

BLACKLAKE

Canalside

[canalsideblacklake.com](http://canalsideblacklake.com)



BLACKLAKE  
**Canalside**

THIS IS A BRAND-NEW  
WATERSIDE RESIDENTIAL  
QUARTER OF TRUE AND  
LASTING CHARACTER

**Canalside** is a reflection of Black Country's proud heritage of fine craftsmanship and value for money. An area with rich industrial history reinventing itself as a brand-new neighborhood and community.

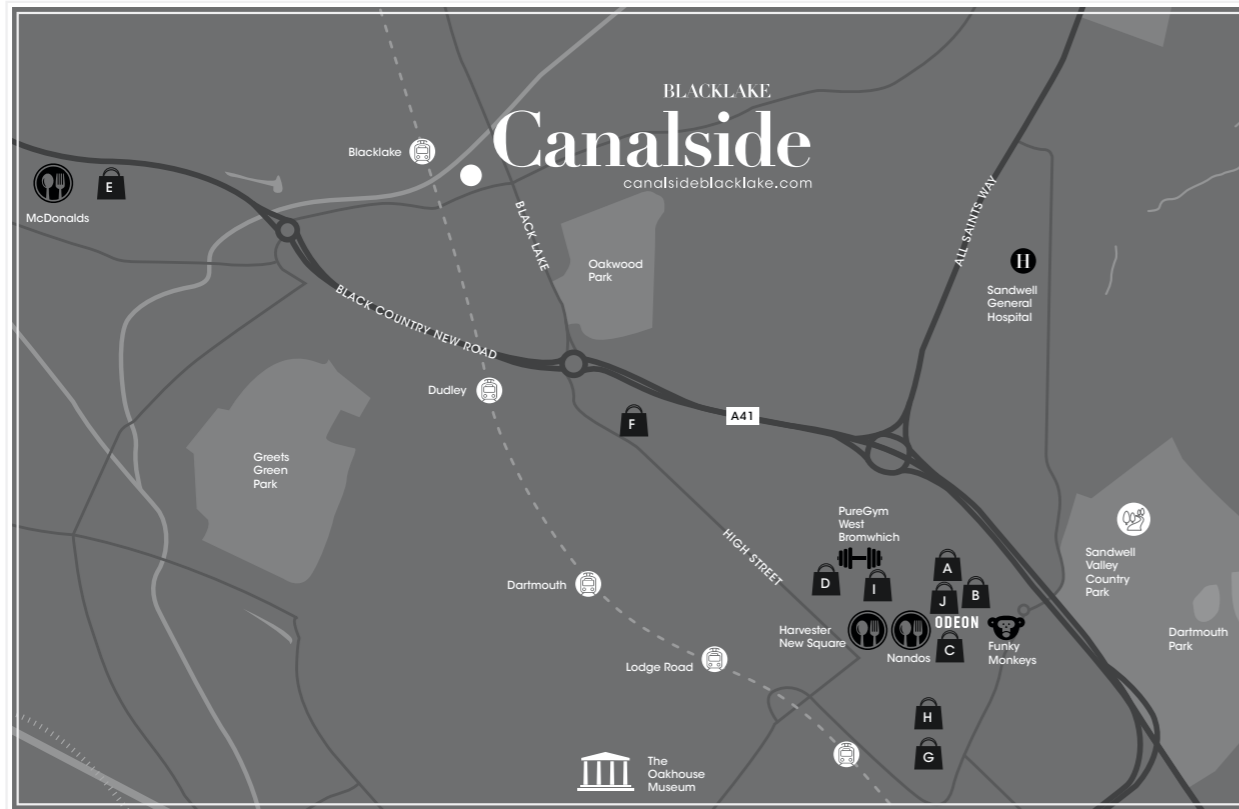
A place that is well-connected to communities by car, public transport, cycling and walking. Being a moment away from Birmingham City Centre, it's perfect for the young professionals, growing families, downsizers and smart commuters.

This is a brand-new waterside residential quarter of true and lasting character. This is 21st century urban living. A place you will be proud to call home.

**Canalside** is supporting the Secured By Design (SBD) scheme, adopting crime prevention measures in development design in a bid to help prevent crime and the fear of it. We have created a safer and more secure environment for you to live in.



