



# WITLEY HOMES



  
**Brooklands**  
Luxury Homes in Walsall Wood

A luxury development of 11 beautifully designed, modern and spacious 3, 4 and 5-bedroom homes in much sought-after Walsall Wood.

**CONTACT:** [sales@witleyhomes.co.uk](mailto:sales@witleyhomes.co.uk)



Introducing a superb  
new development  
from Witley Homes.

  
**Brooklands**  
Luxury Homes in Walsall Wood

**Brooklands** is an impressive, modern development in much sought after Walsall Wood.

Consisting of 11 beautifully designed, modern and spacious 3, 4 and 5-bedroom homes. Finished to the high quality that you would expect from Witley Homes.

Designed with the modern lifestyle in mind. Sourced from trusted local suppliers, each home is equipped with high quality fixtures and fittings.

With four types of properties to choose from - 3-bedroom 3 storey, 4-bedroom, 4-bedroom with garage, and 5-bedroom 3 storey - there is a layout to suit your lifestyle.



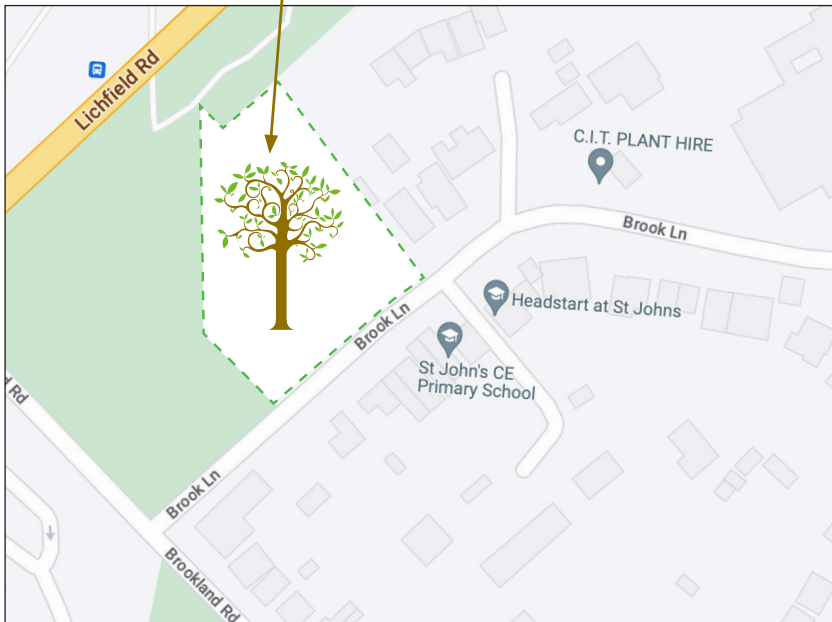
# How to find Brooklands

Brooklands is located at:  
Brook Lane,  
Walsall Wood,  
WS9 9NA

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

# Brooklands

Luxury Homes in Walsall Wood



## 3-bedroom 3 storey

Beautiful three-bedroom three-story family home with open plan living room/dining room, separate kitchen, guest WC and hall on ground floor.

Family bathroom, and two comfortable bedrooms and landing.

Top floor comprises of large master bedroom with en-suite and landing.

High class fittings throughout.

### Kitchen

3.5m x 2.4m (11'48" x 7'87")

### Lounge

4.3m x 4.6m (14'10" x 15'09")

### Dining Room

3m x 2.6m (9'84" x 8'53")

### Master Bedroom

3.8m x 2.4m (12'46" x 7'87")

### Bedroom 2

4m x 2.4m (13'12" x 7'87")

