



# ALDERMANS APLACE

An exciting development of 3 & 4 bedroom new homes  
Willenhall, Walsall



## Willenhall, Walsall

Wonderful Homes is proud to present Aldermans Place, a superb collection of 3 & 4 bedroom homes located in a most convenient area of Willenhall.

Aldermans Place is located less than half a mile from Willenhall town centre, a medium sized town in the Black Country area of the West Midlands. The attractive town centre has a choice of supermarkets, local shops, market stalls, pubs and places to eat.

Much of the town centre is a designated conservation area, centred around the Market Place and Victorian Clock Tower.

The town has a long and proud history associated with lock-making and is home to the national lock museum, the Locksmith's House, which is an excellent place to visit. Exhibits include a local lockmaker's house, and workshop, and an important collection of old locks. This is managed by the Black Country Living Museum and provides a glimpse into the past showing us how the locals lived in the very early 20th century.

Willenhall is well situated between Wolverhampton and Walsall, both offering excellent shopping facilities and amenities.



### Leisure and Entertainment

Relaxing walks can be taken along the peaceful canal towpaths of the Wyrley and Essington Canal to Rough Wood Chase Nature Reserve, which is perfect for walking, picnics and nature spotting. Willenhall Memorial Park and the adjoining Fibbersley Nature Reserve are also well worth exploring. The park is very well maintained and offers a wide range of leisure facilities including a café pavilion, interactive water play facility, football pitches, tennis courts, skate park, bandstand, bowling green, children's play area, fishing pool and community pavilion. The Fibbersley Nature Reserve offers a large tranquil woodland and wetland site to explore on relaxing walks and is home to a rich variety of wildlife. Meanwhile, the extensive selection of shops, restaurants, leisure, sports and entertainment facilities of Wolverhampton city centre to the west and Walsall town centre to the east are both just a few miles from Aldermans Place, our ideally located development of new homes available to buy in Willenhall.

### Schools

Families will appreciate the good choice of well-regarded nursery, primary and secondary schools, all located within easy reach of Aldermans Place.

### Transport

Our new homes for sale at Aldermans Place enjoy great local transport links. Immediately to the front of Aldermans Place on Walsall Road are bus stops offering regular services to both Wolverhampton city centre and Walsall town centre and many other local destinations including Willenhall, Merry Hill (Dudley), Brierley Hill and Bilston. Commuters will appreciate the well-connected location, with Junction 10 of the M6 less than two miles away by car for easy access to the Midlands and the North West.

With so much on the doorstep, Aldermans Place in Willenhall is the perfect location for your new home.





### An exciting development of 3 & 4 bed new homes

Offering exceptional value to both first time buyers and those looking to upgrade to a brand new home, Aldermans Place brings to Willenhall an exciting mixture of new 3 and 4 bed homes featuring quality Porcelanosa bathrooms and tiles, and Magnet kitchens with Whirlpool appliances and Franke sinks.

**Wonderful homes built to high standards with a quality finish at affordable prices**



### Specification

- Open-plan kitchen/dining room
- Living room
- Family bathroom & w/c with shower over bath
- En-suite or family shower room & w/c
- Ground floor w/c
- 2 off-road private parking spaces
- Private rear garden
- Porcelanosa bathroom furniture and tiles
- Quality Magnet kitchen with under cabinet lighting, Whirlpool integrated stainless steel gas hob and electric oven, stainless steel extractor hood and splashback, and Franke stainless steel sink and tap
- Gas central heating
- 10 Year Premier Guarantee Warranty

**Magnet** PORCELANOSA® Whirlpool® **FRANKE**

### Customise your new home

Reserve your new home prior to key points in the build programme and you'll have the opportunity to customise many of the finishing details. Customisation choices and options include the colour and style of the kitchen cabinet doors, worktops, appliances and tiles and floor coverings. As we construct your new home the options and choices are built in, so the earlier you reserve the wider the range of options that will be available to you.