## LOCATION



- A.** TESCO EXTRA
- B.** NEW SQUARE RETAIL PARK
- C.** QUEENS SQUARE RETAIL PARK
- D.** NIKE CLEARANCE STORE
- E.** ASDA
- F.** LIDL - WEST BROMWICH
- G.** KINGS SQUARE
- H.** ARGOS
- I.** ASTLE RETAIL PARK
- J.** JD SPORTS



## LINKS

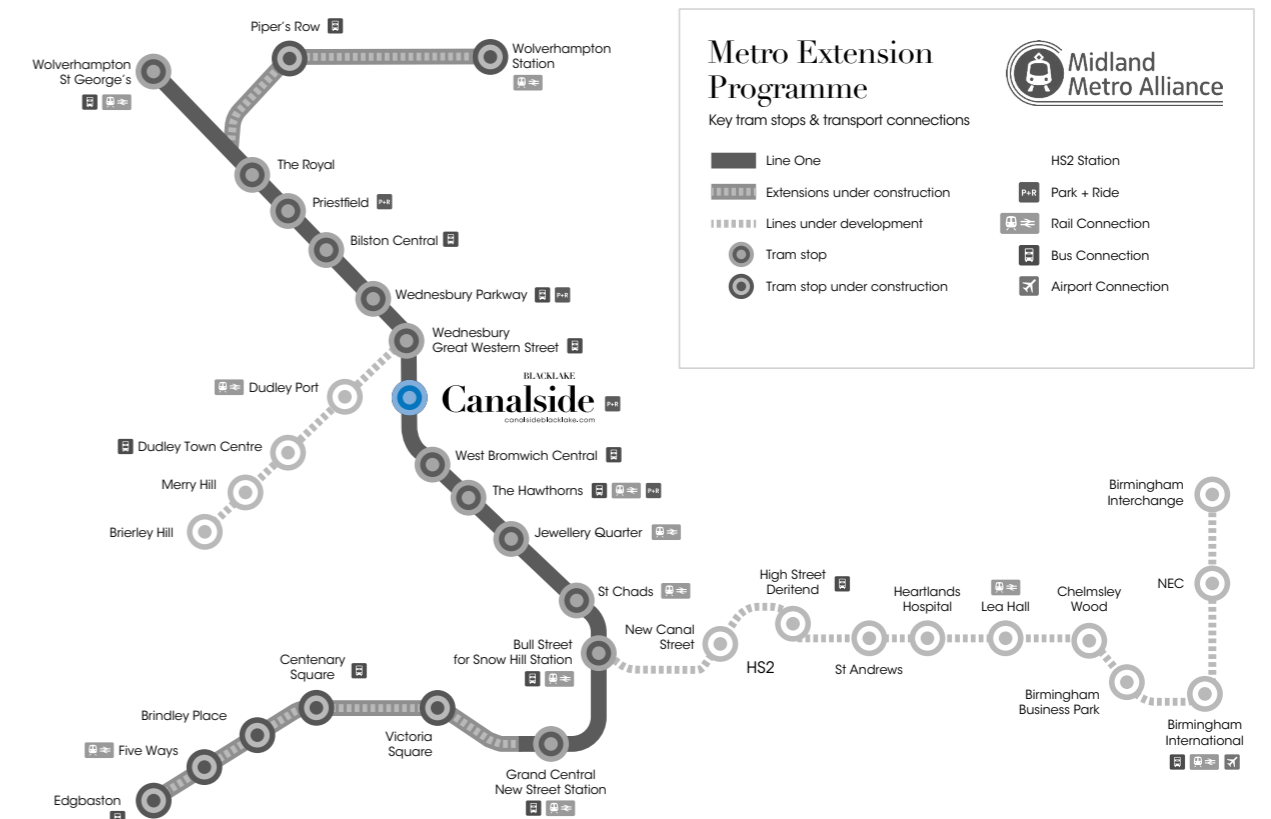
*On the door step to one of the most significant infrastructure projects ever undertaken...*

**Canalside** is well-connected by road and rail, ideal if you're commuting to work or visiting friends and family. It's right next door to the Black Lake tram stop which is directly connected to the heralded HS2 high speed railway; a railway that offers door to door connections to heart of London and key surrounding areas. The Midlands Metro Line also provides frequently and quick service in both directions between Birmingham and Wolverhampton; It's only a 22-minute tram journey to Birmingham's beating heartbeat, the Jewellery Quarter.

