



**WITLEY**  
HOMES



**HADEN**  
PARK  
CRADLEY HEATH

An exceptional development of brand new  
2 & 3 bedroom family homes and  
1 bedroom apartments in Cradley Heath.

**LexAllan**  
**Grove**  
LAND & NEW HOMES



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Introducing a superb new development of luxury apartments and family homes from Witley Homes.

**Haden Park** is an impressive, modern development in the heart of the beautiful, up and coming Black Country. Consisting of 39 homes and an additional 12 apartments. Finished to the high quality that you would expect from **Witley Homes**. Designed with the modern lifestyle in mind, these homes offer fantastic value for money. Sourced from trusted local suppliers, each home is equipped with high quality fixtures and fittings. With six types of properties to choose from ranging from one-bedroom apartments through to three-bedroom houses, there is a layout to suit your lifestyle and budget.



**HADEN**  
**PARK**  
CRADLEY HEATH

## The surrounding area

The Haden Park development is situated on Chester Road, Cradley Heath - a suburban area in the Sandwell Metropolitan Borough in the West Midlands and part of the Black Country.

It enjoys all the benefits of local amenities including supermarkets, restaurants, bars, sporting facilities - and there is even a brewery nearby in Swan Village. The main parkland is Haden Hill Park, the former home of the Haden family. Alongside Haden Hill House are Haden Hill Leisure Centre, housing a swimming pool and other facilities, and Old Hill Cricket Club.

There are several Ofsted rated 'good' schools in the area and a host of colleges and universities nearby in Dudley and Wolverhampton.

The development is close to the comprehensive network of Midlands motorways, serviced by bus and rail services, with Cradley Heath railway station and the bus station situated together, forming the Cradley Heath Interchange. The railway is on the Birmingham to Worcester line, with regular services between the two and less than a half hour commute to the Birmingham City Centre. Bus services provide connections to surrounding localities such as Birmingham, West Bromwich, and the Merry Hill Shopping Centre.

Haden Park is also close to local attractions such as the Black Country Living Museum and Dudley Zoo. Himley Hall and Park is a short distance.



# How to find Haden Park

Haden Park is located at:  
Chester Road,  
Cradley Heath,  
B64 6AA

Please contact [sales@witleyhomes.co.uk](mailto:sales@witleyhomes.co.uk)  
to arrange an appointment to view.



# The Haden

Ground floor, first floor and second floor apartments, including study/home office and open-plan kitchen/diner/living area and bedroom with high class fittings throughout.

## Kitchen dining living room

4,876mm x 4,150mm (15'10" x 13'6")

## Bedroom 1

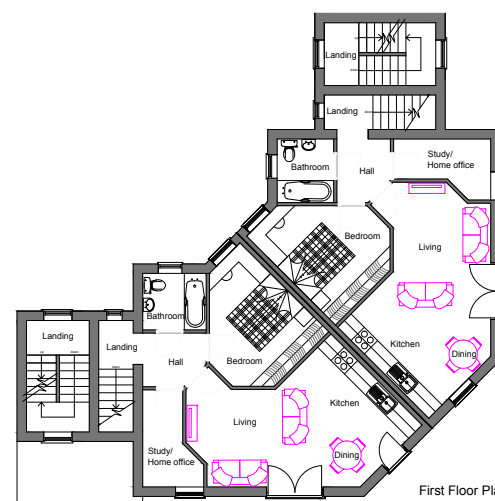
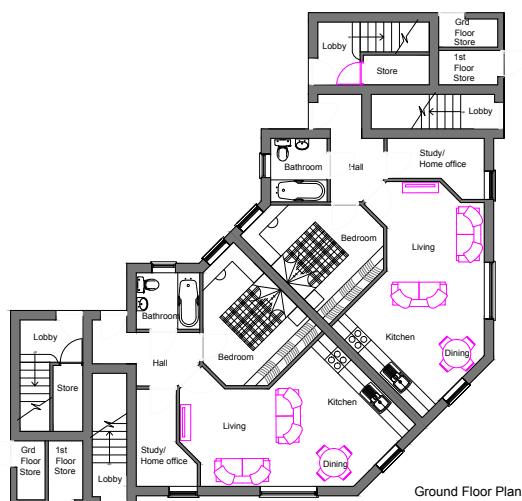
2,459mm x 4,000mm (8'x 13')

## Study/home office

1,945mm x 3,100mm (6'3" x 10'1")

## Bathroom

2,024mm x 1,750mm (6'6" x 5'7")



All room sizes are approximate, scaled from plan and are subject to change throughout the development period. Measurements given are max. indications.