What could be better than being able to put your own creative style into the finish of your new home and choose how the kitchen and bathrooms will look?

- Your Sales Executive will explain the options available to you.
- The earlier you reserve your new home in the build process, the more choice you'll have.
- All our choices and options are covered by our warranty.
- Note that the footprint of the kitchen can not be changed.
- All customisation choices and options are subject to any agreed additional cost and payment terms.



plots 9, 10\*, 11 & 12\*  
\* plots are handed

plots 9, 10\*, 11 & 12\*  
\* plots are handed



plot 11 shown

- 4 Bedrooms, 3 double & 1 single
- Open-plan kitchen/dining room
- Living room
- 1st floor family bathroom & w/c with shower over bath
- 2nd floor family shower room & w/c
- Ground floor w/c
- 2 off-road private parking spaces
- Private rear garden

- Porcelanosa bathroom furniture and tiles
- Quality Magnet kitchen with under cabinet lighting, Whirlpool integrated stainless steel gas hob and electric oven, stainless steel extractor hood and splashback, and Franke stainless steel sink and tap
- Gas central heating
- 10 Year Premier Guarantee Warranty

**Magnet**

PORCELANOSA

**Whirlpool**

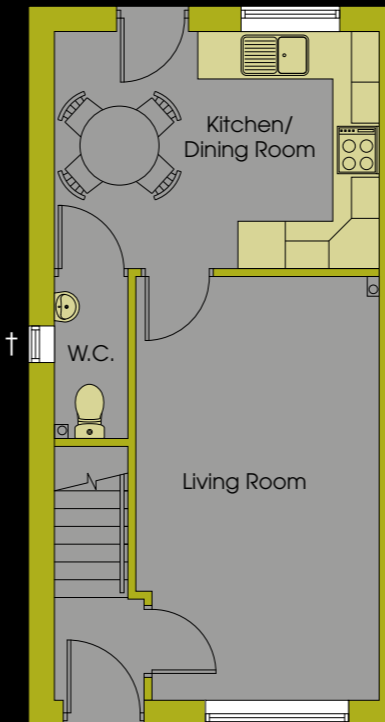
**FRANKE**

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**HBF**  
HOME BUILDERS FEDERATION

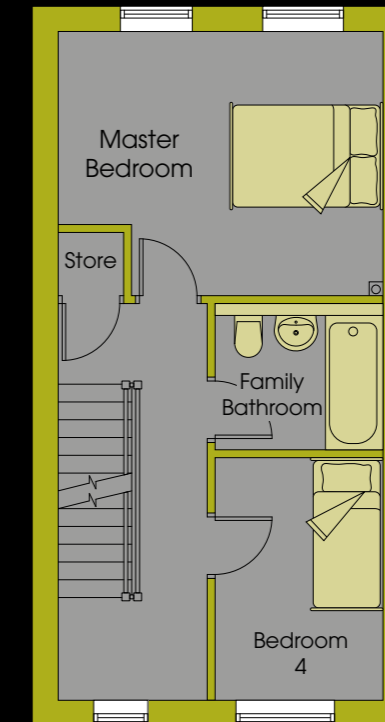
**premier**  
guarantee

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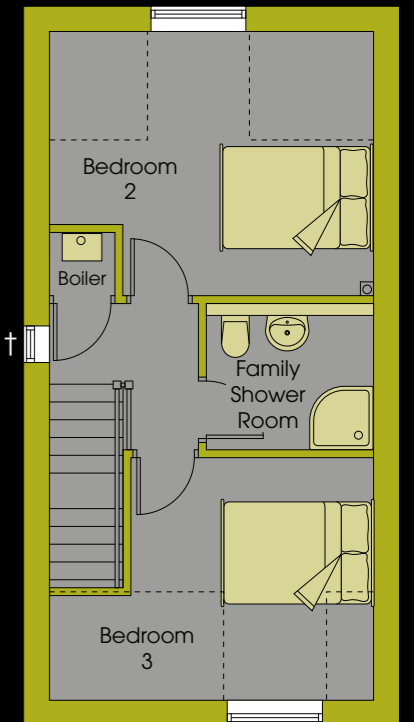
Ground Floor