A wonderful base for commuters, you'll be a mile from the A41 Black Country New Road, giving direct access to the M5, Birmingham and beyond. The town is a 15-minute drive from Dudley, 25 minutes drive or 10-minute train journey from Walsall and a 20-minute drive or 10-minute train journey from Birmingham. From Wolverhampton, the journey to **Canalside** takes 30 minutes by car or 15 minutes by train, while the journey from London Euston to Sandwell and Dudley Station takes just 1 hour 45 minutes.

If you're going on holiday, **Canalside** is only a 30-minute drive away from Birmingham Airport, or 25 minutes by direct train from Birmingham International.

The surrounding area is has undergone one of the largest regeneration projects in the UK. The recently-opened New Square shopping centre is home to many familiar high street names and with the Astle Outlet Park also on the edge of town, you really are in a shopper's paradise.



# SITE LAYOUT AND HOUSE STYLE

BLACKLAKE  
**Canalside**

## HOUSE STYLE

APARTMENTS  
**MILL HOUSE**  
*2 Bedroom Apartment*

APARTMENTS  
**IVY HOUSE**  
*2 Bedroom Apartment*

TYPE 1  
**LAKESIDE**  
*3 Bedroom Semi-detached*  
SITE - 5, 6, 7, 9 & 10

TYPE 2  
**OAKLANDS**  
*2 Bedroom Semi-detached*  
SITE - 1, 2, 3, 4, 11, 12, 13, 14, 19, 20, 21, 35, 36, 37, 51, 52 & 53

TYPE 3  
**WAYSIDE**  
*3 Bedroom Semi-detached*  
SITE - 55, 56, 61, 62, 63, 64, 65, 66, 67 & 68

TYPE 4  
**GREENACRES**  
*3 Bedroom Semi-detached*  
SITE - 54, 57, 58, 59, 60, 69 & 70

TYPE 5  
**TREETOPS**  
*1 Bedroom Semi-detached*  
SITE - 8 & 18

TYPE 6  
**HIGHFIELD**  
*2 Bedroom Semi-detached*  
SITE - 15, 16, 17, 31, 32, 33, 34, 38, 39, 48, 49 & 50



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**Canalside**

**MILL HOUSE**

*Average Size - 60.7 Sq M / 653.6 Sq Ft*



APARTMENT ONE

- 1. KITCHEN DINING  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M

APARTMENT TWO

- 1. KITCHEN DINING  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M

APARTMENT THREE

- 1. KITCHEN DINING  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M



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**IVY HOUSE**

*Average Size - 60.8 Sq M / 654.5 Sq Ft*



**APARTMENT ONE**

- 1. KITCHEN DINER  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M

**APARTMENT TWO**

- 1. KITCHEN DINER  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M

**APARTMENT THREE**

- 1. KITCHEN DINER  
1.5 X 1.9M
- 2. MASTER BEDROOM  
1.5 X 1.9M
- 3. ENSUITE  
1.5 X 1.9M
- 4. BEDROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BALCONY  
1.5 X 1.9M



# LAKESIDE

80.5 Sq M / 866.5 Sq Ft

G

LEVEL

1

LEVEL

2



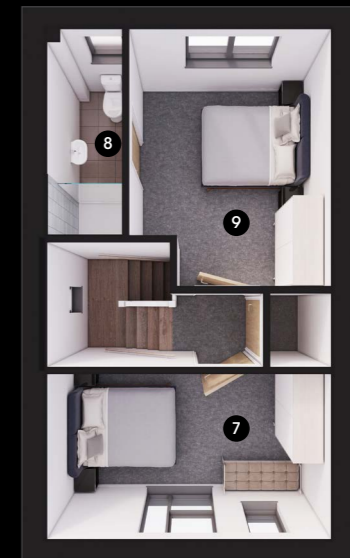
GROUND FLOOR

- 1. LIVING ROOM  
1.5 X 1.9M
- 2. KITCHEN  
1.5 X 1.9M
- 3. LAVATORY  
1.5 X 1.9M



FIRST FLOOR

- 4. LIVING ROOM 2  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BEDROOM 2  
1.5 X 1.9M



