



# The Limes

@ CODSALL WOOD, SOUTH STAFFORDSHIRE

be  
BERRIMAN EATON

NHBC



D B A  
homes

# The Limes



A stylish and contemporary development of just ten properties in a small, leafy and rural South Staffordshire hamlet which lies within close proximity to Codsall Village and which benefits from excellent communications throughout the West Midlands.

## LOCATION

Codsall Wood lies approximately 1.5 miles to the North West of Codsall Village Centre. The hamlet boasts a thriving and friendly community spirit which is centred around The Crown, a highly regarded local inn with restaurant facilities.

Codsall Wood is surrounded by glorious open countryside and enjoys a distinctly rural feel with lovely views and countryside walks and yet the houses are within easy travelling distance of several major commercial centres.

Wolverhampton City Centre is only about 7.5 miles away and the M54 motorway is easily accessible at either J2 (approximately 5 miles away) or J3 (approximately 4 miles away) which facilitates fast access to Shrewsbury, Birmingham and the industrial West Midlands. There are regular local buses from Codsall Wood and Codsall and local rail services run from both Codsall and Bilbrook stations with main line connections at Wolverhampton.

Furthermore the site is located within a few minutes' drive of the highly publicised i54 business park and is well served by a multitude of schooling of high repute in both sectors within a wide radius.



## DESCRIPTION

The Limes @ Codsall Wood is a well planned cul-de-sac development of just ten properties. There will be just two detached four bedroom homes together with eight semi detached homes, either with or without garaging. The properties will be finished to a contemporary specification of the highest order and will be luxuriously appointed throughout.

All of the houses will stand within generous plots with block paved driveways and fully turfed front and rear gardens and an attractive overall street scene.

Each house will have generously proportioned rooms throughout and the rendered and part tile hung facades stand exceptionally well.

As you would expect with properties of this nature the kitchens and bathrooms are particularly well executed and the houses benefit from double glazed windows throughout and are ecologically sound and environmentally friendly.

For purchasers' peace of mind all the properties are being sold with the benefit of a 10 year NHBC warranty which will guarantee the quality of build.

## ACCOMMODATION

Each of the detached homes will benefit from a HALLWAY, CLOAKROOM, LOUNGE AND DINING KITCHEN to the ground floor together with FOUR GOOD SIZED BEDROOMS, EN SUITE SHOWER ROOM and HOUSE BATHROOM to the first floor. One of these houses will have a SINGLE GARAGE and one will have a DOUBLE GARAGE. All of the semi detached houses will benefit from a HALL, CLOAKROOM, LOUNGE AND DINING KITCHEN to the ground floor together with THREE BEDROOMS, EN SUITE SHOWER ROOM and HOUSE BATHROOM to the first floor with three of these properties benefiting from GARAGE.

## HELP TO BUY

Help to Buy is a Government backed scheme providing Equity Loans on new-build developments as long as you qualify and have a 5% deposit for the purchase. The Government will lend you up to 20% of the value of your new home which is interest free for 5 years. The remaining 75% mortgage will need to be funded by a bank or building society capital interest repayment mortgage. When you sell the house the loan must be repaid on a percentage basis of the sale price – if you received a 20% Equity Loan you will repay 20% of the sale price (as long as this covers the full loan amount). The Equity loan is interest free for 5 years – after this time fees will be payable.

Our Help to Buy Agent will be able to explain the details of this to you as well as explain the whole scheme to you in greater detail. This is particularly useful for first time buyers trying to make that all important first step onto the property ladder.

## SPECIFICATIONS

Each property will be specified to the highest of standards throughout.

The standard features will include:

- Well appointed double glazed UPVC windows
- High levels of loft insulation
- Cavity wall insulation
- Lockable window fasteners and multi point locking front door system
- Panelled internal doors with contemporary furniture
- LED and low energy efficient lighting
- Ample power sockets
- Shaver sockets in bathrooms and en-suites
- Cabling installation of Sky+TV
- Fully turfed front and rear gardens

Superbly appointed kitchens:

- Fully fitted cupboards
- Electrolux integrated fridge freezer
- Electrolux integrated dishwasher
- Zanussi four ring stainless steel gas hob
- Electrolux stainless steel extraction chimney
- Electrolux stainless steel fan oven
- Integrated washer dryer
- Tiled floor
- Part tiled walls

