



---

S A I N T  
J O H N ' S  
H O U S E

---

S T O U R B R I D G E



An exclusive development  
of 18 outstanding,  
luxury apartments  
in the heart of Stourbridge.



MODERN,

URBAN,

LUXURY

LIVING

V

## WELCOME TO ST. JOHN'S HOUSE

St. John's House has enjoyed a rich and interesting past, most recently being the base of the Stourbridge News, a well respected local newspaper. Now Witley Homes are very pleased to announce this landmark building is going to be the home of 18 extremely highly specified, luxury one and two bedroom apartments in the heart of Stourbridge.

Witley Homes are very happy and proud to be tastefully and skilfully refurbishing this important part of the history of Stourbridge and to give you the chance to enjoy **modern, urban, luxury living.**

Witley Homes began in 2010, carrying out general building works and extensions. We started our first new build project of 2 houses in 2013. And have grown to become one of the most successful house builders in Dudley (the Midlands), now responsible for over 125 new build homes, across 10 sites in the local area.

We have long-standing relationships with all of our local suppliers and only use suppliers that we know we can trust. Our focus on customer service makes the buying process both personal and reassuring.



[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



# V

## THE LOCATION

Stourbridge is handily situated approximately 15 miles\* to the west of Birmingham and 12 miles\* to the south of Wolverhampton, perfect for living close to all that these towns and cities offer, without the hassle and claustrophobia sometimes found in big city living.

St. John's house itself is very conveniently located on St. John's Road, part of the Stourbridge ring road, and is easily within a 5 minute walk of Stourbridge Train Station. This allows for a quick shuttle service to Stourbridge Junction Train Station (also only within a mile of the development), which lies on the Birmingham to Worcester line. With a very regular direct train service you can easily commute to Birmingham city centre within half an hour.

Also within a 5-minute walk is the impressive Stourbridge Interchange bus station - which serves as a major link between bus networks and train networks throughout the country.

Just a quick stroll over the pedestrian crossing and you're on the doorstep of an excellently equipped 24-hour gym, clothing boutiques, beauty salons and barbers, Tesco's, high street banks, library, artisan coffee shops, late night pubs, bars, restaurants and night clubs - all adding to the fantastic buzz you will feel living in this splendid market town.

The beautiful Mary Steven's Park is a quick walk away and for a day out, Kinver Rock Houses and Clent Hills National Trust sites are within a short drive as well as excellent museums, vineyards and many micro-breweries.

All-in-all Stourbridge is a great place to live with so much to see and do right on the doorstep.

\*All distances and times quoted are approximate.



[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)  
Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)

# WHERE?

# V

## THE LOCATION



[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## APARTMENT FLOOR PLANS

GROUND FLOOR

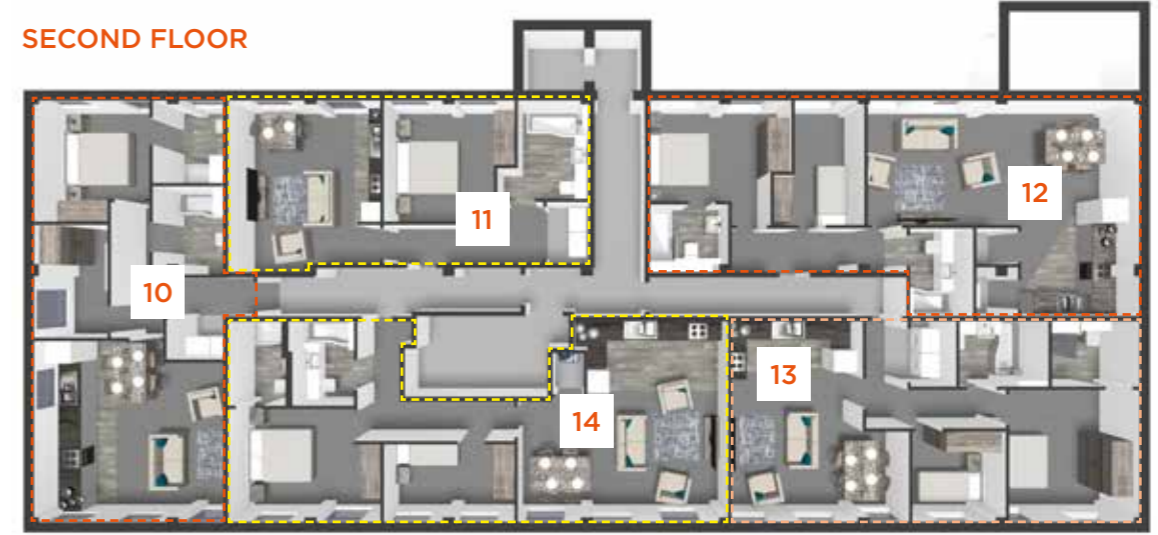


FIRST FLOOR



## APARTMENT FLOOR PLANS

SECOND FLOOR



PENTHOUSE LEVEL



[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE APARTMENT 1 (GROUND FLOOR)