SECOND FLOOR

- 7. MASTER BEDROOM  
1.5 X 1.9M
- 8. ENSUITE  
1.5 X 1.9M
- 9. BEDROOM 3  
1.5 X 1.9M



# OAKLANDS

62.4 Sq M / 671.7 Sq Ft

G LEVEL 1



## GROUND FLOOR

- 1. LIVING ROOM  
1.5 X 1.9M
- 2. KITCHEN  
1.5 X 1.9M
- 3. LAVATORY  
1.5 X 1.9M

## FIRST FLOOR

- 4. MASTER BEDROOM  
1.5 X 1.9M
- 5. BATHROOM  
1.5 X 1.9M
- 6. BEDROOM 2  
1.5 X 1.9M



## Live the life



Located in the West Midlands within commuting distance of Birmingham, **Canalside** offers modern lifestyle and living history with lots to see and do in the local area, from shopping to country walks, days out at the zoo and trips to the city. If you're looking for a place to live with great schools, excellent transport links and plenty of nearby attractions, a new home in **Canalside** could be the right choice for you.

## Things to see and do



**Canalside** is home to some shopping areas, including New Square, Kings Square, Queens Square and the High Street. There are also two regular markets in the town, so there is plenty of choices when you're in the mood for a little retail therapy.

If you like getting a breath of fresh air, there are lots of places to enjoy the great outdoors in or near the town, whether you're walking or cycling through Sandwell Valley Country Park, practising your swing at Sandwell Park Golf Club or taking a day trip to Cannock Chase.

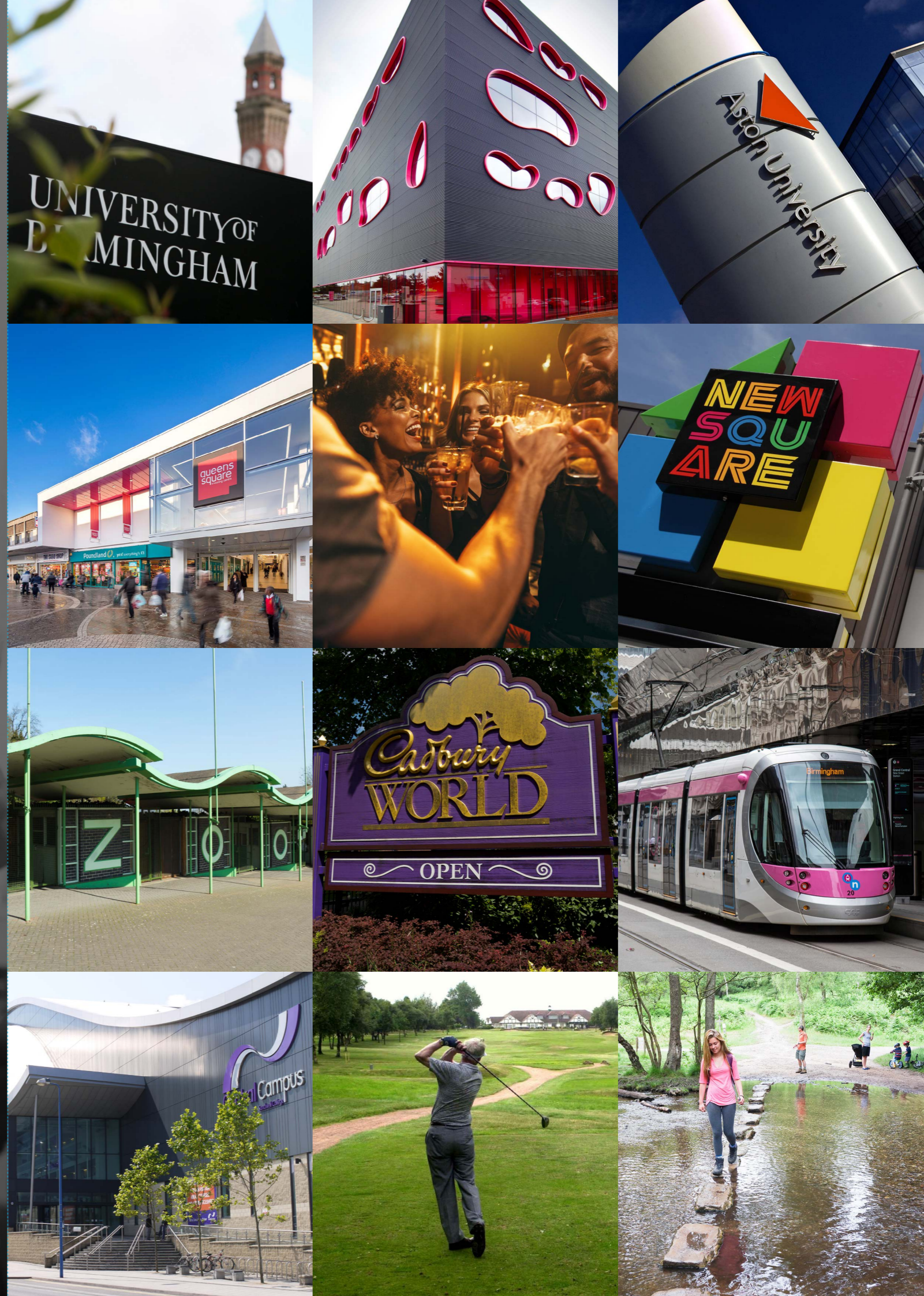
For families moving to the area, there are plenty of kid-friendly attractions nearby including Sandwell Park Farm, Dudley Zoo and Castle, Cadbury World and the National Sea Life Centre Birmingham. Other places of interest include Boulder Central Indoor Climbing, Manor House Museum, the Black Country Living Museum and The Hawthorns, home of West Bromwich Albion football club