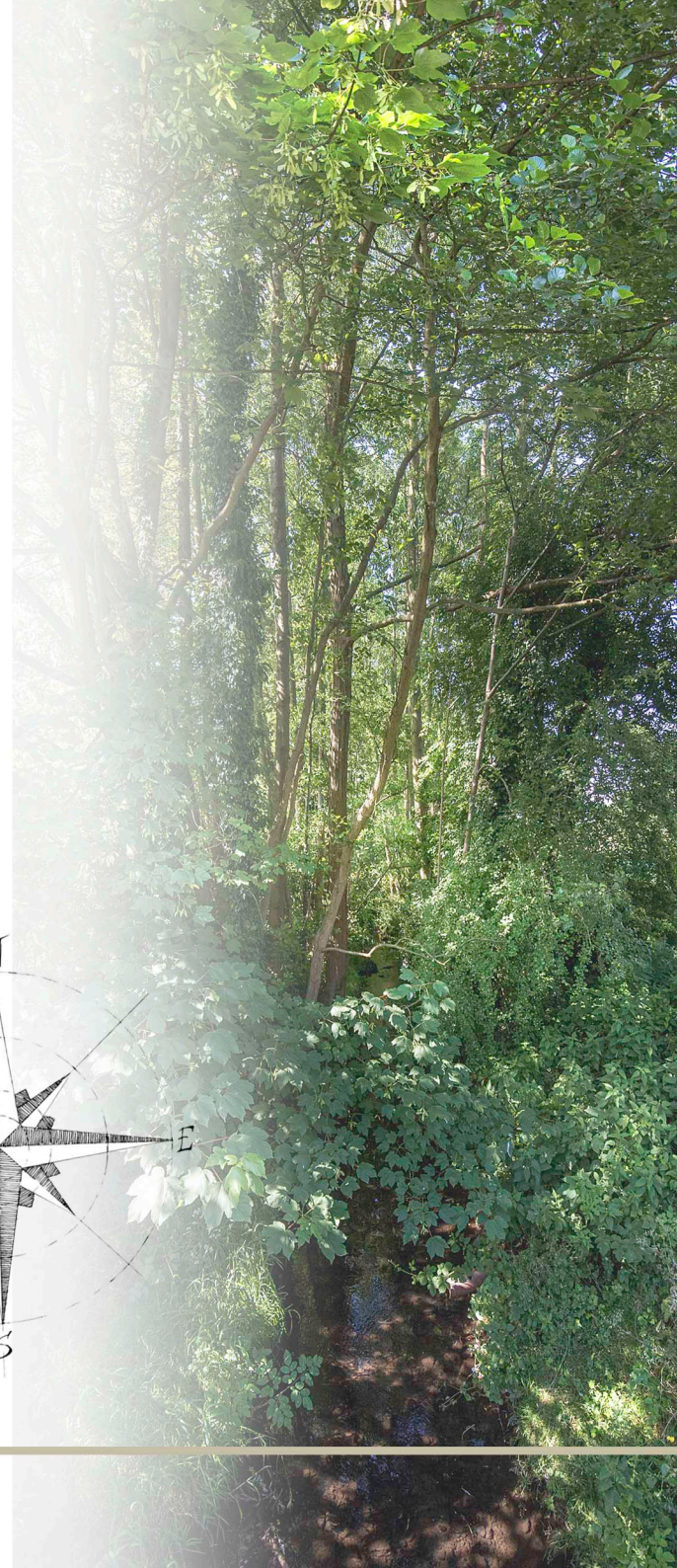
Bathrooms and en suites

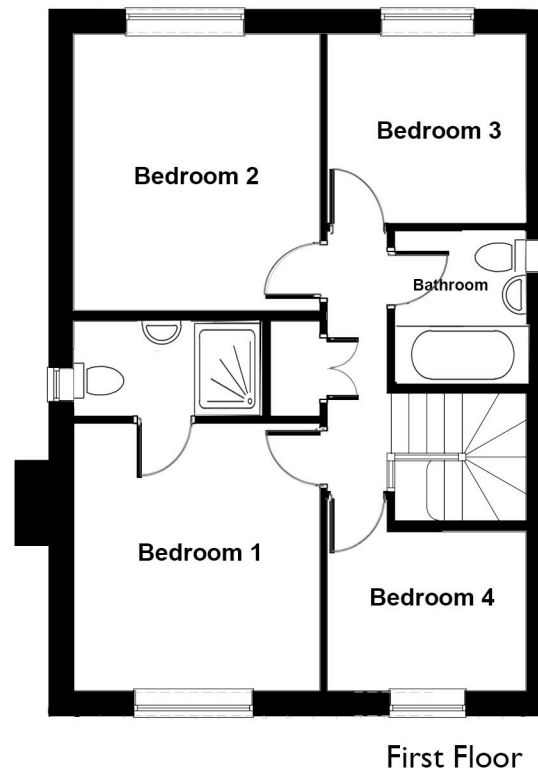
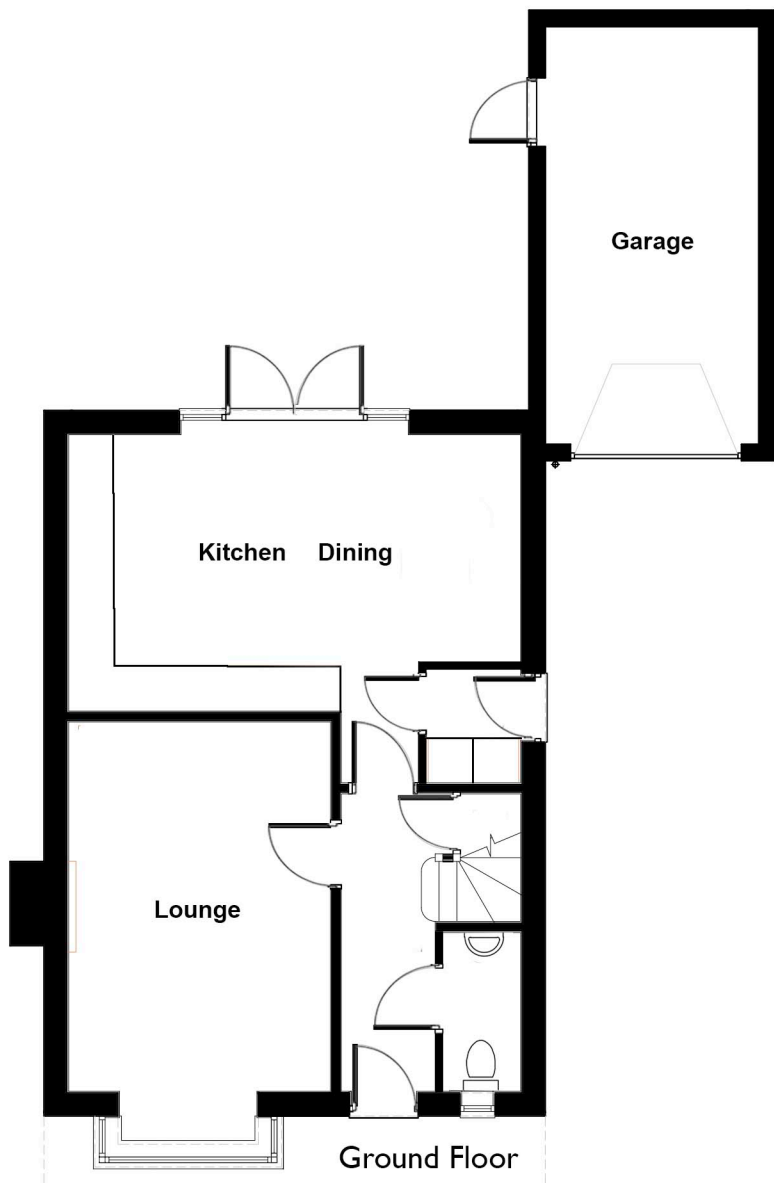
- Contemporary crisp white suites
- Thermostatic showers to en suites
- Half wall tiling
- Tiled floors
- Thermostatic shower over bath
- Double shower cubicles to en suites
- Extraction fans to both bathrooms and en suites