First Floor



Second Floor



**Dimensions**

Living Room	5.38m x 3.10m	17'8" x 10'2"	Bedroom 2	4.15m x 3.36m	13'7" x 11'1"
Kitchen/Dining	4.15m x 3.02m	13'7" x 9'11"	Bedroom 3	4.15m x 3.09m	13'7" x 10'2"
Master Bedroom	4.15m x 3.36m	13'7" x 11'1"	Bedroom 4	3.09m x 2.14m	10'2" x 7'1"
Family Bathroom	2.14m x 1.85m	7'1" x 6'1"	Family Shower Room	2.14m x 1.85m	7'1" x 6'1"

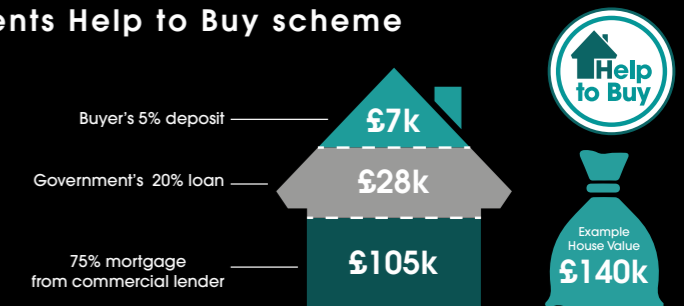
† Windows to plots 9 & 12 only

**This development is backed by the governments Help to Buy scheme**

The Help to Buy scheme makes it possible to buy a brand new home with as little as a 5% deposit.

With a Help to Buy equity loan the Government lends you up to 20% of the cost of your new-build home, so you'll only need a 5% cash deposit and a 75% mortgage.

You won't be charged interest on the 20% loan for the first five years of owning your home.



The above figures and diagram are for illustrative purposes only. For specific figures and further details please contact the selling agent.

For sales enquiries please contact selling agents Dixons now on 01902 634 497

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**WH**  
WONDERFULHOMES



plot 3 shown

- 4 Bedrooms, 3 double & 1 single
- Open-plan kitchen/dining room
- Living room
- 1st floor family bathroom & w/c with shower over bath
- 2nd floor master bedroom with en-suite shower room & w/c
- Ground floor w/c
- 2 private parking spaces

- Private rear garden
- Porcelanosa bathroom furniture and tiles
- Quality Magnet kitchen with under cabinet lighting, Whirlpool integrated stainless steel gas hob and electric oven, stainless steel extractor hood and splashback, and Franke stainless steel sink and tap
- Gas central heating
- 10 Year Premier Guarantee Warranty