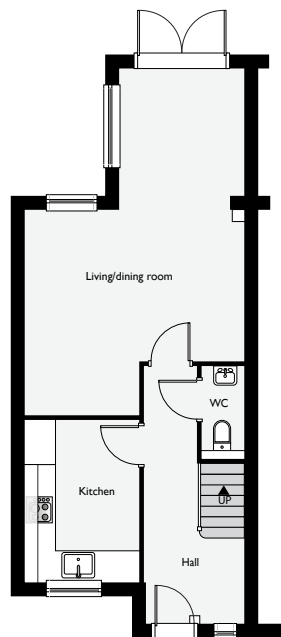
### Bedroom 3

4.5m x 3.6m (14'76" x 11'81")

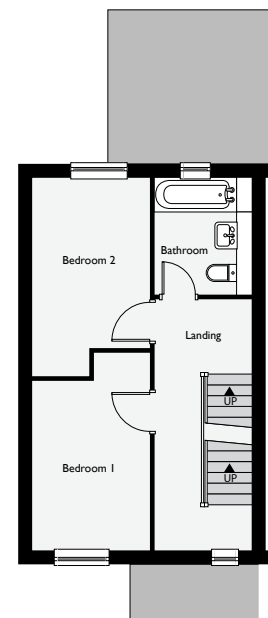
### Bathroom

2m x 2.4m (6'56" x 7'87")

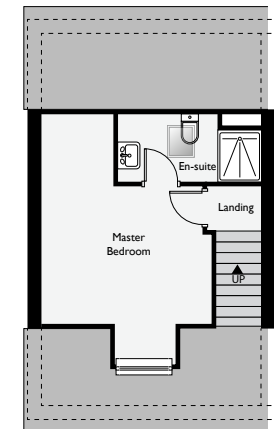
**Total internal area 104sqm**



Ground Floor Layout



First Floor Layout



Second Floor Layout

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.

# 4-bedroom with detached garage

Beautiful four bedroom family home with open plan kitchen and living room, separate dining room, guest WC, utility, hall and study on ground floor.

Family bathroom, spacious master bedroom with en-suite, three comfortable bedrooms, linen cupboard and large landing.

High class fittings throughout.

## Lounge

4.6m x 3.5m (15'09" x 11'48")

## Kitchen

4.2m x 4.2m (13'77" x 13'77")

## Utility

2.8m x 1.9m (9'18" x 6'23")

## Study

2.2m x 1.9m (7'21" x 6'23")

## Master Bedroom

3.5m x 4m (11'48" x 13'12")

## Bedroom 2

2.6m x 3.5m (8'53" x 11'48")

## Bedroom 3

3.2m x 2.7m (10'49" x 8'85")

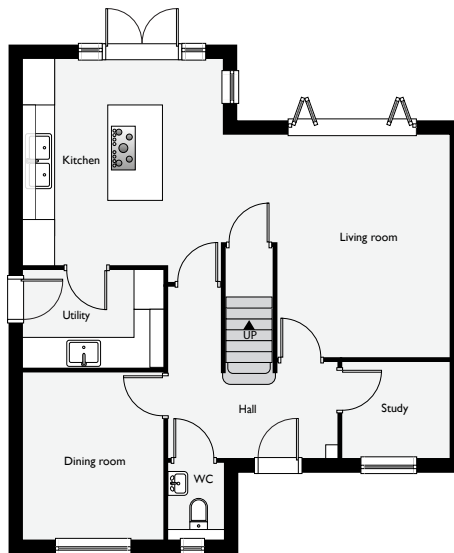
## Bedroom 4

3.8m x 2.6m (12'46" x 8'53")

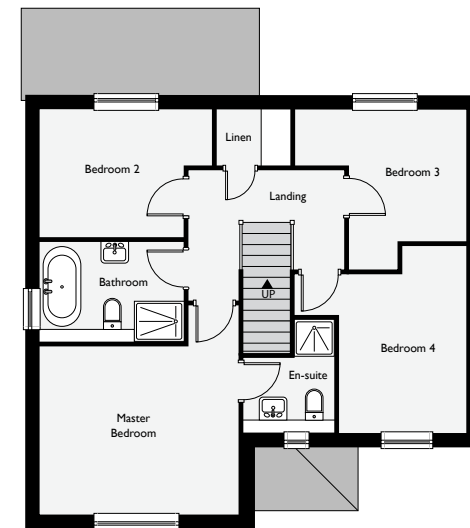
## Bathroom

2.9m x 2.1m (9'51" x 6'88")