Floorplan shown is for illustrative purposes and may vary.

# The Hadley

Beautiful two-bedroom home with open plan living room/kitchen, guest WC, study, family bathroom, spacious master bedroom and comfortable second bedroom. High class fittings throughout.

## Kitchen/living room

5,900mm x 5,200mm (19'3" x 17'6")

## Bedroom 1

3,700mm x 3,250mm (12'1" x 10'6")

## Bedroom 2

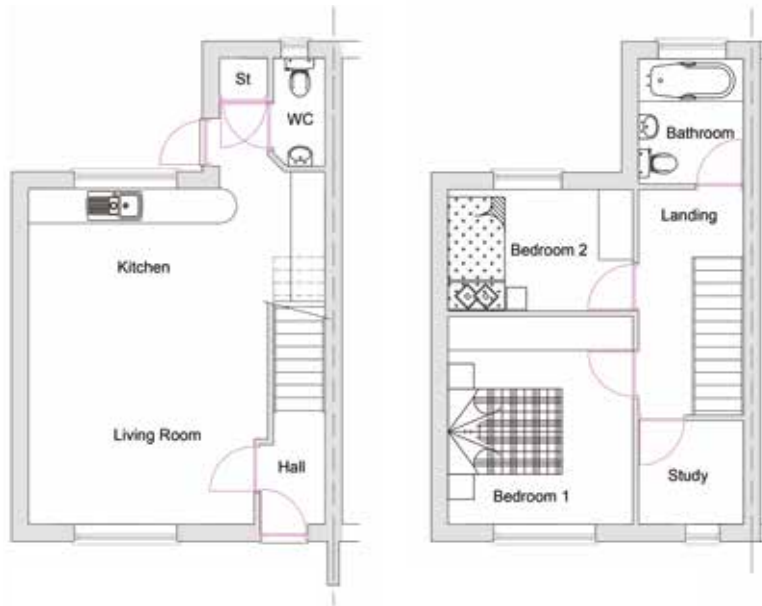
2,150mm x 3,250mm (7' x 10'6")

## Study

1,750mm x 1,750mm (5'7" x 5'7")

## Bathroom

2,050mm x 1,750mm (6'7" x 5'7")



Ground Floor Layout

First Floor Layout



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## The Carlton

Beautiful two-bedroom home situated on corner plot with open plan living room/kitchen, guest WC, study, family bathroom, spacious master bedroom and comfortable second bedroom. High class fittings throughout.

### Kitchen/living room

5,900mm x 5,200mm (19'3" x 17'6")

### Bedroom 1

3,700mm x 3,250mm (12'1" x 10'6")

### Bedroom 2

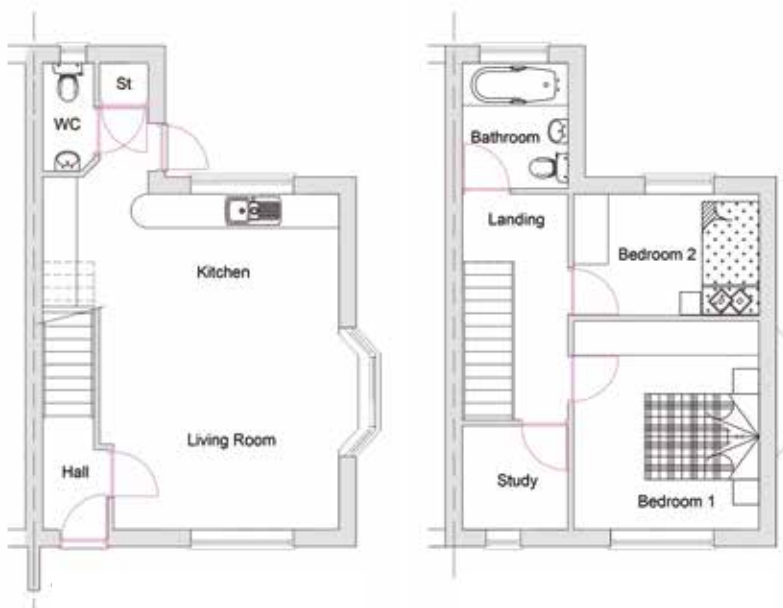
2,150mm x 3,250mm (7' x 10'6")

### Study

1,750mm x 1,750mm (5'7" x 5'7")

### Bathroom

2,050mm x 1,750mm (6'7" x 5'7")



Ground Floor Layout

First Floor Layout



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# The Regis

Beautiful three-bedroom family home with living room, kitchen/breakfast area, guest WC, hall, family bathroom, spacious master bedroom with en-suite and two comfortable bedrooms. High class fittings throughout.