## Education



If you're moving to the area with school-age children, it's good to know that there are some excellent schools for your children to attend. Outstanding schools nearby include Hargate Primary School, St Mary Magdalene CofE Voluntary Controlled Primary School, St Francis Xavier Catholic Primary School, Sandwell Academy and Holyhead School, while private education is available at Sandwell Valley School, Impact Independent School and Jalallah Education Institution.

For older children and adults thinking about studying for a degree or vocational qualification, Sandwell College and the University of Aston are nearby, while the University of Birmingham is also within commuting distance of your new home.





# WAYSIDE

81.5 Sq M / 877.3 Sq Ft



## GROUND FLOOR

- 1. **GARAGE**  
1.5 X 1.9M
- 2. **UTILITY**  
1.5 X 1.9M

## FIRST FLOOR

- 3. **KITCHEN DINER**  
1.5 X 1.9M
- 4. **BATHROOM**  
1.5 X 1.9M
- 5. **STUDY**  
1.5 X 1.9M

## SECOND FLOOR

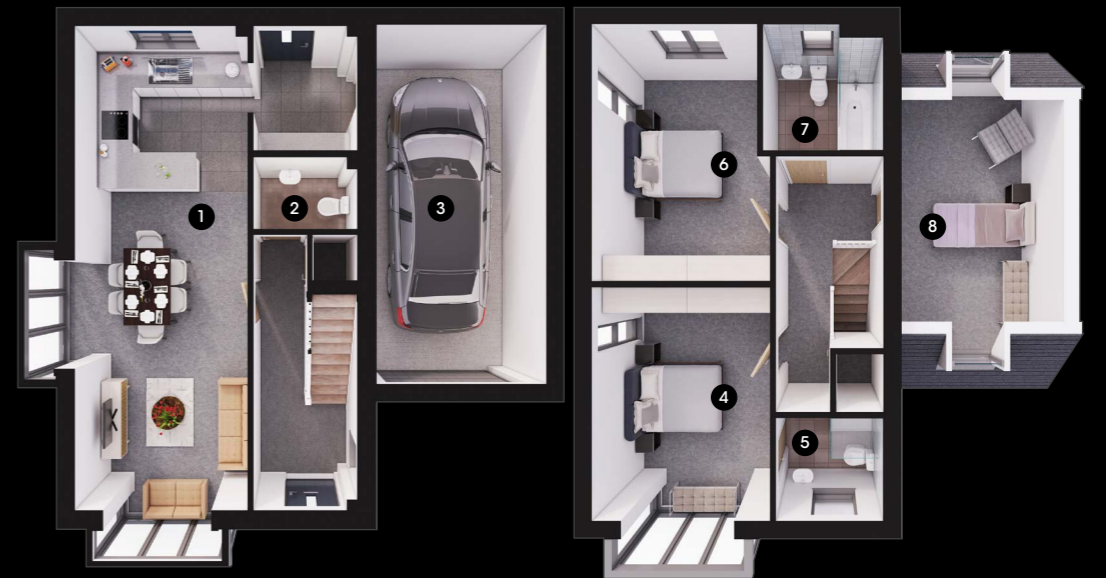
- 6. **MASTER BEDROOM**  
1.5 X 1.9M
- 7. **ENSUITE**  
1.5 X 1.9M
- 8. **BEDROOM 2**  
1.5 X 1.9M
- 8. **BEDROOM 3**  
1.5 X 1.9M