**Total internal area 138.35sqm**



Ground Floor Layout



First Floor Layout

# 4-bedroom with garage

Beautiful four bedroom family home with open plan kitchen and living room, separate dining room, guest WC, utility, hall and study on ground floor.

Family bathroom, spacious master bedroom with en-suite, three comfortable bedrooms, linen cupboard and large landing.

Good sized garage.

High class fittings throughout.

### Lounge

4.6m x 3.5m (15'09" x 11'48")

### Kitchen

4.2m x 4.2m (13'77" x 13'77")

### Utility

2.8m x 1.9m (9'18" x 6'23")

### Study

2.2m x 1.9m (7'21" x 6'23")

### Master Bedroom

3.5m x 4m (11'48" x 13'12")

### Bedroom 2

2.6m x 3.5m (8'53" x 11'48")

### Bedroom 3

3.2m x 2.7m (10'49" x 8'85")

### Bedroom 4

3.8m x 2.6m (12'46" x 8'53")

### Bathroom

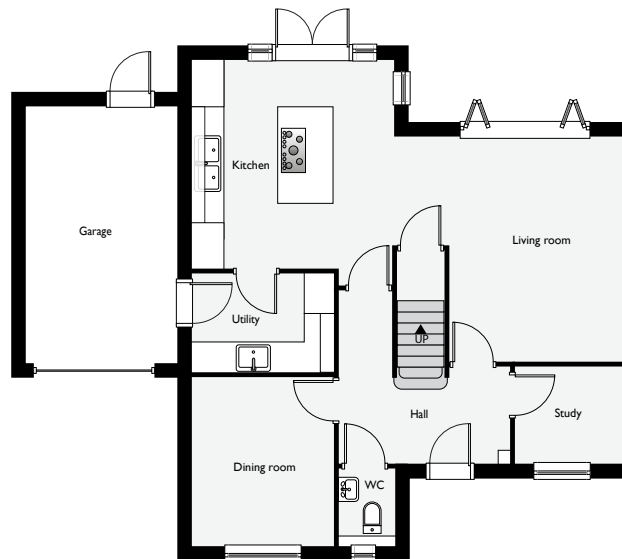
2.9m x 2.1m (9'51" x 6'88")

**Total internal area 138.35sqm**

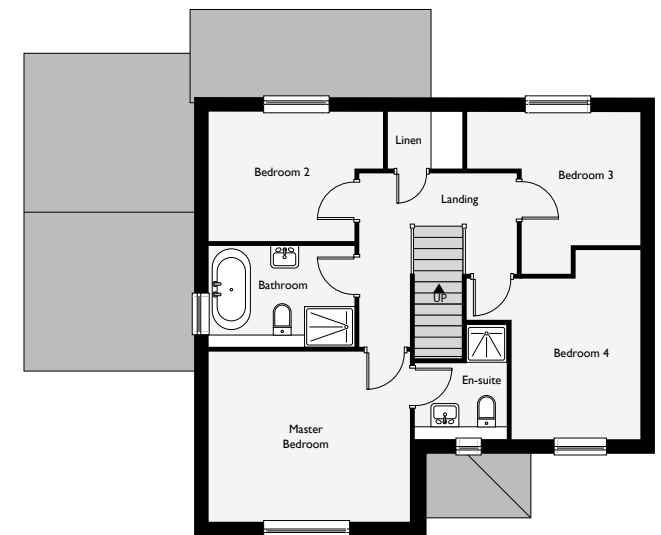
### Garage

3.1m x 5.3m (10'17" x 17'38")

**Garage internal area 16.55sqm**



Ground Floor Layout



First Floor Layout

## 5-bedroom 3 storey

Beautiful five-bedroom three-story family home with open plan living room/dining room/kitchen, guest WC, snug, hall, utility and storeroom.