- Kitchen/dining/living**  
7,756mm x 5,700mm (25'4" x 18'7")
- Utility**  
1,186mm x 1,540mm (3'9" x 5')
- Bedroom 1**  
3,328mm x 4,383mm (10'9" x 14'3")
- En-suite**  
2,047mm x 2,424mm (6'7" x 7'9")
- Bedroom 2**  
2,330mm x 4,566mm (7'6" x 14'9")
- Bathroom**  
2,047mm x 2,581mm (6'7" x 8'4")



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE APARTMENT 2 (GROUND FLOOR)



- Kitchen/dining/living**  
4,740mm x 4,210mm (15'5" x 13'8")
- Utility**  
1,832mm x 1,285mm (6' x 4'2")
- Bedroom**  
3,790mm x 3,595mm (12'4" x 11'8")
- Bathroom**  
2,885mm x 1,851mm (9'4" x 6')

\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)  
Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE APARTMENT 3 (GROUND FLOOR)

**Kitchen/dining/living**

8,600mm x 7,804mm (28'2" x 25'6")

**Utility**

1,323mm x 2,398mm (4'3" x 7'8")

**Bedroom 1**

2,932mm x 3,857mm (9'6" x 12'6")

**En-suite**

1,757mm x 2,071mm (5'9" x 6'8")

**Bedroom 2**

3,544mm x 2,627mm (11'6" x 8'6")

**Bathroom**

2,509mm x 2,462mm (8'2" x 8')



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE APARTMENT 4 (GROUND FLOOR)

**Kitchen/dining/living**

5,510mm x 7,376mm (18'1" x 24'2")

**Utility**

1,857mm x 1,174mm (6'1" x 3'8")

**Bedroom 1**

3,726mm x 4,376mm (12'2" x 14'3")

**En-suite**

1,857mm x 2,514mm (6'1" x 8'2")

**Bedroom 2**

2,540mm x 3,880mm (8'3" x 12'7")

**Bathroom**

1,857mm x 3,310mm (6'1" x 10'8")



\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE

### APARTMENT 5 (FIRST FLOOR) AND APARTMENT 10 (SECOND FLOOR)



- Kitchen/dining/living**  
5,227mm x 5,448mm (17'4" x 17'8")
- Utility**  
1,540mm x 1,100mm (5'x 3'6")
- Bedroom 1**  
3,511mm x 3,318mm (11'5" x 10'8")
- En-suite**  
2,424mm x 2,071mm (7'9" x 6'8")
- Bedroom 2**  
3,287mm x 2,132mm (10'7" x 6'9")
- Bathroom**  
2,581mm x 2,069mm (8'4" x 6'8")



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE

### APARTMENT 6 (FIRST FLOOR) AND APARTMENT 11 (SECOND FLOOR)



- Kitchen/dining/living**  
4,417mm x 4,985mm (14'5" x 16'3")
- Utility**  
1,270mm x 1,780mm (4'1" x 5'8")
- Bedroom**  
3,790mm x 3,524mm (12'4" x 11'5")
- Bathroom**  
2,096mm x 2,883mm (6'8" x 9'4")

\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)





## ST. JOHN'S HOUSE

### APARTMENT 7 (FIRST FLOOR) AND APARTMENT 12 (SECOND FLOOR)

**Kitchen/dining/living**

7,804mm x 6,257mm (25'6" x 20'5")

**Bedroom 1**

4,115mm x 2,832mm (13'5" x 9'6")

**En-suite**

2,329mm x 2,003mm (7'6" x 6'5")

**Bedroom 2**

2,627mm x 3,624mm (8'6" x 11'8")

**Bathroom**

1,901mm x 2,583mm (6'2" x 8'4")



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE

### APARTMENT 8 (FIRST FLOOR) AND APARTMENT 13 (SECOND FLOOR)

**Kitchen/dining/living**

5,118mm x 5,798mm (16'8" x 19')

**Utility**

1,324mm x 1,933mm (4'3" x 6'3")

**Bedroom 1**

3,746mm x 3,815mm (8'2" x 6'3")

**En-suite**

2,514mm x 1,933mm (8'2" x 6'3")

**Bedroom 2**

2,735mm x 2,540mm (8'9" x 8'3")

**Bathroom**

2,604mm x 1,933mm (8'5" x 6'3")



\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE

### APARTMENT 9 (FIRST FLOOR) AND APARTMENT 14 (SECOND FLOOR)

**Kitchen/dining/living**

6,031mm x 5,798mm (19'7" x 19')

**Bedroom 1**

4,431mm x 3,285mm (14'5" x 10'7")