# GREENACRES

90.5 Sq M / 974.1 Sq Ft

G LEVEL 1



## GROUND FLOOR

- 1. KITCHEN DINER  
1.5 X 1.9M
- 2. LAVATORY  
1.5 X 1.9M
- 3. GARAGE  
1.5 X 1.9M

## FIRST FLOOR

- 4. MASTER BEDROOM  
1.5 X 1.9M
- 5. EN SUITE  
1.5 X 1.9M
- 6. BEDROOM 2  
1.5 X 1.9M
- 7. BATHROOM  
1.5 X 1.9M
- 8. BEDROOM 3  
1.5 X 1.9M



# TREETOPS

51.8 Sq M / 577.6 Sq Ft

G LEVEL 1



## GROUND FLOOR

- 1. GARAGE  
1.5 X 1.9M

## FIRST FLOOR

- 2. KITCHEN DINING  
1.5 X 1.9M
- 3. BEDROOM  
1.5 X 1.9M
- 4. BATHROOM  
1.5 X 1.9M



# HIGHFIELD

64 Sq M / 688.9 Sq Ft

G LEVEL 1



## GROUND FLOOR

- 1. UTILITY  
1.5 X 1.9M
- 2. KITCHEN DINER  
1.5 X 1.9M



## FIRST FLOOR

- 3. MASTER BEDROOM  
1.5 X 1.9M
- 4. ENSUITE  
1.5 X 1.9M
- 5. BEDROOM 2  
1.5 X 1.9M
- 6. BATHROOM  
1.5 X 1.9M

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## SPECIFICATION

### GENERAL

- Grained composite entrance door.
- Premium Moulded doors throughout with chrome steel door ironmongery.
- Skirting, architraves and sills in white finish.
- Soft colours throughout emitting a radiant and light feel.
- Energy-efficient lighting throughout.
- Energy-efficient Central Heating system.
- 10 Year Warranty.