**Magnet**

PORCELANOSA

**Whirlpool**

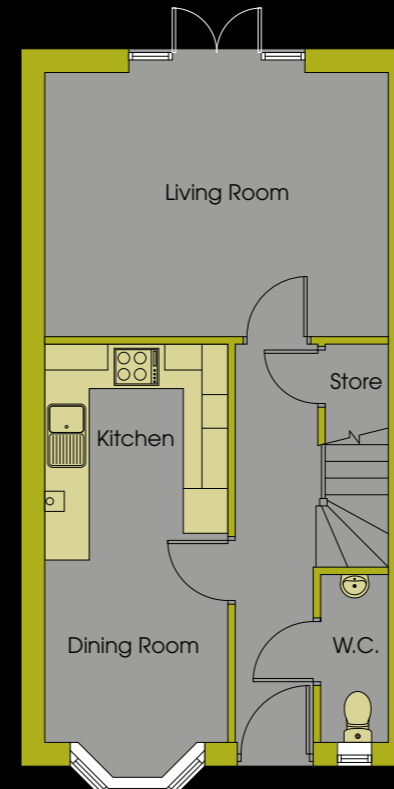
**FRANKE**

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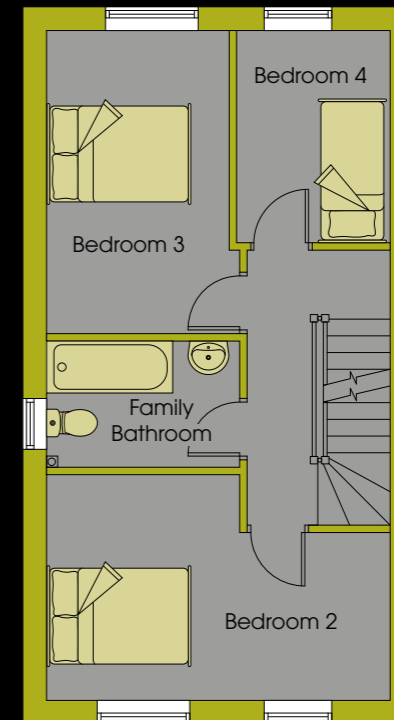
**premier**  
guarantee

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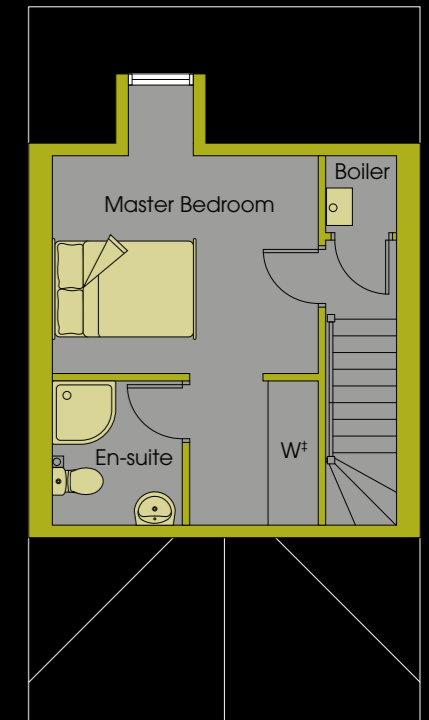
Ground Floor



First Floor



Second Floor



Dimensions

Living Room	4.67m x 3.57m	15'4" x 11'9"	Bedroom 2	4.67m x 3.06m	15'4" x 10'1"
Kitchen/Dining	5.38m x 2.48m	17'8" x 8'2"	Bedroom 3	4.10m x 2.48m	13'6" x 8'2"
Master Bedroom	3.60m x 2.93m	11'10" x 9'7"	Bedroom 4	2.87m x 2.09m	9'5" x 6'10"
En-suite	1.96m x 1.77m	6'5" x 5'10"	Family Bathroom	2.62m x 1.70m	8'7" x 5'7"

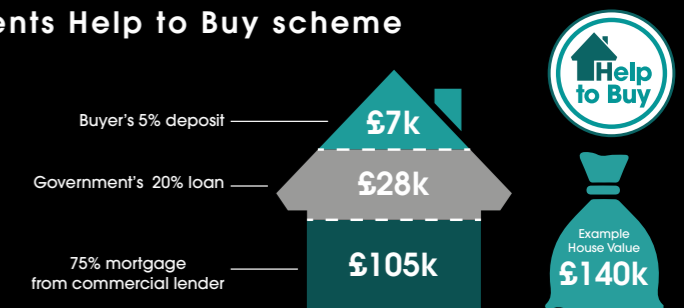
‡ Built-in wardrobes are an optional extra

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**WH**  
WONDERFULHOMES



plots 7-8 shown

- 3 Bedrooms, 2 double & 1 single
- Open-plan kitchen/dining room
- Living room
- 1st floor family bathroom & w/c with shower over bath
- 2nd floor master bedroom with en-suite shower room & w/c
- Ground floor w/c
- 2 private parking spaces