# The Limes

SITE PLAN



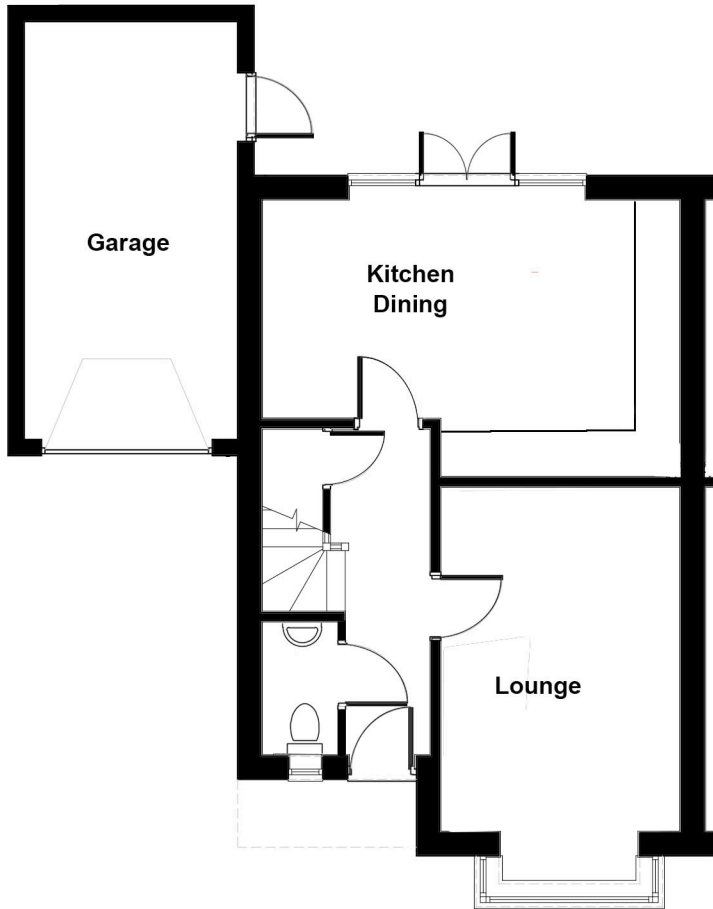


## SCHEDULE of ROOM SIZES

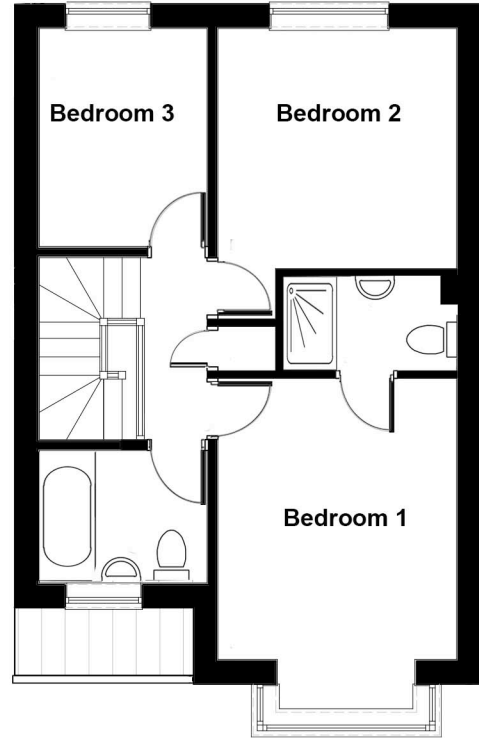
Lounge	3.51 x 5.60 (max into bay)	11'6" x 18'5"
Kitchen/Dining	3.69 x 6.02 (max)	12'2" x 19'9"
Bedroom 1	3.57 x 3.28	11'9" x 10'9"
Bedroom 2	3.73 x 3.28	12'3" x 10'9"
Bedroom 3	2.66 x 2.53	8'9" x 8'4"
Bedroom 4	2.66 x 2.18	8'9" x 7'2"
Garage	5.52 x 3.25	18'1" x 10'8"

Approx gross floor area  
105.1 sq m 1130 sq ft  
(excluding garage)

FOR IDENTIFICATION ONLY  
DO NOT SCALE



Ground Floor



First Floor

## SCHEDULE of ROOM SIZES

Lounge	3.21 x 5.26 (max into bay)	10'6"x17'3"
Kitchen/Dining	3.69 x 5.56 (max)	12'1"x18'3"
Bedroom 1	3.21 x 4.43 (max into bay)	10'6"x14'6"
Bedroom 2	3.19 x 3.21 (min)	10'6"x10'6"
Bedroom 3	2.29 x 2.96	7'6"x9'6"
Garage	2.82 x 5.52	9'3"x18'1"

Approx gross floor area  
89.8 sq m 966 sq ft  
(excluding garage)

FOR IDENTIFICATION ONLY  
DO NOT SCALE

# The Limes

FLOOR PLANS Plots 2 3 5 6 7 8 9 10 (Garages to plots 2 3 and 5)

# The Limes - Environmentally friendly

DBA Homes is fully committed to building environmentally friendly homes and communities. Modern construction methods, renewable energy sources, and focus on design are all used to reduce the carbon footprint of both construction and the living communities that we create.

The homes at "The Limes" are being constructed to meet the increased eco standards within the updated 2014 Building Regulations. This will ensure a minimum increase of 6% in energy efficiency over and above homes built under previous regulations. Whilst this includes visible measures such as the addition of Photo Voltaic Panels to every home, there are a number of specific materials and construction methods being utilised on site in order to reduce the impact of both the construction of the homes and their ongoing use.

