

**BILBROOK MILL**  
**BILBROOK**

**BILBROOK MILL SALES & MARKETING SUITE**  
PENDEFORD MILL LANE, BILBROOK, WOLVERHAMPTON WV8 1RR  
TEL: 01902 275972

**BLOOR HOMES**



BUILDING  
QUALITY NEW  
HOMES FOR  
FIFTY YEARS

1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY





**At Bilbrook Mill, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.**

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor who is actively involved within the day to day running of the business to ensure the high quality we pride ourselves on is achieved on all our homes.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features.

Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

We are proud to be building at Bilbrook Mill, Bilbrook, bringing quality homes and developing communities.

SAT NAV:



DEVELOPMENT:

Bilbrook Mill

FIND US HERE:

Pendeford Mill Lane, Bilbrook, Wolverhampton WV8 1RR

BEAUTIFUL  
SURROUNDINGS  
WAITING TO BE  
DISCOVERED

**Discover a superior collection of 2, 3 & 4 bedroom homes in the attractive Wolverhampton village of Bilbrook.**

Bilbrook Mill, located in the welcoming village of Bilbrook, will be home to a superb new collection of Bloor Homes, offering a contemporary mix of homes for all kinds of buyers. Whether you are looking for your first home, more space for your growing family or you just fancy a change of scenery, you will find a new home here offers just this, paired with a thriving village lifestyle.

We make sure we build in excellent locations and Bilbrook Mill is no exception. Bilbrook lies within easy reach of both Wolverhampton and Birmingham, with excellent connections to towns such as Dudley, Cannock and Stourbridge. Bilbrook Mill provides easy access to the village's excellent choice of day to day amenities, all just a short distance away, making everyday life easier.



Artist's Impression of  
Billbrook street scene 01  
Typical interior 02  
Billbrook 03-04

Distances and journey  
times calculated using  
maps.google.com



01



02



04

Bilbrook offers several food stores for your weekly shop, as well as a medical centre, a pub, a bank and even a yoga zone. And being adjacent to the very popular village of Codsall, you'll have easy access to an even greater selection of local amenities.

What's more, Bilbrook has its own village hall and playing fields, ran by Twentyman Playing Fields association which is a registered charity with a team of friendly volunteers.

The village hall can be hired out for weddings, parties and other events, but also holds a number of weekly activities and clubs, such as Bilbrook Playgroup, Karate & Kickboxing, Zumba and other dance groups. There are also two football pitches, while the playing fields offer a new children's Play Park, a Multi-Use Games Area (MUGA), and a Skate Park.

As well as your excellent choice of everyday amenities, the area offers a fantastic choice of schools and green open areas to explore for a nice relaxed stroll, cycling, running, or somewhere for kids to have fun and play around.

Living at Bilbrook Mill, you can experience all the benefits of a brand new Bloor home, plus those of being located in this South Staffordshire village just outside the city of Wolverhampton, which is just 5 miles away.

DISCOVER A  
WEALTH OF  
AMENITIES ON  
YOUR DOORSTEP



◀ 0.4 MILES

#### WOODMAN INN

Traditional British pub showing sport on TV, with a familiar menu of grills and global comfort food.

Wolverhampton WV8 1HZ  
[greeneking-pubs.co.uk](http://greeneking-pubs.co.uk)



▲ 13 MILES

#### M54

Enjoy easy access to the M54, via junction 2.

▼ 0.8 MILES

#### BILBROOK TRAIN STATION

Serving the village of both Bilbrook and Codsall, the station lies on the London Paddington to Birkenhead, via Birmingham Snow Hill line.

Wolverhampton WV8 1FL  
[westmidlandsrailway.co.uk](http://westmidlandsrailway.co.uk)



▲ 5 MILES

#### WOLVERHAMPTON GRAND THEATRE

Enjoy a night out experiencing the UK's finest touring theatres, musicals, dance, opera, pantomime productions and more.

Wolverhampton WV1 1DE  
[grandtheatre.co.uk](http://grandtheatre.co.uk)



All details correct at  
time of production.

Distances and journey  
times calculated using  
[maps.google.com](http://maps.google.com)

► 2 MILES

### WERGS GOLF CLUB

Boasting an 18 hole championship course, Wergs Golf Club is enjoyable for all abilities.

