



PRESENTS



SUNNYSIDE  
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PHASE 2





## OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Plus, we believe that buying a new home should be exciting and stress-free. This is why when you reserve a property with Owl Homes, we'll make the legal and financial process as smooth and as simple as possible, providing a first-rate level of customer satisfaction both before and after you've moved in.

So, come and see us and discover your next move, we look forward to welcoming you home.





## SUNNYSIDE VIEW

Sunnyside View phase 2 is a collection of 2 and 3 bedroom homes consisting of houses and apartments, set in a fantastic location, less than five miles from Walsall town centre.

Walsall Wood is a sought-after location. Although only a short drive from Walsall with its array of shops, restaurants and bars, this pleasant suburb can boast plenty of amenities of its own which make it a fantastic place to call home. Here you will find Walsall Wood Library, a Fitness First gym, St John's Church, a convenience store, post office and several good pubs.

You won't be stuck for things to do here, with a wide range of options close by. To keep the children entertained, try Crash Bang Wallop which is just a few minutes away from home. The Midlands' biggest indoor soft play centre, it has slides, ball pits and log ramps – perfect for keeping even the most energetic little ones occupied.

For a breath of fresh air, Chasewater Country Park is just 2.5 miles away from Sunnyside View. Here you will find acres of open countryside to walk, cycle and play in. Offering water sports, a play area, cafe and its very own steam railway, this a great place for a family day out.

In addition, Barr Beacon is only 4.5 miles from the site. This is a fabulous place to visit and take in some of the most spectacular views in the West Midlands. As one of the highest points in the county, from the top you can see the Wrekin, Cannock Chase, Lichfield Cathedral and Birmingham City Centre – in total you can see 11 counties from up here.

For those who like to stay active, there are lots of options to choose from. For the golfer, Druids Heath Golf club is just a five-minute drive away from Sunnyside View and in Walsall Wood itself you will find Oak Park Leisure Centre. This modern centre offers two swimming pools, an astro-turf football pitch, bowls lawn and skate park – perfect for young and old alike. As well as the Fitness First gym, other gyms nearby include Better Gym Walsall Wood and Bloxwich Active Living, which is just 4.1 miles away.

Excellent for families, there are several reputable schools close to home. Just a short distance away is St Johns Junior School which boasts an 'Outstanding' Ofsted rating. Walsall Wood Junior and Castlefort JMI Primary schools are also great choices, both having been given 'Good' Ofsted ratings. Plus, just a 14-minute drive away in Walsall you will find Queen Mary's Grammar School, a prestigious boys' school founded in 1554 by Mary Tudor.

Sunnyside View offers excellent transport links thanks to its enviable close proximity to many of the West Midlands' major road and rail networks. From Walsall Train Station you can catch direct links to London Euston, Birmingham New Street and Wolverhampton. And just 13.8 miles away is Birmingham New Street Station which offers connections to many other parts of the UK such as London, Cardiff, Newcastle, Manchester and Edinburgh.

Sunnyside View also offers easy access to major roads including the M6 and M5 and for international travel, Birmingham International Airport is 23.3 miles away. If you are looking for stylish and comfortable home in an excellent location, look no further than Sunnyside View.





# Phase 2 - Sunnyside View

## Development Plan

- Bracken 2 bedroom home
  - Guscott 3 bedroom home
  - Apartments 2 bedroom apartments
- BCP Bin Collection Point  
B/S Bin Store  
C/S Cycle Store  
V Visitor Parking Space







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## Bracken Plots 7, 8, 10, 11, 12, 13, 14 & 15



### GROUND FLOOR

#### Lounge/Dining

3.63m (max) x 4.15m (max)

11'10" x 13'7"

#### Kitchen

2.06m x 4.07m

6'9" x 13'4"



### FIRST FLOOR

#### Bedroom 1

2.73m x 4.15m

8'11" x 13'7"

#### Bedroom 2

2.94m (max) x 4.15m (max)

9'7" x 13'7"

#### Bedroom 3

1.93m x 1.70m

6'3" x 5'6"

TOTAL SQFT

709

Perfect for first-time buyers or young couples, the Bracken is a charming two-bedroom home with two private parking spaces, the Bracken's ground floor comprises an extensive hallway, cosy kitchen, cloakroom and L-shaped lounge/diner with French doors leading out to the rear garden.

On the first floor, two double bedrooms and a family bathroom make the Bracken a perfect starter home.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details.

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.





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## Guscott Plot 9



The Guscott is a stylish, three-bedroom home offering plenty of kerb appeal and private parking. The Guscott is ideally suited for growing families or those who like to entertain. On the ground floor, you'll find an impressive entrance way, cloakroom, spacious kitchen/diner with plenty of natural light and a large lounge that extends the full depth of the property.