- Private rear garden
- Porcelanosa bathroom furniture and tiles
- Quality Magnet kitchen with under cabinet lighting, Whirlpool integrated stainless steel gas hob and electric oven, stainless steel extractor hood and splashback, and Franke stainless steel sink and tap
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**Magnet**

PORCELANOSA

**Whirlpool**

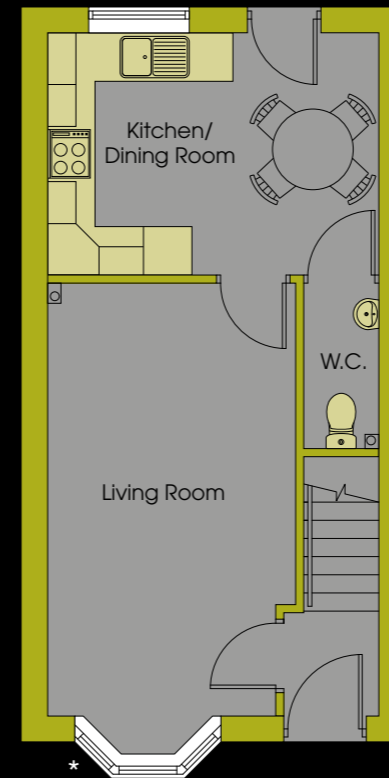
**FRANKE**

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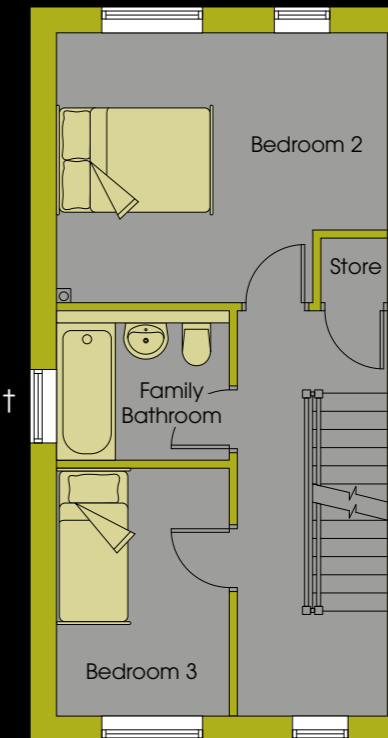
**premier**  
guarantee

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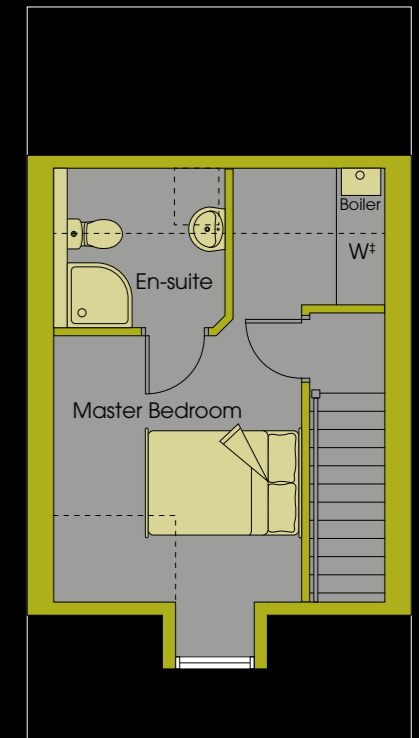
Ground Floor



First Floor



Second Floor



Dimensions

Living Room	5.38m x 3.09m	17'8" x 10'2"	Bedroom 2	4.15m x 3.36m	13'7" x 11'1"
Kitchen/Dining	4.15m x 3.02m	13'7" x 9'11"	Bedroom 3	3.09m x 2.16m	10'2" x 7'1"
Master Bedroom	3.29m x 3.09m	10'9" x 10'2"	Family Bathroom	2.16m x 1.85m	7'1" x 6'1"
En-suite	2.14m x 1.98m	7'0" x 6'6"			