### KITCHEN / DINING

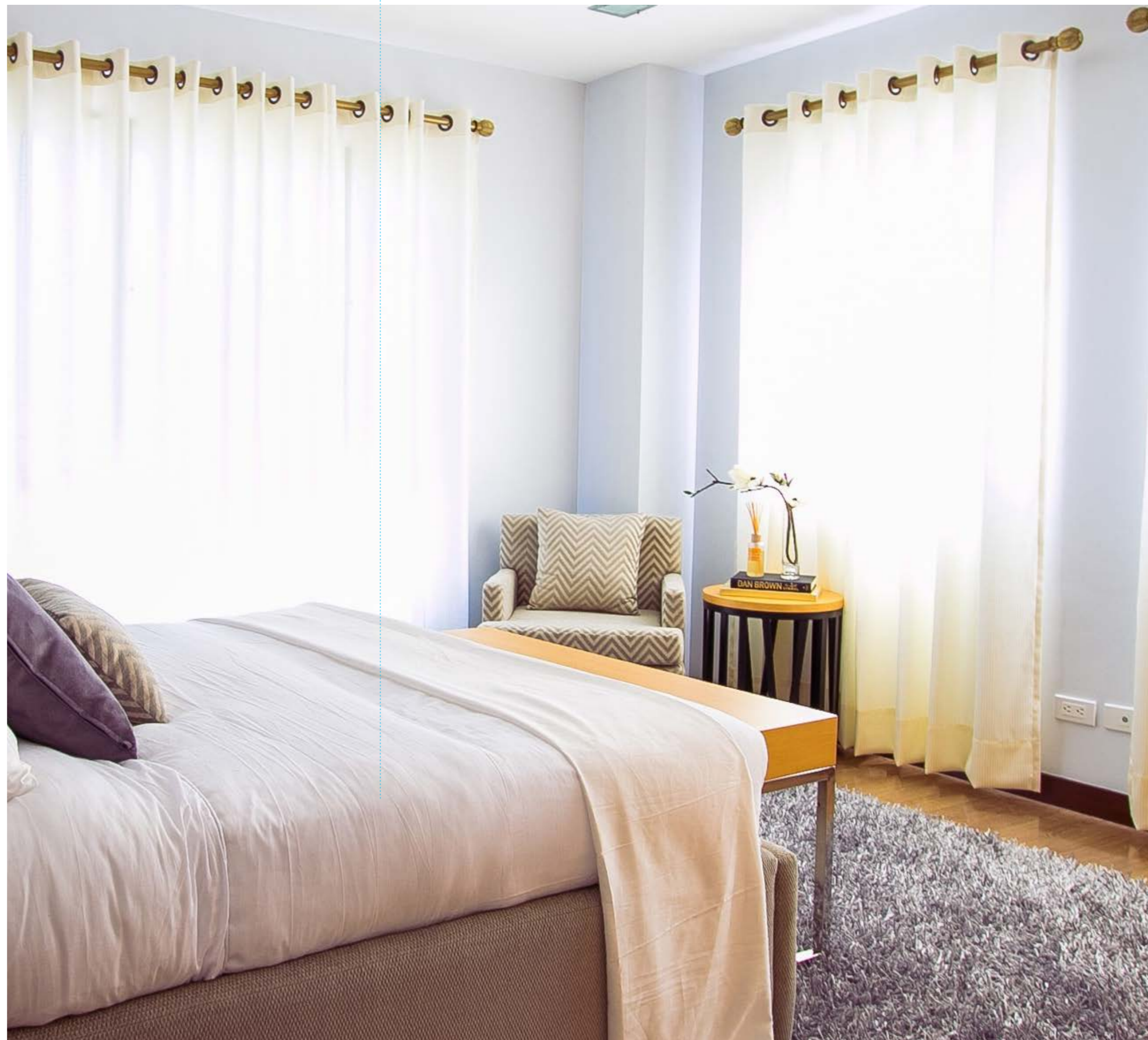
- Specialist Design and Supply, including gas cooker /hob with integrated washer / dryer and fridge freezer (where applicable).
- Optional extra of solid kitchen worktop.
- Recessed LED down lights in the Kitchen.
- Upstand to match kitchen worktop.
- Chrome steel mixer taps.
- Recessed extractor fan.

### ENSUITES & BATHROOMS

- White sanitaryware and shower tray (where applicable).
- Full height ceramic tiling in bathrooms/showers (where applicable).
- LED down lights.

### SECURITY

- All properties to have multi-point security to doors and windows.
- Front door designed to meet Secure by Design standard.
- Mains operated smoke detectors.
- Intruder alarm.



# OUR HISTORY



[www.woodbournegroup.com](http://www.woodbournegroup.com)

## WHO WE ARE

Woodbourne Group is a UK property investment and development company, head-quartered in Birmingham. The Group actively pursues real estate opportunities, throughout the UK and across all major land use categories, operating with integrity and tenacity, to add and realise value.

Established in 2001, the Group's underlying strategy is focussed on long term, sustainable growth, with an emphasis on creating exceptional places, that our occupiers, our partners, and the wider community, can embrace as their own.

## GIVING SOMETHING BACK

We recognise we are part of a wider global community and that our daily challenges, pale into insignificance, compared with those faced by so many. Consequently, the Group actively donates towards humanitarian aid relief in natural disaster areas and in civil conflict zones around the world.

*We recognise we are part of a wider global community and that our daily challenges, pale into insignificance, compared with those faced by so many*

A development by



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**SELLING AGENTS**



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Birmingham, BV4 4PH

POETRY *of the*  
BLACK COUNTRY

*To the north -*

*The Pennines.*

*Hadrian's Wall and*

*John O'Groats.*

*To the west -*

*Church spires skewer the green canopy -*

*Wombourne, Seisdon and Claverley.*

*Rounding to the south -*

*The Mappa Mundi -*

*Hereford. Paris. Roome.*

*And elephants. And camels.*

*Turn east*

*To look down on*

*Roads, trains, canals and*

*The blazing furnace of the rising sun.*

Carol Howarth

Disclaimer: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

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