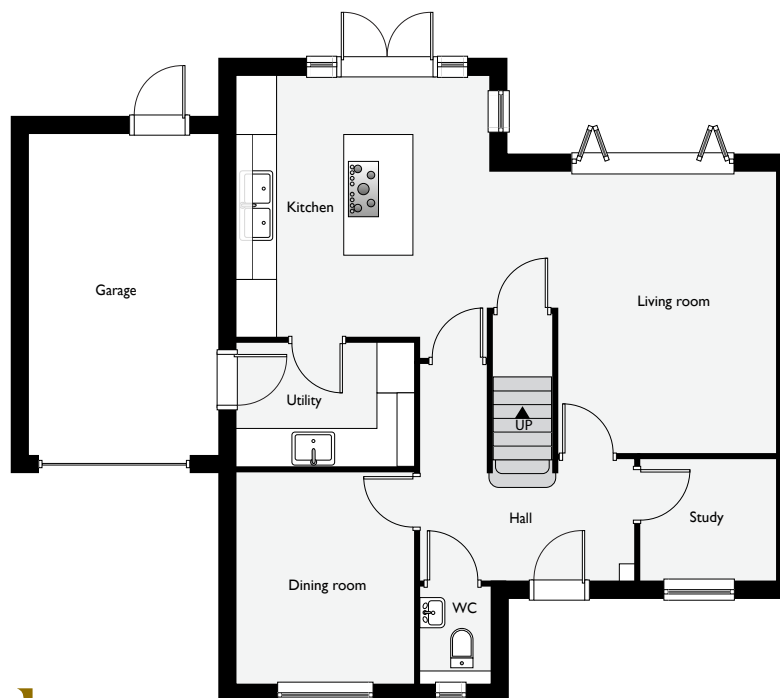
Attached single garage

3.1m x 5.3m (10'17" x 17'38")

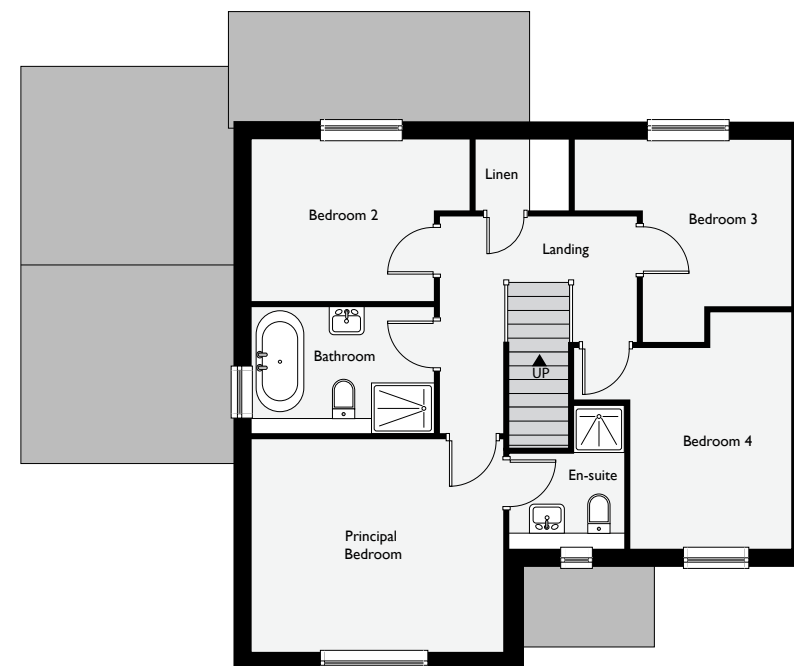
Garage internal area 16.55sqm (178sqft)

Block paved driveway parking

Private rear gardens



Ground Floor Layout



First Floor Layout

Five-Bedroom, Three-Storey Home

Plots 3, 8, 10

The ground floor consists of an open plan living room, dining room and kitchen - a spacious and versatile area perfect for modern family living and entertaining. A WC conveniently located for visitors. A snug off the hallway which is a cosy space ideal for relaxing or as a home office. Utility room off the kitchen which is a practical area for laundry and additional storage. Also including a storeroom extra storage space for household items.