Wolverhampton WV6 8UA  
[wergsgolfclub.com](http://wergsgolfclub.com)



▼ 5 MILES

### WOLVERHAMPTON ART GALLERY

Making a great day out for the family, explore over 300 years of art from fine and pop art to world collections and local history.

Wolverhampton WV1 1DU  
[wolverhamptonart.org.uk](http://wolverhamptonart.org.uk)



◀ 31 MILES

### BIRMINGHAM AIRPORT

At just over a half an hour drive away, you can catch regular flights to a whole host of worldwide flights.

Birmingham B26 3QJ  
[Birminghamairport.co.uk](http://Birminghamairport.co.uk)



◀ 4 MILES

### WEST PARK

A 17-acre beautiful Victorian-era park designed with flowerbeds, offering tennis courts, bowling green, conservatory, play area and more.

Wolverhampton WV1 4PH  
[wolverhampton.gov.uk](http://wolverhampton.gov.uk)



◀ 5 MILES

### CODSALL LEISURE CENTRE

Offering everything you need to keep in shape, from a gym, swimming pool, exercise classes, 3G pitch and sports hall.

Wolverhampton WV8 1PG  
[sstaffs.gov.uk/leisure/codsall-leisure-centre.cfm](http://sstaffs.gov.uk/leisure/codsall-leisure-centre.cfm)

**A BUSTLING  
TOWN WITH  
SUPERB  
AMENITIES**

**We always go that extra mile when building new homes to ensure you'll be close to good schools, amenities and transport links.**

Families moving to Bilbrook Mill will find they don't have to travel far to find good local schools. The Ofsted-rated 'Good' Lane Green First School is less than a mile away, making it a 5 minute drive or about a 20 minute walk. Slightly further afield at 1.4 miles is the 'Outstanding' rated Birches First School.

For slightly older children, Bilbrook Middle School is just over half a mile away, meaning a gentle 10-minute stroll or a couple of minutes in the car. Then for 13 to 18 year-olds, Codsall Community High School (rated 'Good') can be reached in 20 minutes on foot (one mile).

And for those looking to go to university, the University of Wolverhampton offers a wide range of courses.

But if your older children want to move out, but not be too far from home, they could consider the University of Birmingham.

Whether it's travelling for work or pleasure, Bilbrook is brilliantly connected, making it ideal for the daily commuter or weekend shopper. Bilbrook train station is less than a mile from home. From here, you'll be able to reach Wolverhampton in only 8 minutes, and go all the way onto Birmingham New Street (30 minutes). In the opposite direction is Shrewsbury, which takes about 45 minutes by train.







01



Junction 2 of the M54 is only 3 miles away, giving you easy access to the motorway network. There are other A roads nearby too, such as the A41, A449 and A5, making travel by car nice and simple – with the centre of Wolverhampton only 5 miles away. And if it's international travel you're after, Birmingham Airport is around 31 miles away.

You'll discover lots of places to keep fit, including Codsall Leisure Centre and Yoga Zone. Or if golf's more your thing, then take your pick from Werg's Golf Club, The South Staffordshire Golf Club or Oxley Park Golf Course. There are plenty of parks and green open spaces nearby, but nature lovers can especially enjoy Wolverhampton's West Park - an outstanding Victorian-era park, set in 17-acres of land.

Fans of the silver screen and stage don't have to travel far either. Wolverhampton is home to a Cineworld, the Light House Cinema and the Grand Theatre.

The city also has an art gallery and several other museums, which make it an attractive destination for those in search of culture and history. Or if you're in need of some retail therapy take a trip to Wolverhampton's Wulfrun Shopping Centre or a little further out you'll find Telford Centre, where you'll find all your high street favourites and more!

If you ever fancy taking a step back in time, a visit to the Black Country Museum is a must. This immersive, open-air museum, set across 26 acres, tells the story of one of the very first industrialised landscapes in Britain. But it's not the only place steeped in history. Take a short trip up the M54 and why not visit the Royal Air Force Museum in Cosford and explore the fascinating story of the RAF.

WE'RE HERE,  
LONG AFTER  
WE HAND  
OVER THE KEYS

**Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.**

We hope that you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more we'll keep on looking after you and your home long after you've moved in.

Typical interiors 01,02

\*Figure based on legal completions between July 2019 and June 2020.

All information shown in this brochure was correct at time of going to press.

# 3,548

THE NUMBER OF  
DREAMS WE MADE  
REALITY LAST YEAR\*