Particular care has been taken in the specification of the floor, wall and roof constructions to ensure that thermal efficiencies are high, thereby reducing heat and energy loss from the completed home. Not only does this provide an energy efficient home which is far more ecologically sustainable than homes built under previous regulations but will also lead to a reduction in energy bills for the home owner.

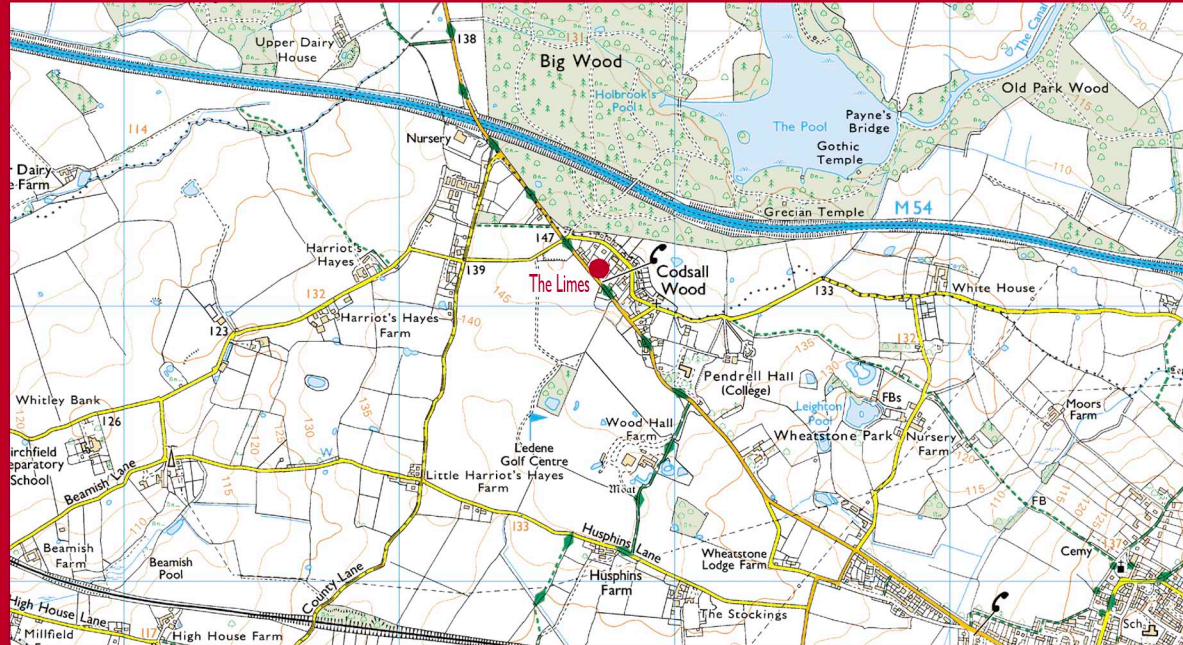
Research published by the Zero Carbon Hub and the NHBC Foundation in November 2013 (see the Zero Carbon Hub website for more information [www.zerocarbonhub.org](http://www.zerocarbonhub.org)) identifies that new homes built to the energy efficiency standards issued by the Government in 2013 are vastly cheaper to live in and run compared to an upgraded Victorian home of a similar size. Indeed the research indicates that our homes could be less than half as expensive to run as an equivalent sized Victorian built home which has been updated.

In order to provide, warm, cheap, sustainable, energy efficient homes DBA Homes are ensuring, amongst other things that:

- All windows are double glazed with Low E Sealed glazing units as standard
- All lofts are fitted with 440 mm loft insulation
- All Lighting will be provided with low energy and efficient LED bulbs
- 'A' rated combination Boilers are installed in all homes
- PV panels are being fitted to all homes
- 150 mm insulated beam and block floor construction is provided to every home
- All toilets provided are dual flush to reduce water consumption



The Limes



Leave the M54 motorway at junction 2 taking the A449 signposted Wolverhampton, at the next roundabout take the 2nd exit onto Wobaston Road. After about 3.1 miles bear left onto Lane Green Road and then bear right onto Duck Lane. At the roundabout turn right onto Wolverhampton Road and continue along this road, bearing right at the mini roundabout in Codrall Wood, for about 2.25 miles until you reach the hamlet of Codrall Wood with The Limes being found on the right.

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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.