On the first floor, there is a family bathroom with high-quality fittings. A bedroom with en-suite which includes a luxurious bathroom for privacy and comfort. Three additional comfortable bedrooms which are spacious and inviting, suitable for children or guests.

On the second floor, there is a principal bedroom with en suite. An expansive private retreat with a high quality en-suite bathroom. Additional storage space off the landing.

This modern property offers ample space and top-quality features, making it the perfect family home.

Snug

3.8m x 4.1m (12'46" x 13'45")

Lounge

4.5m x 4.8m (14'76" x 15'74")

Kitchen

4.8m x 3.8m (15'74" x 12'46")

Utility

2.8m x 2.6m (9'18" x 8'53")

Store

2.4m x 1.7m (7'87" x 5'57")

Principal Bedroom

3.1m x 2.6m (10'17" x 8'53")

Bedroom 2

2.8m x 3.3m (9'18" x 10'82")

Bedroom 3

3.3m x 3.3m (10'82" x 10'82")

Bedroom 4

2.9m x 3.3m (9'51" x 10'82")

Bathroom

1.7m x 2.6m (5'57" x 8'53")

Bedroom 5

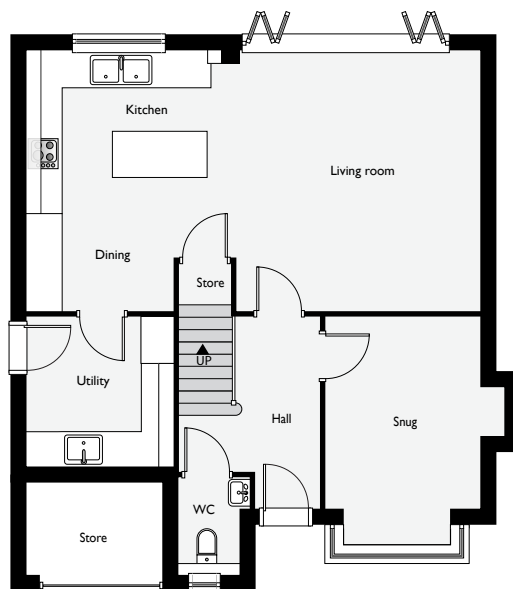
4.5m x 3m (14'76" x 9'84")

Total internal area: 155.4sqm (1,668sqft)