Upstairs, the Guscott has a fantastic master bedroom with a generous en-suite shower room, two guest bedrooms and a family bathroom.

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### GROUND FLOOR

#### Lounge

3.25m x 4.92m 10'7" x 16'1"

#### Kitchen

3.69m (max) x 4.93 (max) 12'1" x 16'2"



### FIRST FLOOR

#### Bedroom 1

3.30m x 3.63m (max) 10'8" x 11'9"

#### Bedroom 2

3.29m x 2.63m 10'8" x 8'7"

#### Bedroom 3

3.29m x 2.20m 10'8" x 7'2"

#### Bathroom

2.00m x 2.51m 10'8" x 11'9"

#### Bedroom 1 Ensuite

3.30m x 1.4m 10'9" x 4'6"

TOTAL SQFT 984

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## Apartments Plots 1 - 6



## Ground Floor



## Second Floor



## First Floor



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## Randall Plots 1, 3, 5



Ideal for a first time buyer or young couple, the Randall is a contemporary two-bedroom home. Entering the property's extended hallway, to your left you'll find the smart family bathroom followed by two double bedrooms, one of which has a characterful L shape and would make an ideal home office or study.

At the rear of the Randall is the main living space, a flexible kitchen/diner/family room. French doors open out from this space onto your own private balcony, perfect for enjoying a summer's evening.

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### DIMENSIONS

#### Kitchen/dining/family

6.18m (max) x 3.85m (max) 20'3" x 12'6"

#### Master Bedroom

4.11m (max) x 3.29m (max) 13'5" x 10'8"

#### Bedroom 2

4.11m (max) x 3.28m (max) 13'5" x 10'8"

#### Bathroom

2.00m x 1.96m 6'5" x 6'4"

#### TOTAL SQFT

644

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## Tindall Plots 2, 4, 6



The Tindall is a stylish two-bedroom property with plenty of natural light that would make an ideal first home. Its main living space is a generous kitchen/diner/family room, which could be subtly subdivided to create relaxing, eating and home working spaces. Also featuring French doors to either the outside or a Juliette balcony, this space offers excellent opportunities for bringing the outdoors in!

On the opposite side of the property are the bedrooms, one chic single room that would make a great study or nursery and the impressive master, which also has its own private balcony. An elegant family bathroom completes the Tindall apartment.

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Please enquire for further details.



### DIMENSIONS

#### Kitchen/dining/family

6.18m (max) x 5.66m (max) 20'3" x 18'6"

#### Master Bedroom

3.60m x 2.90m 11'8" x 9'5"

#### Bedroom 2

3.60m x 2.41m 11'8" x 7'9"

#### Bathroom

2.46m (max) x 1.87m (max) 8'1" x 6'1"

#### TOTAL SQFT

674

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## Specification

### Kitchen

Individually designed kitchens for Owl Homes.  
BOSCH integrated appliances to include induction hob,  
single oven and chimney hood.  
Integrated dishwasher and fridge freezer.  
Integrated washing machine to selected plots.  
Free standing washer dryer to apartments only.

### Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished  
chrome brassware by Bristan.  
Ensuite to master bedroom.  
Full height ceramic wall tiling to shower areas, half height  
to sanitary appliances and bath.  
Shaver socket to family bathroom.

### Electrical & Lighting

LED downlighters to kitchen, family bathroom and  
ensuites.  
Electrical socket with integrated USB to lounge, master  
bedroom, open plan living area and kitchen.

### Security & Peace of Mind

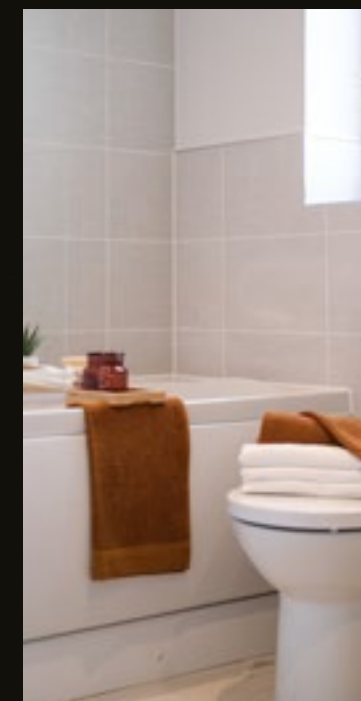
10 year NHBC warranty.  
Smoke and heat detectors to be fitted.  
Carbon Monoxide alarm.

### External Detail

Turfed garden areas with paved patios and pathways.  
External Tap.  
External lights to the front and rear.  
Car charging ports to the homes & shared communal  
points to the apartments.

### Additional Information

For those customers who purchase early on in the  
construction process, there is also the opportunity to  
personalise your Owl Home with a choice of finishes  
and upgrades - all of which will help make your home  
ready for your desired taste, from the day you move in.







*Aspiring to be different*

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