



# Wyrley View

WALSALL, WEST MIDLANDS

A stunning collection of two, three and four bedroom homes on the outskirts of Walsall town centre.

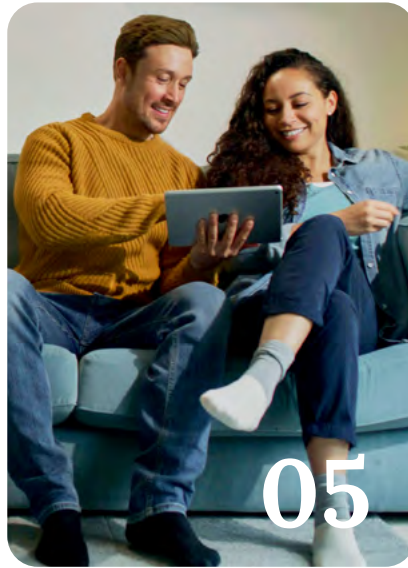
**Taylor**  
**Wimpey**

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# Welcome to Wyrley View

A warm welcome to Wyrley View.

Here you'll find a stunning collection of two, three and four bedroom homes on the outskirts of Walsall town centre. Those looking for strolls along the Wyrley and Essington Canal, easy access to the shops in the town centre or to explore the various museums and art galleries will be perfectly catered for at Wyrley View.



[→ View the site plan](#)



# Love life in Walsall

Situated on the outskirts of Walsall, Wyrley View is ideally located close to local shops, primary and secondary schools and bus services into Walsall and surrounding areas.

Walsall is becoming one of the most popular shopping destinations in the Black Country, with an abundance of high street shops, supermarkets, restaurants and bars for everyone to enjoy. For those who like to enjoy a bit of culture, you could take a visit to Walsall Leather Museum or the New Art Gallery Walsall, which features works by Van Gogh and Monet. Alternatively, you could visit the nearby market town of Bloxwich, where you'll find a number of high street shops, pubs and restaurants.



University Campus, Walsall



Cannock Chase



Crown Wharf Shopping Centre

[→ View the site plan](#)





# Personalise your home

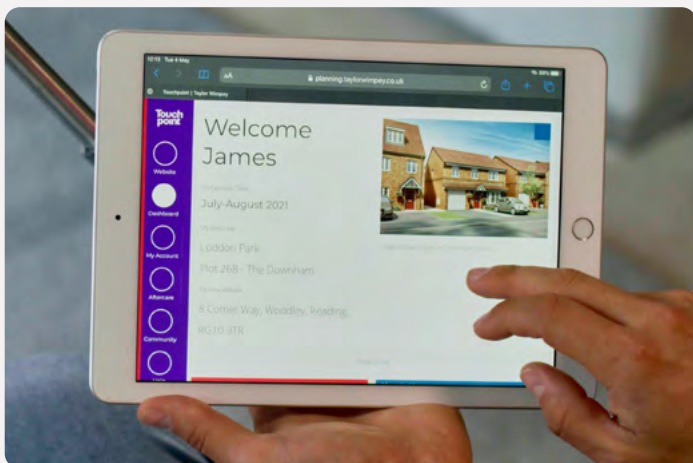
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.



# Specification of our houses

	Canford	Flatford	Gosford	Rosedale	Yewdale	Esdsdale	Byford	Lanford	Trusdale	Huxford	Corsham	Dunham	Manford
<b>Kitchens</b>													
Zanussi stainless steel electric built-in single oven	✓			✓				✓					
Zanussi stainless steel electric built-in double oven		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓
Zanussi stainless steel gas hob with integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with Cerafine D single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic countertop sink in utility								✓					✓
Plumbing for washer machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, en suites and cloakrooms</b>													
Geberit sanitary ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome mixer taps to bathroom en suite and WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles wet areas. Half height to wet walls in bathroom and en suite. Splashback to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa thermostatic shower to en suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central heating/hot water system</b>													
Gas central heating and radiators – Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smart Heating Controls (plot specific)	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
Waste water heat recovery (plot specific)	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
<b>Electrical, windows and joinery</b>													
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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<b>Electrical, windows and joinery (continued)</b>													
Light and power socket to garage (refer to planning layout for garage positions)								✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring for external light to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External features</b>													
Car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC double or triple glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks (plot specific)	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
Turfed/Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates – refer to working drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close board fencing to rear garden*. Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome house numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV (photovoltaic panels) layout specific	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
<b>Finishing touches</b>													
Heathcliff Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

[→ Find out more](#)

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# Our homes

## 2 bedroom homes



## 3 bedroom homes



## 4 bedroom homes



[→ View the site plan](#)



# The Canford

2 BEDROOM HOME, TOTAL 689 sq. ft



## GROUND FLOOR

**Lounge/Dining max.**

3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1**

3.08m × 2.97m      10' 1" × 9' 9"

**Bedroom 2 max.**

3.98m × 2.56m      13' 1" × 8' 5"

\* Optional en suite

[→ Discover more about this home](#)

[→ View our current availability](#)

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 81955 TWM / April 2024.





