



JAMES CLOSE

HIGH OAK • PENSNETT

10 YEAR
premier
guarantee®

A Quality Development of 11 New 2 Bedroom Homes



Built for Living

**LexAllan
Grove**
LAND & NEW HOMES

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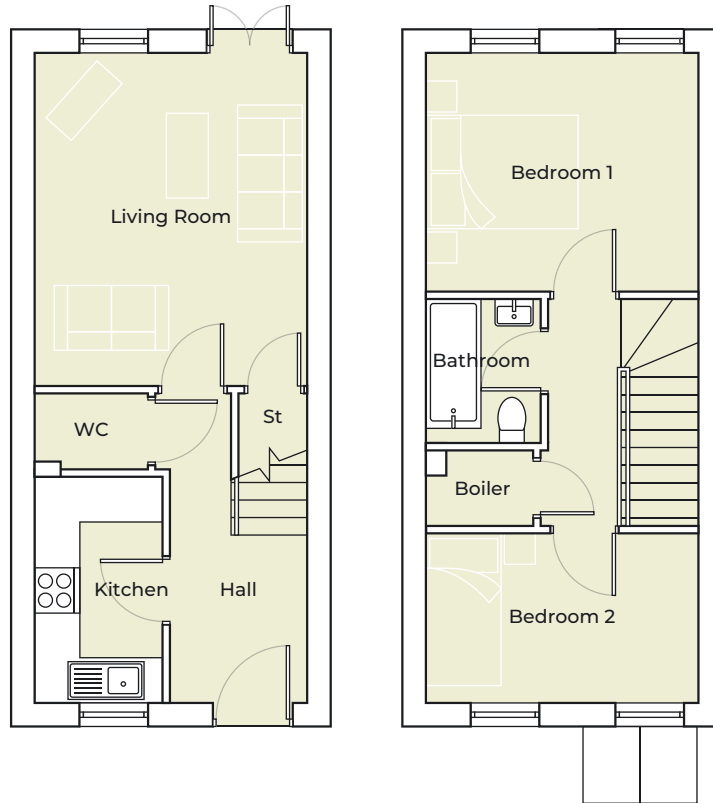



BROADHAVEN
HOMES

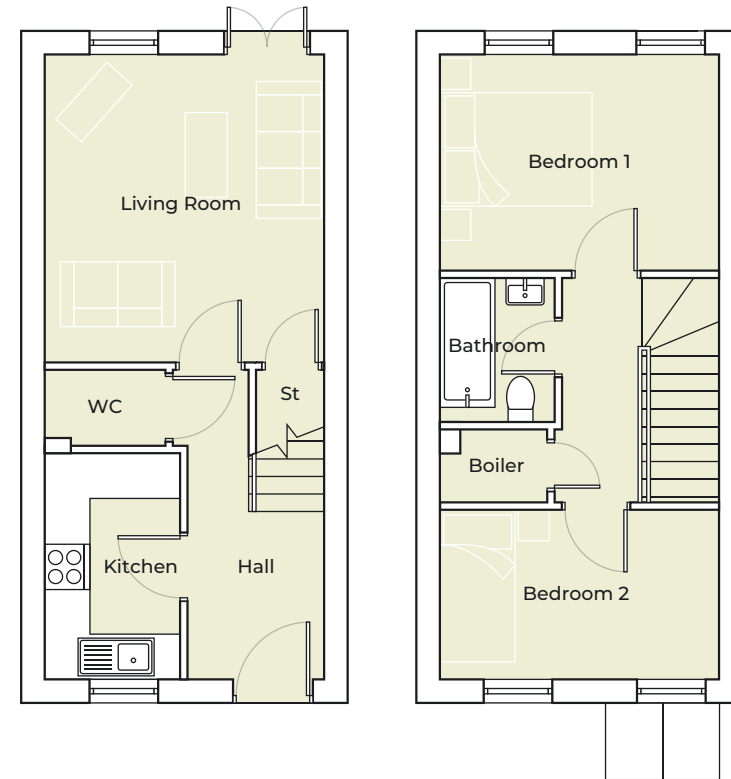


A Quality Development of 11 New 2 Bedroom Starter Homes

Situated on a secluded site this development has ample parking and generous gardens.



Type A



Type B

Room Sizes

Type A - End Terrace / Mid Terrace

Kitchen	1.670m	(5ft 5")	x	2.980m	(9ft 9")
Lounge	3.560m	(11ft 8")	x	4.380m	(14ft 4")
Downstairs Toilet	1.500m	(4ft 10")	x	1.000m	(3ft 3")
Under Stair Cupboard	0.890m	(2ft 11")	x	1.150m	(3ft 9")
Bedroom 1	3.540m	(11ft 7")	x	3.140m	(10ft 3")
Bedroom 2	3.540m	(11ft 7")	x	2.220m	(7ft 3")
Bathroom	1.500m	(4ft 10")	x	2.000m	(6ft 8")
Boiler Cupboard	1.100m	(3ft 7")	x	0.840m	(2ft 9")

Type B - End Terrace / Mid Terrace

Kitchen	1.780m	(5ft 10")	x	2.980m	(9ft 9")
Lounge	3.670m	(12ft 0")	x	4.050m	(13ft 3")
Downstairs Toilet	1.500m	(4ft 10")	x	1.000m	(3ft 3")
Under Stair Cupboard	0.890m	(2ft 11")	x	1.150m	(3ft 9")
Bedroom 1	3.670m	(12ft 0")	x	.840m	(9ft 3")
Bedroom 2	3.670m	(12ft 0")	x	2.220m	(7ft 3")
Bathroom	1.500m	(4ft 10")	x	2.000m	(6ft 8")
Boiler Cupboard	1.100m	(3ft 7")	x	0.810m	(2ft 8")

The Location

Pensnett is a popular town in the Brierley Hill area of Dudley Metropolitan Borough.

The area has always predominantly been a working class area dominated by modest housing however the town has become more prosperous with improving housing stock and some substantial development in the town and improvement in the road network. Pensnett is now an area which integrates all cultures creating a diverse community. Pensnett boast's excellent travel links to the M5 Midland motorway network, there are also several train stations in close proximity which lead directly to Birmingham and London. The town has numerous bus stops allowing travel across the borough.

Leisure and Pleasure - James Close is situated locally to some of the West Midlands most historical land marks. Significantly, Dudley Zoological Gardens and the Black Country Museum are both just a short drive away. There are also plenty of shopping opportunities, Kingswinford Town Centre or Merry Hill Centre. Merry Hill has over 250 shops, a separate retail park, cinema, and food hall. Adjacent to the main shopping centre is a marina called The Waterfront accommodating a number of bars and restaurants. Dudley No.1 Canal passes though The Waterfront and along the edge of the shopping centre before descending to Delph Locks. Dudley Golf Club offers a warm welcome, set amidst beautiful scenery the course is situated at the highest point of the West Midlands so offers incredible views of the surrounding countryside.

The Developers

Originating from a long established family business Broadhaven Homes is set to become a leading house builder within the West Midlands. Supported by a thriving Civil Engineering business of over 38 years, our experienced team strive to build homes to their own high standards. Our developments are designed by award winning architects and built by our trusted skilled tradesman. On the back of our first successful development we are well on our way to complete our second development of eleven two bed starter homes. With our next sites in view we have an exciting future ahead creating new homes and communities to be proud of.

Broadhaven's ethos is simple – Build high quality homes that we would be happy to live in ourselves. Our first development St Martins - nine 2 & 3 bedroom houses in Tipton was a huge success resulting in many happy home owners.

The Agents

Lex Allan Grove Land & New Homes is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the housebuilder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



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