Family bathroom, large bedroom with en-suite and three additional comfortable bedrooms.

Top floor comprises of large master bedroom with en-suite, store room and landing.

High class fittings throughout. .

### Snug

3.8m x 4.1m (12'46" x 13'45")

### Lounge

4.5m x 4.8m (14'76" x 15'74")

### Kitchen

4.8m x 3.8m (15'74" x 12'46")

### Utility

2.8m x 2.6m (9'18" x 8'53")

### Store

2.4m x 1.7m (7'87" x 5'57")

### Master Bedroom

3.1m x 2.6m (10'17" x 8'53")

### Bedroom 2

2.8m x 3.3m (9'18" x 10'82")

### Bedroom 3

3.3m x 3.3m (10'82" x 10'82")

### Bedroom 4

2.9m x 3.3m (9'51" x 10'82")

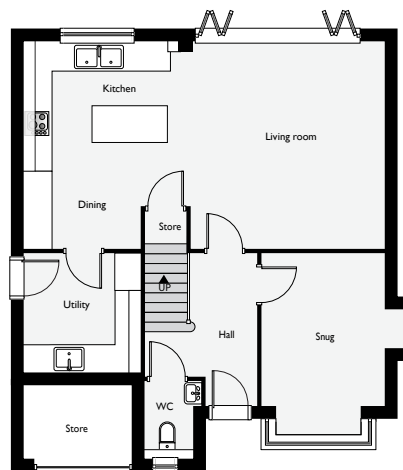
### Bathroom

1.7m x 2.6m (5'57" x 8'53")

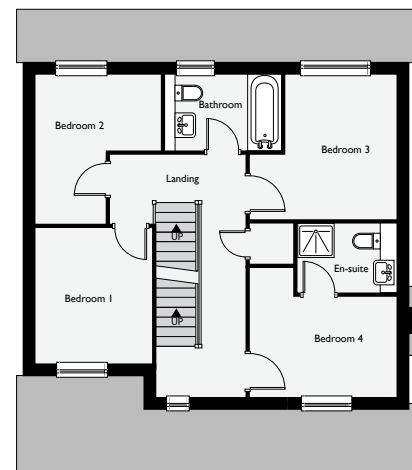
### Bedroom 5

4.5m x 3m (14'76" x 9'84")

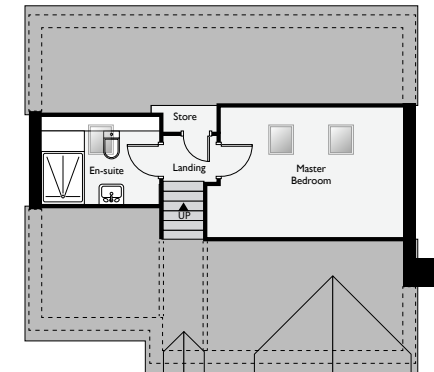
**Total internal area: 155.4sqm**



Ground Floor Layout



First Floor Layout



Second Floor Layout



**WITLEY**  
HOMES



## Get in touch...

As one of the most successful home builders in the West Midlands, we take pride in the relationships we've built with local suppliers.

By working with trusted local suppliers, we ensure that every aspect of our homes meets the highest standards of quality. Our dedicated craftsmen pay meticulous attention to detail, from the foundation to the finishing touches, you can trust us to create a home that's built to last.

We understand that a home is more than just a building it's a place where families grow and memories are made. With our family run approach, you can trust that we'll treat your home as if it were our own.

Viewing is by prior appointment only.

Please email: [sales@witleyhomes.co.uk](mailto:sales@witleyhomes.co.uk)

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, fitments 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.