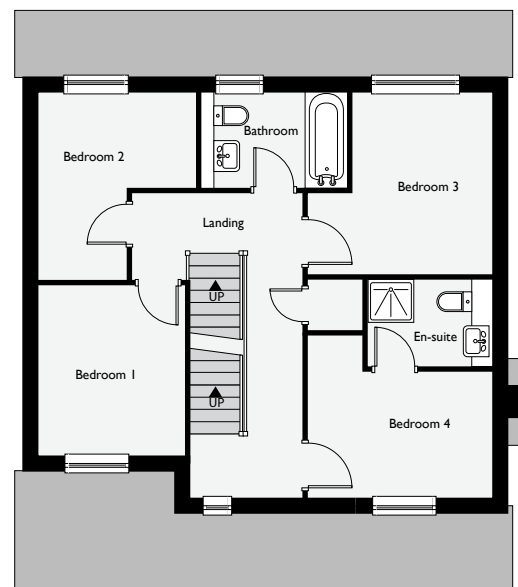
Block paved driveway parking

Bike/Bin store

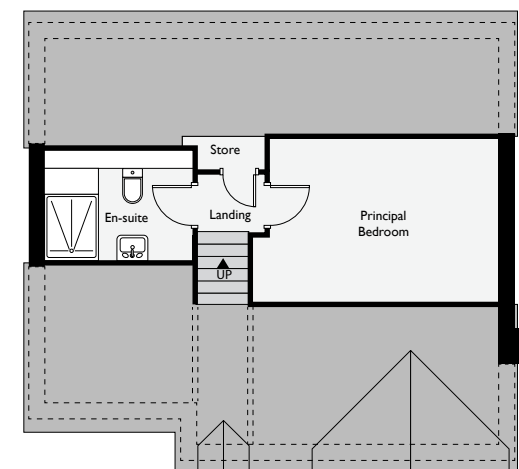
Private rear gardens



Ground Floor Layout



First Floor Layout



Second Floor Layout

Specifications

KITCHEN	3-bedroom	4-bedroom	5-bedroom
High quality kitchen units, with quartz worktop and upstands		✓	✓
High quality kitchen units, with laminate worktop and upstands	✓		
Stainless steel sink with mixer tap	✓		
Stainless steel undermount sink with mixer tap		✓	✓
Bosch single oven and induction hob	✓	✓	✓
Bosch combi microwave		✓	✓
Integrated Bosch dishwasher and fridge freezer	✓	✓	✓
Integrated washer/dryer	✓		
BATHROOMS	3-bedroom	4-bedroom	5-bedroom
Hansgrohe shower over the bath	✓	✓	✓
Duravit white sanitaryware with chrome taps	✓	✓	✓
Built under sink vanity units	✓	✓	✓
Porcelanosa full height tiling to shower area with tiling to shower cubicle, half-height to remaining walls	✓	✓	✓
Half-height tiling to toilet wall in cloakroom	✓	✓	✓
Chrome towel rail to bathroom and en-suite	✓	✓	✓
Light-mirror fitted over sink in bathroom and en-suite	✓	✓	✓
LVT flooring to bathroom and en-suite	✓	✓	✓
INTERNAL	3-bedroom	4-bedroom	5-bedroom
Bathrooms and cloakroom decorated white	✓	✓	✓
All remaining rooms paint - Soft Muslin	✓	✓	✓
All internal woodwork - white	✓	✓	✓
Ceilings decorated in white	✓	✓	✓
ELECTRICAL	3-bedroom	4-bedroom	5-bedroom
External light to the front and rear doors	✓	✓	✓
TV point to living room, kitchen diner and all bedrooms	✓	✓	✓
White downlights to kitchen, bathroom and en-suite	✓	✓	✓
Pendant light fittings to remaining rooms	✓	✓	✓
External power point to garden		✓	✓
GENERAL	3-bedroom	4-bedroom	5-bedroom
Flooring included to the Kitchen, Dining, Utility and WC	✓	✓	✓
Hitachi air-source heat pump	✓	✓	✓
Provision for a car charger	✓	✓	✓
DOORS & WINDOWS	3-bedroom	4-bedroom	5-bedroom
White internal doors with chrome handles	✓	✓	✓
Front door with multi point locking system and chrome furniture	✓	✓	✓
uPVC double-glazed windows with chrome handles and window locks	✓	✓	✓
EXTERNAL	3-bedroom	4-bedroom	5-bedroom
Planted/turfed front garden with paved pathway to front door	✓	✓	✓
External garden tap	✓	✓	✓
Boundary fencing	✓	✓	✓
Turfed rear garden with paved patio area	✓	✓	✓
GUARANTEES	3-bedroom	4-bedroom	5-bedroom
2 year fixtures and fittings homeowner Warranty	✓	✓	✓
10 year structural warranty	✓	✓	✓

All of the above is plot dependent and subject to change, please refer to the plans with the Sales Representative



WITLEY
HOMES



Get in touch...

As one of the most successful home builders in the West Midlands, we take pride in the relationships we've built with local suppliers.

By working with trusted local suppliers, we ensure that every aspect of our homes meets the highest standards of quality. Our dedicated craftsmen pay meticulous attention to detail, from the foundations to the finishing touches, you can trust us to create a home that's built to last.

We understand that a home is more than just a building; it's a place where families grow and memories are made. With our family run approach, you can trust that we'll treat your home as if it were our own.

Viewing is by prior appointment only.

Please email: **sales@witleyhomes.co.uk**

These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fitments or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own.

Any photography may not accurately reproduce appearance, dimensions or colour tone.

These particulars form no part of any contract whatsoever nor do they form any type of guarantee or warranty.