\* Bay to plots 7, 8, 17-25 only

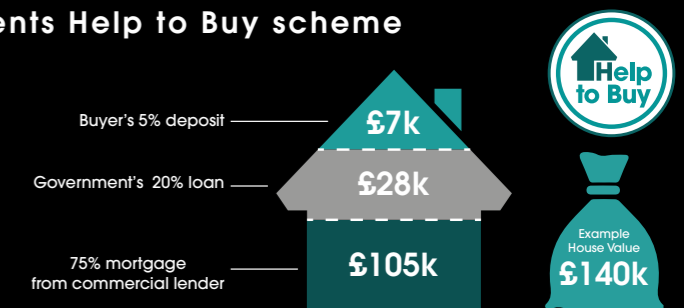
† Windows to plots 17, 19, 20, 22, 23 & 25 only ‡ Built-in wardrobes are an optional extra

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**WH**  
WONDERFUL HOMES

plots 13, 14\*, 15 & 16\*

\* plots are handed

plots 13, 14\*, 15 & 16\*

\* plots are handed



plots 13-14 shown

- 4 Bedrooms, 3 double & 1 single
- Open-plan kitchen/dining room
- Living room
- 1st floor family bathroom & w/c with shower over bath
- 2nd floor master bedroom with en-suite shower room & w/c
- Ground floor w/c
- 2 private parking spaces

- Private rear garden
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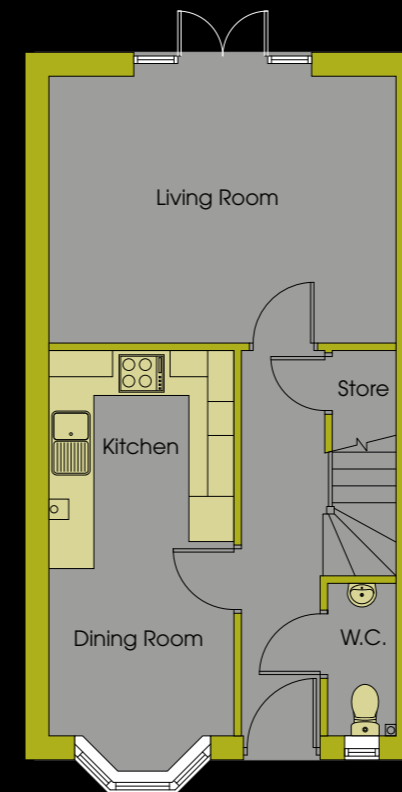
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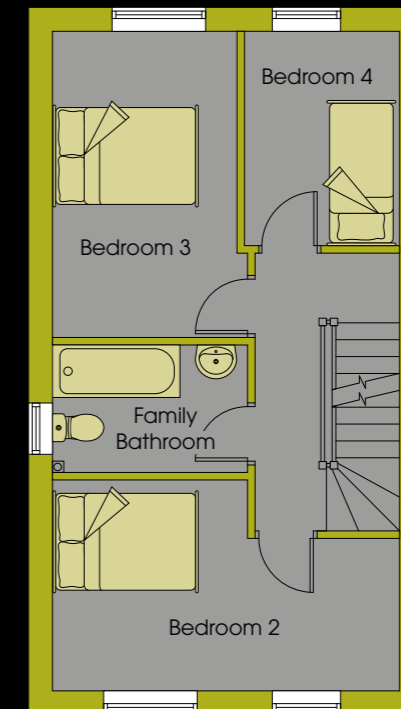
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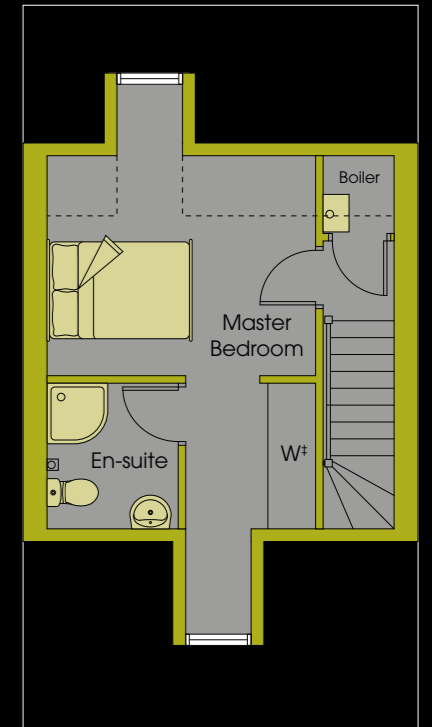
Ground Floor