## Kitchen breakfast

4,900mm x 2,250mm (16'7" x 7'3")

## Living room

4,900mm x 4,450mm (16'7" x 14'6")

## Bedroom 1

3,600mm x 3,518mm (11'8" x 11'5")

## Bedroom 2

3,600mm x 2,250mm (11'8" x 7'4")

## Bedroom 3

2,550mm x 2,100mm (8'3" x 6'9")

## Bathroom

1,800mm x 2,578mm (5'9" x 8'4")



Ground Floor Layout



First Floor Layout



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# The Himley

Beautiful three-bedroom family home, situated on corner plot with living room, kitchen/breakfast area, guest WC, hall, family bathroom, spacious master bedroom with en-suite and two comfortable bedrooms. High class fittings throughout.

## Kitchen breakfast

2,800mm x 4,450mm (9'2" x 14'6")

## Living room

4,700mm x 4,450mm (15'4" x 14'5")

## Bedroom 1

3,650mm x 3,500mm (11'9" x 11'4")

## En-suite

1,750mm x 1,650mm (5'7" x 5'4")

## Bedroom 2

3,600mm x 2,250mm (11'8" x 7'4")

## Bedroom 3

2,550mm x 2,000mm (8'3" x 6'5")

## Bathroom

1,800mm x 2,500mm (5'9" x 7'4")



Ground Floor Layout



First Floor Layout



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# The Stow

Beautiful two-bedroom home with living room, kitchen, guest WC, family bathroom, spacious master bedroom and comfortable second bedroom. High class fittings throughout.

## Kitchen

2,700mm x 2,400mm (8'8" x 7'8")

## Living room

4,000mm x 3,600mm (13'12" x 11'8")

## Bedroom 1

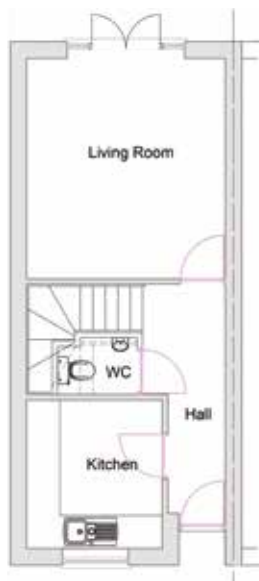
2,700mm x 3,600mm (8'8" x 11'8")

## Bedroom 2

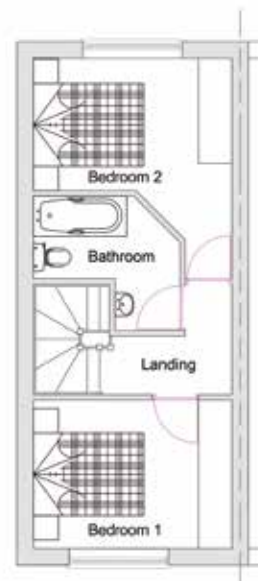
4,000mm x 3,600mm (13'12" x 11'8")

## Bathroom

1,500mm x 2,710mm (4'9" x 8'9")



Ground Floor Layout



First Floor Layout



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## 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,  
18 Hagley Road, Halesowen, B63 4RG

Tel: **0121 550 5400**

Email: [info@lexallangrove.com](mailto:info@lexallangrove.com)

## Witley Homes

We 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 pride ourselves in producing quality modern homes at an affordable price and helping first time buyers step onto the property ladder. 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.

## Help to Buy

The government has created Help to Buy schemes - **Help to Buy: Shared Ownership** and **Help to Buy: Equity Loan**. These have been set up to help hard-working people to purchase their own home.

**Help to Buy: Equity Loan** - supporting first time buyers and existing home owners.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

With the **Help to Buy Equity Loan Assistance Scheme**, you purchase 100% of your home and legally own 100% of your home. Help to Buy Equity Loan Assistance could make owning your home more affordable.

For example, if you bought a home that cost £150,000:

You could pay a 5% deposit of £7,500.

You could get a 20% equity loan of £30,000.

You would need a mortgage for the remaining 75%, which would be £112,500.

These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fittings or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own.

Any photography may not accurately reproduce appearance, dimensions or colour tone.

These particulars form no part of any contract whatsoever nor do they form any type of guarantee or warranty.