

WROTTESLEY VILLAGE

SOUTH STAFFORDSHIRE WV6



COUNTY TOWN
HOMES

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LOCATION AND LIFESTYLE

Key Distances

Wolverhampton: 5.0 miles

Bridgnorth: 11.2 miles

Telford: 15.3 miles

Stafford: 17.6 miles

Shrewsbury: 28.3 miles

Stoke-on-Trent: 35.7 miles



With an enviable location between Pattingham and Tettenhall, Wrottesley Village stands in the heart of the beautiful Staffordshire countryside. In this peaceful, modern village, a great range of local amenities create a strong sense of community. A supermarket, shops, places to eat and three schools are all within easy reach.

It is easy to see why this is such a desirable place to live.

Linked by the River Penk as it flows through the village, the Upper and Lower Lakes are home to a wide range of wildlife and waterfowl.

The rolling green countryside around Wolverhampton is dotted with many walks and interesting places to explore. Take a stroll along the historic Monarch's Way near Wightwick Manor & Gardens and Boscobel House. This long-distance footpath follows the route taken by King Charles II to escape capture following

his defeat at the battle of Worcester in 1651 and passes just to the west of Wrottesley Village. You can still visit the famous oak tree in which he hid all those years ago.

The city of Wolverhampton feels a world apart from this quiet setting. In fact, it's so close, it's easy to head to the city for a day out with family or friends, or alternatively, take in an evening's entertainment, perhaps also sampling one of the many restaurants the city has to offer.

SITE PLAN

KEY TO PLAN

- ◆ THE ALDER
- ◆ THE BEECH
- ◆ THE BEECH SPECIAL
- ◆ THE PINE
- ◆ THE HAZEL
- ◆ THE LARCH
- ◆ THE CEDAR
- ◆ THE SYCAMORE
- ◆ THE OAK
- ◆ THE GREAT OAK
- ◆ THE WILLOW
- ◆ SHARED OWNERSHIP
- ◆ SOCIAL RENT





ABOUT THE DEVELOPMENT

County Town Homes is collaborating with construction firm S J Roberts on this exciting new community, which has been carefully designed to evoke a sense of space, nature and contemporary living.

You will find a mix of characterful properties ranging from two-bedroom houses and bungalows through to detached family homes.

As you will see straight away, building materials and design features very much reflect the architecture of the surrounding area while at the same time creating something distinctively fresh and modern.

Running through the centre of the village is a beautiful green belt of land with two ponds and plenty of space to play, exercise and unwind.

Many of the homes enjoy views over this area. The village also benefits from footpath access to the adjacent golf club, and to an area allocated for new allotments.

Lush trees and greenery make Wrottesley Village an attractive, healthy environment in which to work or play. This is more than just a place to live – it's somewhere to thrive.



PROPERTY SPECIFICATIONS AND UPGRADES

All our homes have high-quality fittings and a fabulous finish as standard. We also offer a number of upgrade options to turn your new house into a home tailor-made for your lifestyle.

Luxurious touches in our Silver, Gold and Gold Plus upgrade options include an even wider choice of kitchen cabinets. Stunning quartz worktops and tiles are all available to give your home bespoke appeal.

Please note that some upgrade and bespoke options are only available while the property is under construction.

Kitchen/diner

- ◆ A choice of kitchen designs with a comprehensive range of upgrade options and colours*.
- ◆ Choice of laminate worktops with upstand.
- ◆ Plinth and under cupboard LED lighting, as standard.
- ◆ Satin chrome downlighters to the kitchen area.
- ◆ Stainless steel 1½ bowl with mixer taps.
- ◆ Built-in Zanussi oven, hob and extractor.
- ◆ Integrated fridge-freezer, dishwasher* and washer-dryer.
- ◆ Electric sockets above the worktop finished in a contemporary satin chrome.

Bathroom, en-suite and cloakroom

- ◆ Ideal Standard sanitary ware in white.
- ◆ Grohe brassware with 5-year warranty.
- ◆ Choice of wall and floor tiles*.
- ◆ White heated towel rail to bathroom and en-suite.

- ◆ Thermostatic shower and mixer bar over the bath with a glass shower screen.
- ◆ Thermostatic shower valve and enclosure to the en-suite.

Internal finishes

- ◆ Walls and ceilings in white matt emulsion.
- ◆ Woodwork in white satin.
- ◆ White satin cottage-style doors.
- ◆ Door furniture in satin chrome.
- ◆ TV points provided in the lounge and master bedroom.
- ◆ Phone points provided in the lounge and master bedroom.
- ◆ Built-in USB points.
- ◆ Electric sockets finished in white.

Heating

- ◆ Air source heating with 7-year warranty***

External

- ◆ A variety of fencing and wall styles**.

- ◆ Front garden laid to lawn (where applicable).
- ◆ Paved patio and paving to the rear garden.
- ◆ Topsoil to the rear garden.
- ◆ Outside tap and electric socket.
- ◆ Coach lantern downlights to the front and rear.

Security and peace of mind

- ◆ 10-year structural new home warranty.
- ◆ Mains-powered smoke and carbon monoxide detectors.
- ◆ Multi-point locking systems to the external doors and windows.

Garage (available on specific plots)

- ◆ Electric socket points.
- ◆ Pre-prepared for electric car charging point installation.

Upgrades and optional extras

(ask your sales consultant for further details)

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable timeframe or because The Seller has found materials of a better quality. If The Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the property.

**Plot specific information can be provided by asking your sales consultant.

***Subject to annual servicing by a manufacturer approved engineer.



ABOUT Us...



COUNTY TOWN
HOMES

County Town Homes is a company with a growing reputation for developing high quality homes in Staffordshire and Shropshire. Strongly rooted in the community, we are proud to improve our towns and villages.

As part of a long-established, £100m group, we have a reputation for expertise and experience, as well as excellent local knowledge.

We like to do things differently, establishing thriving neighbourhoods that are a pleasure to live in. Attractive landscaping and open green spaces are hallmarks of our developments and our houses are designed to reflect the lives that we lead today, whether that means an easy commute to work or an office space in our own home.

“
We don't just build homes, we build communities.”



COUNTY TOWN
HOMES

For further information on the Wrottesley Village housing development,
please contact our sales team.

Tel: 01785 312 333

Email: sales@countytownhomes.co.uk

Web: countytownhomes.co.uk

The developer reserves the right to make alterations to the specifications and elevational treatments without prior notice.

These particulars are for guidance only and do not in any way form part of a warranty or guarantee.

Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations.

Please note that all dimensions indicated are approximate and plans are not shown to scale.

Brochure design and 3D Visuals by www.iCreate.co.uk