First Floor



Second Floor



**Dimensions**

Living Room	4.67m x 3.57m	15'4" x 11'8"	Bedroom 2	4.67m x 2.83m	15'4" x 9'3"
Kitchen/Dining	5.16m x 2.50m	16'11" x 8'2"	Bedroom 3	4.10m x 2.46m	13'5" x 8'1"
Master Bedroom	5.01m x 3.58m	16'5" x 11'9"	Bedroom 4	2.87m x 2.09m	9'5" x 6'10"
En-suite	1.94m x 1.77m	6'4" x 5'9"	Family Bathroom	2.62m x 1.70m	8'7" x 5'6"

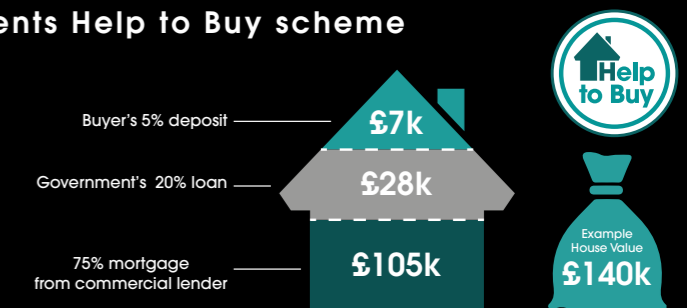
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**WH**  
WONDERFULHOMES