# The Flatford

3 BEDROOM HOME, TOTAL 866 sq. ft



## GROUND FLOOR

### Lounge/Dining

4.72m x 3.70m      15' 6" x 12' 2"

### Kitchen max.

3.08m x 3.43m      10' 1" x 11' 3"



## FIRST FLOOR

### Bedroom 1 min.

2.96m x 2.83m      9' 9" x 9' 4"

### Bedroom 2

2.63m x 3.30m      8' 8" x 10' 10"

### Bedroom 3 max.

2.00m x 3.70m      6' 7" x 12' 2"

[→ Discover more about this home](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft



## GROUND FLOOR

Lounge max.

3.69m x 4.26m      12' 1" x 14' 0"

Kitchen/Dining

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

Bedroom 1 min.

52.96m x 2.83m      9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m      8' 8" x 10' 10"

Bedroom 3 max.

2.00m x 3.55m      6' 7" x 11' 8"

[→ Discover more about this home](#)

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# The Rosedale

3 BEDROOM HOME, TOTAL 876 sq. ft



## GROUND FLOOR

### Lounge

4.90m × 3.01m      16' 0" × 9' 11"

### Kitchen/Dining

4.85m × 3.20m      15' 11" × 10' 6"



## FIRST FLOOR

### Bedroom 1

3.54m × 3.07m      11' 8" × 10' 11"

### Bedroom 2 max.

2.37m × 3.54m      7' 9" × 11' 7"

### Bedroom 3 max.

2.39m × 2.02m      7' 10" × 6' 8"

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# The Yewdale

3 BEDROOM HOME, TOTAL 931 sq. ft



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

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# The Byford

3 BEDROOM HOME, TOTAL 976 sq. ft



## GROUND FLOOR

Lounge max.

3.98m × 4.24m      13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m      16' 7" × 9' 5"



## FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m      13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m      9' 3" × 8' 5"

Bedroom 3.

2.15m × 3.91m      7' 1" × 12' 10"

<sup>a</sup> Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

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# The Corsham

4 BEDROOM HOME, TOTAL 1,256 sq. ft



## GROUND FLOOR

### Lounge

4.15m x 3.36m      13' 7" x 11' 0"

### Kitchen

2.92m x 3.38m      9' 7" x 11' 1"

### Dining

3.17m x 2.92m      10' 5" x 9' 7"

\* 6m x 3m internal garage



## FIRST FLOOR

### Bedroom 1

3.96m x 3.38m      13' 0" x 11' 1"

### Bedroom 2

3.58m x 3.38m      11' 9" x 11' 1"

### Bedroom 3 max.

3.27m x 3.38m      10' 9" x 11' 1"

### Bedroom 4

3.65m x 3.38m      12' 0" x 11' 1"

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# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq. ft



## GROUND FLOOR

### Lounge

3.63m × 4.66m      11' 11" × 15' 4"

### Kitchen/Dining

5.73m × 3.00m      18' 10" × 9' 10"



## FIRST FLOOR

### Bedroom 1

3.42m × 3.16m      11' 3" × 10' 5"

### Bedroom 2.

3.23m × 2.84m      10' 7" × 9' 4"

### Bedroom 3

2.23m × 3.25m      7' 4" × 10' 8"

### Bedroom 4

2.41m × 2.52m      7' 11" × 8' 3"

<sup>a</sup> Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m × 3.03m      11' 7" × 9' 11"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4 max.

3.54m × 2.25m      11' 7" × 7' 5"

\* Optional external door

^ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

[→ Discover more about this home](#)

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# The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq. ft

\*



## GROUND FLOOR

### Lounge

3.24m x 4.57m      10' 8" x 15' 0"

### Kitchen/Dining

2.85m x 6.87m      9' 4" x 22' 7"

### Kitchen/Dining

2.17m x 2.21m      7' 2" x 7' 3"

\* Alternative WC arrangement for M4(2) compliance available.

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



## FIRST FLOOR

### Bedroom 1

3.33m x 3.47m      10' 10" x 11' 5"

### Bedroom 2

2.69m x 2.82m      8' 10" x 9' 3"

### Bedroom 3

2.84m x 2.59m      9' 4" x 8' 6"

### Bedroom 4 max.

3.31m x 2.62m      10' 11" x 8' 7"



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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 81955 TWM / April 2024.





# The Dunham

4 BEDROOM HOME, TOTAL 1,385 sq. ft



## GROUND FLOOR

Lounge max.

4.06m x 4.22m      13' 4" x 13' 10"

Kitchen/Dining max.

6.51m x 3.85m      21' 4" x 12' 8"

\* 6m x 3m internal garage

\*\* Optional personnel door

<sup>^</sup> Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



## FIRST FLOOR

Bedroom 1

3.37m x 4.24m      11' 1" x 13' 11"

Bedroom 2

4.11m x 2.83m      13' 6" x 9' 4"

Bedroom 3

3.44m x 3.28m      11' 3" x 10' 9"

Bedroom 4

2.65m x 2.83m      8' 9" x 9' 4"

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 81955 TWM / April 2024.





# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq. ft



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.65m      6' 11" × 8' 8"

\* Alternative WC arrangement for M4(2) compliance available.

△ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.03m      12' 9" × 9' 11"

### Bedroom 2 max.

3.09m × 3.33m      10' 2" × 10' 11"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.28m      9' 0" × 10' 9"

[→ Discover more about this home](#)

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 81955 TWM / April 2024.



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Here's how we can help

## Existing home owner?

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Here's how we can help



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