**En-suite**

1,678mm x 2,463mm. (5'5" x 8'1")

**Bedroom 2**

3,785mm x 2,266mm (12'4" x 7'4")

**Bathroom**

1,760mm x 2,463mm (4'8" x 5'7")



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE

### PENTHOUSE 1

**Kitchen/dining/living**

5,000mm x 5,887mm (16'4" x 19'3")

**Utility**

1,750mm x 1,250mm (5'7" x 4'10")

**Bedroom 1**

3,650mm x 3,200mm (11'9" x 10'5")

**Bedroom 2**

2,500mm x 3,200mm (8'2" x 10'5")

**Bathroom**

2,750mm x 3,100mm (9' x 10'1")



\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE PENTHOUSE 2

**Kitchen/dining/living**

5,900mm x 4,650mm (19'3" x 15'2")

**Utility**

1,750mm x 1,100mm (5'7" x 3'6")

**Bedroom 1**

3,850mm x 3,500mm (12'6" x 11'4")

**En-suite**

2,000mm x 2,300mm (6'5" x 7'5")

**Bedroom 2**

3,750mm x 2,115mm (12'3" x 6'9")

**Bathroom**

2,000mm x 2,250mm (6'5" x 7'3")



\*All measurements are max  
Sims include wardrobe space



## ST. JOHN'S HOUSE PENTHOUSE 3

**Kitchen/dining/living**

7,600mm x 6,000mm (24'9" x 19'6")

**Bedroom 1**

4,350mm x 2,750mm (14'2" x 9')

**En-suite**

2,500mm x 2,000mm (8'2" x 6'5")

**Bedroom 2**

2,600mm x 3,500mm (8'5" x 11'4")

**Bathroom**

1,760mm x 2,500mm (5'7" x 8'2")



\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## ST. JOHN'S HOUSE PENTHOUSE 4

**Kitchen/dining/living**

7,350mm x 4,250mm (24'1" x 13'9")

**Utility**

1,600mm x 1,250mm (5'2" x 4'10")

**Bedroom 1**

3,750mm x 4,250mm (12'3" x 13'9")

**En-suite**

2,300mm x 2000mm (7'5" x 6'5")

**Bedroom 2**

3,200mm x 3,000mm (10'5" x 9'8")

**Bathroom**

2,000mm x 2,500mm (6'5" x 8'2")



\*All measurements are max  
Sims include wardrobe space

[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## SPECIFICATIONS

### KITCHEN

- Top of the range modern contemporary units
- Granite work surfaces
- AEG double oven with ceramic hob with efficient touch controls, easy to clean and integrated seamlessly within work surface
- Elica angled cooker hood with stylish black glass frontage
- Integrated fridge freezer
- Integrated dish washer
- Space for washer/dryer

### BATHROOM AND EN-SUITE

- Duravit concealed system toilets
- High-end Hansgrohe chrome fittings
- Large built-in heated mirrors with spot lights and shaver sockets
- Elegant wall mounted Anthracite towel rails
- Finished with ceramic Porcelanosa tiles and luxury herringbone vinyl flooring underfoot



## SPECIFICATIONS

### SMART, FULLY INTERACTIVE HEATING

- Intuitive touchscreen control centre provides total control of each room independently
- Can be controlled via smartphone for ultimate in flexibility and convenience

### STATE OF THE ART SECURITY

- Yale Keyless Connected smart door lock
- Control via PIN code, key card, key tag, remote fob or smartphone (when connected to a smart home system)
- All common areas - including the car park - benefit from 24-hour CCTV cameras
- Access to the main building and lift via intercom keycode or access key tag

### INNOVATIVE SOUND EXPERIENCE

- Wired for Sonos multi room system



[www.stjohnshousedev.co.uk](http://www.stjohnshousedev.co.uk)

Lex Allan Grove Land & New Homes Call: 01384 442464 Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND [www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)



## Get in touch

Are you thinking of selling your home, renting a property or looking to buy or rent in the Stourbridge, Halesowen or Hagley areas? Lex Allan and Lex Allan Grove/Village Estate Agents have offices in three locations, serving the Black Country and North Worcestershire. We're here to offer first rate knowledge and a professional service. We will guide you through every step of the way.

Viewing is by prior appointment with Lex Allan Grove Land & New Homes.

Lex Allan Grove Land & New Homes, 87/88 St Johns Road, Stourbridge, DY8 1EH

Tel: **01384 442464** Email: [sales@lexallan.co.uk](mailto:sales@lexallan.co.uk)



**WITLEY**  
HOMES

Witley Homes, Unit 3a Gainsborough Trading Estate, Rufford Rd, Stourbridge DY9 7ND

[www.witleyhomes.co.uk](http://www.witleyhomes.co.uk)

