



# THE BLUEBELLS

DUDLEY WOOD



**A STUNNING DEVELOPMENT OF EIGHT 4 BEDROOM  
LUXURY SEMI-DETACHED NEW HOMES**

a development by  **Bee UK**



A high specification development of eight 4 bedroom semi-detached houses in a fantastic location, close to transport links, schools and amenities.

The development is situated in an established residential area and benefits from ample off street parking and lovely rear gardens to the houses.

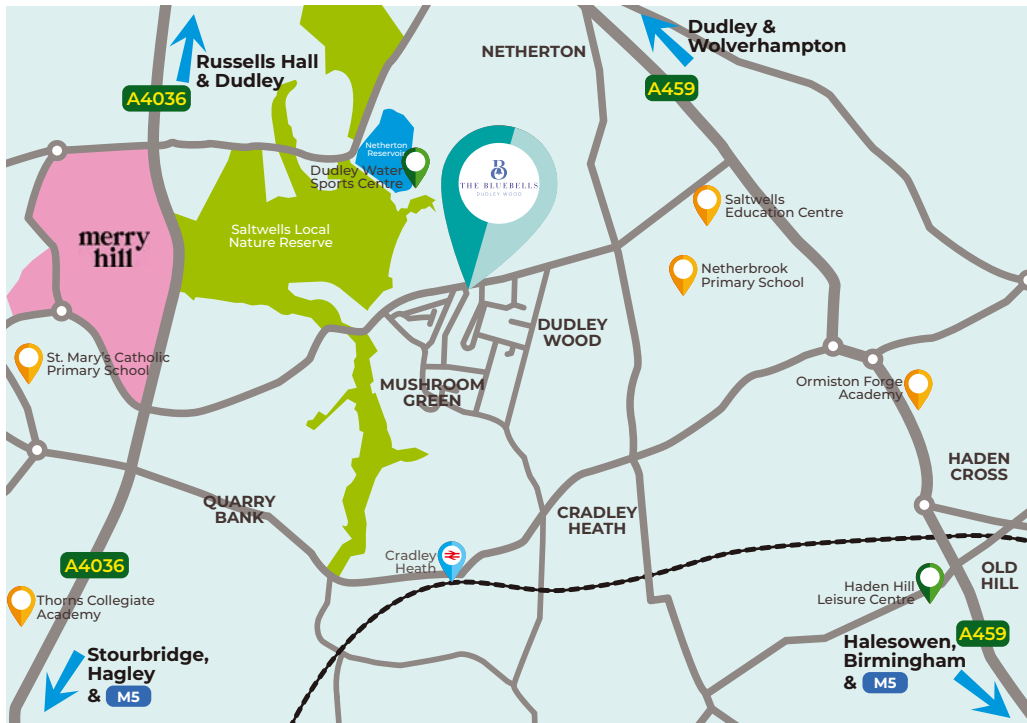
These attractively designed properties offer spacious bedrooms and living areas over three storeys and will be finished to the highest of standards.

### The Location

The Bluebells is situated on the site of the former Bunch of Bluebells public house, in Dudley Wood, West Midlands. The area is popular amongst families and first time buyers due to its proximity to amenities such as The Merry Hill Centre, transport links such as Cradley Train Station and reputable schools. For those looking to appreciate the great outdoors and local history, The Saltwells Nature Reserve is a short distance away and Mushroom Green Historic Village is within easy reach.

Surrounding properties vary in style with the majority in the immediate location comprising of mainly post war, bay fronted, semi detached houses. The new houses on The Bluebells will further enhance what is already a popular area..

The Bluebells, Crabourne Road, Dudley Wood, West Midlands DY2 0EJ. W3W: ///tame.expert.chemistry



# Specification

## Kitchen

- High quality kitchen units Italian Cartmel Shaker with Gloss Marble patten
- Integrated Electric Oven and Cooker hood
- Integrated dishwasher
- Wooden v groove water resistant 8mm Kitchen floor

## Bathroom/Shower Rooms/En-Suite

- White sanitaryware with chrome Fittings
- Towel warmer to bathroom and en-suite
- Floor and wall tiles
- Bathrooms and cloakroom decorated white
- All remaining rooms decorated white
- Stairs painted white
- All other internal woodwork finished in white
- Luxury Vinyl Tiles to bathroom floors. All other rooms will be carpeted.
- Ceilings decorated in white

## External Finish

- Tarmac Driveway
- Landscapes to front as per site plan
- External garden tap included
- Boundary fencing
- Turfed rear garden with paved patio area

## Electrical

- Light to the front and rear doors
- Pendant light fittings to remaining rooms
- White electrical sockets in kitchen/living rooms
- External power point to rear
- EV charging point to front of all 8 properties.