This development is backed by the governments Help to Buy scheme

Buy one of these new homes  
with as little as

\***£7,000**  
deposit



just  
**5%**  
deposit

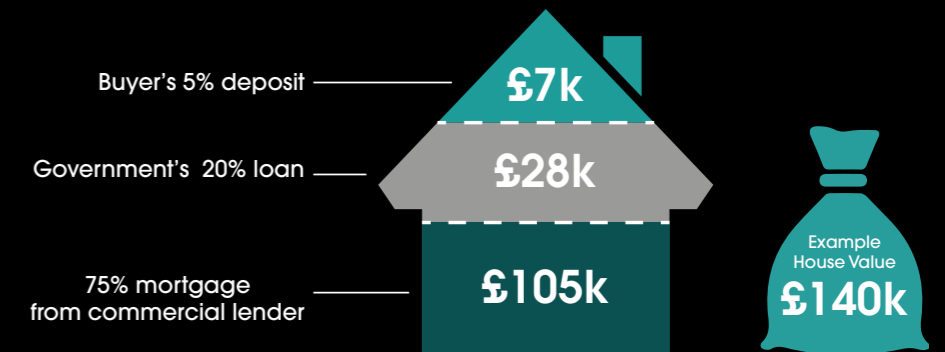
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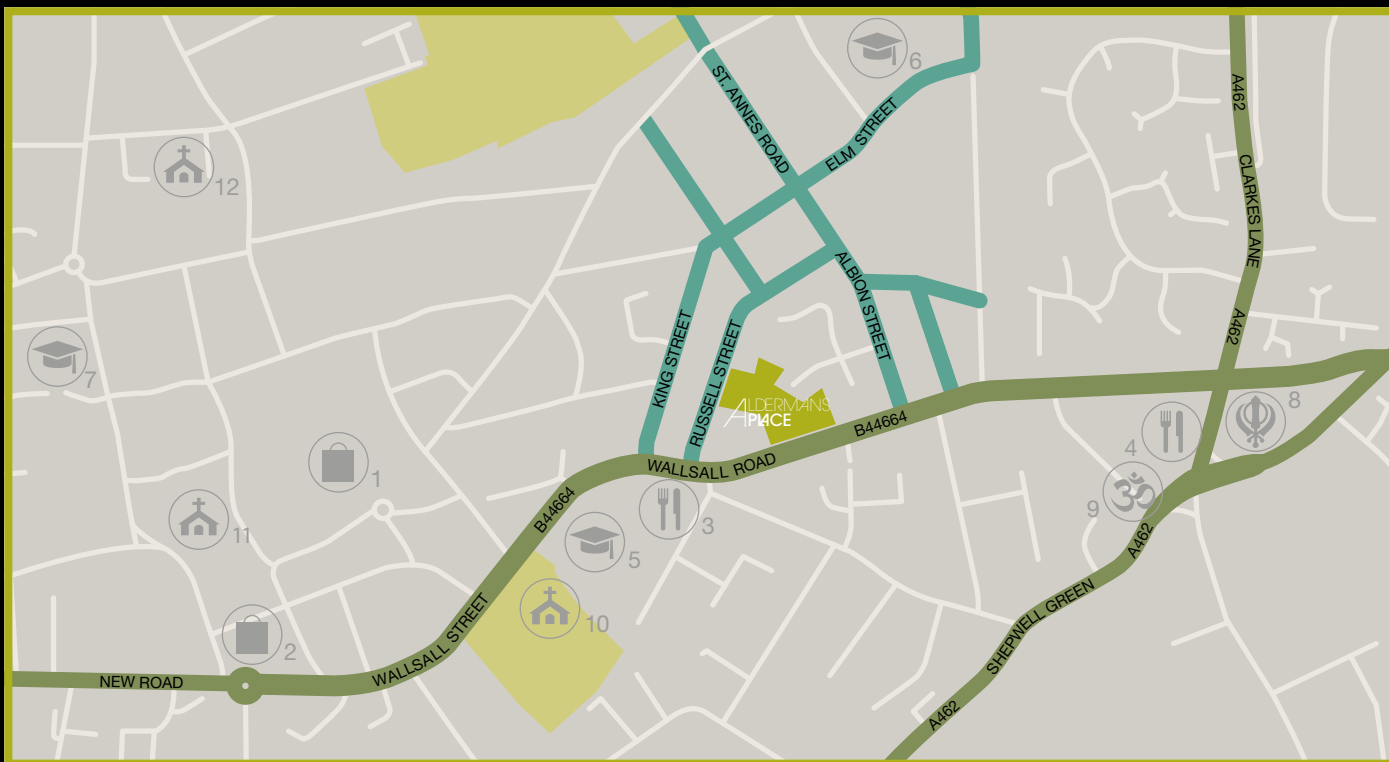
You won't be charged interest on the 20% loan for the first five years of owning your home.

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\*Subject to individual circumstances and terms and conditions.







**Local Amenities**

- 1 Morrisons Supermarket
- 2 Willenhall Town Centre
- 3 Ye Old Toll House Restaurant
- 4 McDonald's
- 5 Saint Giles COE Primary School
- 6 Barcroft Primary School
- 7 Fibbersley Park Primary School
- 8 Guru Nanak Sikh Gurdwara
- 9 Maha Shiv Shakti Mandir
- 10 Saint Giles Parish Church
- 11 New Testament Church of God
- 12 Saint Mary's Catholic Church

A member of



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**Important Notice**

Subject to Contract. Please note statements contained within this brochure are believed to be correct at the time of going to print. They are not to be regarded as statements or representations of fact. The dimensions stated are not intended to be used for carpet, curtain or for any planning space for appliances/furniture. Neither the selling agents or the vendors guarantee the accuracy. This brochure does not form any part of any contract. It may be necessary, and rights are reserved, for Wonderful Homes to make alterations to the specification, layout and appearance of the development at any time without formal notice. Aldermans Place is the chosen marketing name for the development and may not be the registered postal address.