## Energy

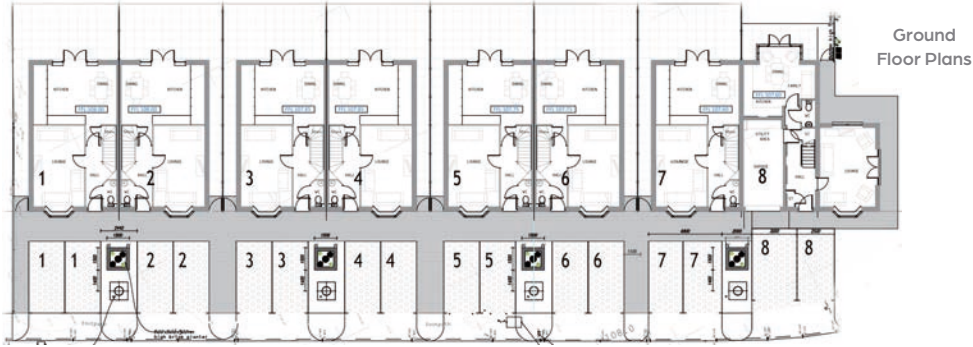
- Air source heat pump with cylinder/tank only

## Heating

- Air source wall-mounted radiators



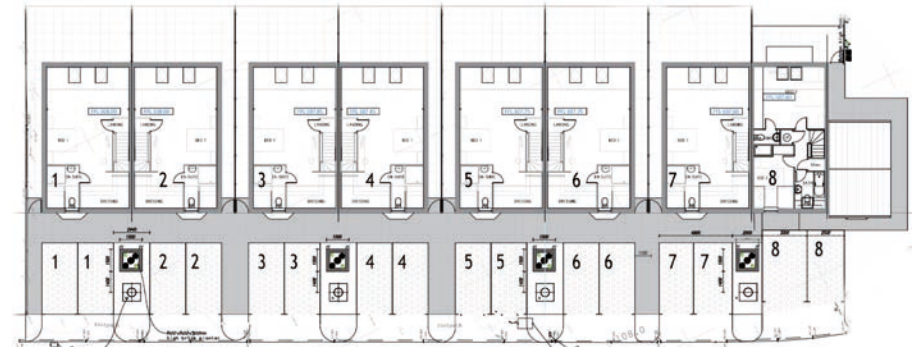
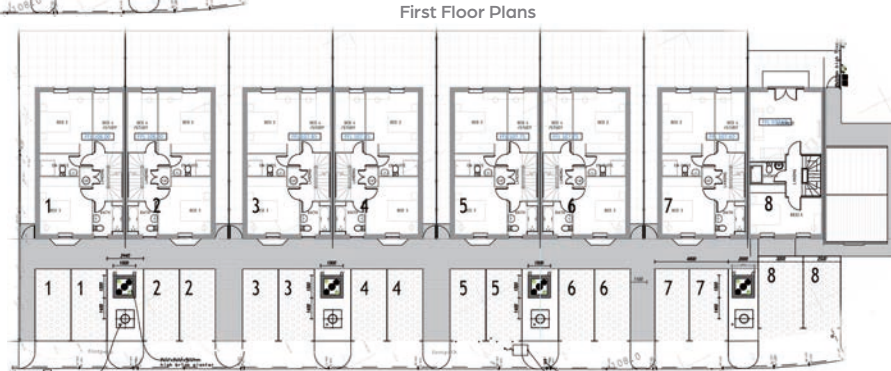
# Floor Plans



## Dimensions

PLOTS 1-7	
<b>Ground floor</b>	
WC	6'5" x 3'10"
Lounge	17'4" x 11'0"
Kitchen Diner	18'0" x 13'0"
<b>First Floor</b>	
Bedroom 2	13'3" x 11'2"
En-suite	8'3" x 5'3"
Bedroom 3	11'8" x 11'2"
Bedroom 4	13'2" x 6'4"
Bathroom	6'5" x 6'5"
<b>Second Floor</b>	
Bedroom 1	24'4" x 18'0"
En-suite	9'9" x 5'5"

PLOT 8	
<b>Ground floor</b>	
Lounge	18'10" x 12'0"
Kitchen Diner	15'6" x 14'9"
<b>First Floor</b>	
Bedroom 3	15'6" x 10'4"
Bedroom 4	15'6" x 15'2"
Shower Room	7'8" x 4'8"
<b>Second Floor</b>	
Bedroom 1	15'6" x 13'6"
En-suite	5'10" x 5'10"
Bedroom 2	13'0" x 8'10"
Bathroom	8'0" x 6'6"



Please note whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with Lex Allan Grove at point of purchase. Specification is correct at the time of printing.  
All images are for illustration purposes only.



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## 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 house-builder 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.

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