



# Woottonbrook

WOMBOURNE

A beautiful collection of 1,2,3 & 4 bedroom homes and apartments



ēlan

HOMES YOU'LL LOVE INSIDE OUT®





*Country Life*  
IN AN  
URBAN SETTING

With idyllic streets, quaint houses and handy shops, if you're looking to relocate, Wombourne makes for an attractive and welcoming place. With its three main streets around a village green, it's a beautiful South Staffordshire gem, with a quirky reputation for claiming to be England's largest village.

Just four miles from Wolverhampton, you won't be short on things to do. Surrounded by countryside, it's a rambler's paradise. There's the scenic Wom Brook walk or a Sunday afternoon amble up and down the South Staffs Railway Walk. There's also Baggeridge Country Park, a mere 2.5 miles away by car. If it's jogging, cycling or even fishing, you have the Staffordshire and Worcestershire canal on your doorstep too.

Woottonbrook by Elan Homes is nestled in a quiet, rural location only five minutes away from Wombourne village. A mixture of bright, spacious and contemporary 1,2,3 & 4 bedroom homes and apartments effortlessly blends rural and urban life. Welcome to your future.



HOMES YOU'LL LOVE INSIDE OUT®



A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family. What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.







HOMES YOU'LL LOVE INSIDE OUT®



At Elan Homes, your future is important to us. That's why we build our beautiful homes in locations that are sure to tick all the boxes. Whether you're starting a family or you're retiring to your dream home, it's not just our homes you'll love, but the location too.

With an array of primary and secondary schools within easy reach from Woottonbrook, there is plenty of choice for your child's education. A little way out from Wombourne, you'll find two highly rated golf clubs set in acres of lush green countryside.

The nearby city of Wolverhampton boasts a beautiful Victorian art gallery, the grade II listed Grand Theatre, shops, restaurants and the Premier League Football team Wolverhampton Wanderers.

Woottonbrook is exceptionally well connected, the West Midlands railway line runs from Wolverhampton railway station which offers direct routes to London and is just over four miles away from Wombourne. The motorway network is easily accessible. The M54 is only 10 miles from the North West of the village via the A449. Junction 10 of the M6 is just 11 miles via the A463. Finally Birmingham International Airport is just 30 miles away.

At Woottonbrook, your home won't just be any home. Your home is an Elan Home, and that means homely perfection.





- SHENSTONE APARTMENTS (30 | 31)
- SUTTON SPECIAL (8 | 9 | 22 | 23)
- LEDBURY (14 | 15)
- BROCTON (10)
- FINHAM (7)
- CHESTALL (6)
- STONALL (2 | 3 | 18 | 19 | 20 | 21)
- WYTHALL SPECIAL (1)
- CROFTON (5)
- ROWINGTON (16 | 17)
- WOOTTON (4)
- AFFORDABLE HOMES

# SITE PLAN

## Woottonbrook



# Woottonbrook

## SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	BARONIAL	REGENCY
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	✓
Built in microwave	✗	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood**	✓	✓
Integrated 50/50 fridge freezer	✗	✓
Free-standing Fridge Freezer	✓	✗
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Plumbing for washing machine	✓	✓

	BARONIAL	REGENCY
<b>BATHROOM &amp; EN-SUITE</b>		
Towel rail to bathroom and en-suites	✗	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath <sup>†</sup>	✓	✓
Choice of wall tiling to bathroom en-suite and shower room*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room	✗	✓

	BARONIAL	REGENCY
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Wardrobes to bedroom 1	✗	✓

	BARONIAL	REGENCY
<b>ELECTRICAL</b>		
External lighting to front	✓	✓
TV point to lounge	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom (where applicable)	✓	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	✗	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room	✗	✓

	BARONIAL	REGENCY
<b>SAFETY &amp; SECURITY</b>		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓

	BARONIAL	REGENCY
<b>ENERGY SAVING FEATURES</b>		
High efficiency gas central heating	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓

### BARONIAL REGENCY

SHENSTONE

LEDBURY

SUTTON

BROCTON

FINHAM

CHESTALL

STONALL

WYTHALL SPECIAL

CROFTON

ROWINGTON

WOOTTON

† Where applicable  
\* Subject to build stage  
\*\* Integrated extractor hoods to Baronial



make it  
your own,  
make it  
your  
*home*

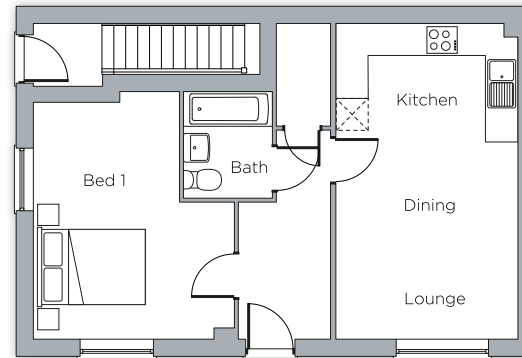




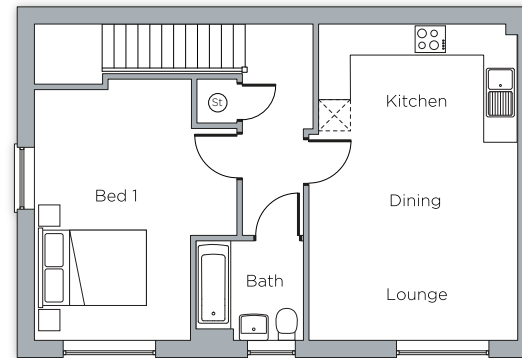
### Stylish one bedroom apartment offering open plan living.

A beautifully designed one bedroom apartment situated over two storeys. Choose from a ground or first floor apartment.

The Shenstone consists of an open plan living area incorporating kitchen, dining and lounge. A generous double bedroom, contemporary fitted bathroom and airing cupboard complete the home.



Ground Floor



First Floor

### GROUND FLOOR

	Metres	Feet/Inches
Kitchen/ Dining/ Lounge	6.08m x 3.46m	20'0" x 11"4
Bathroom	2.04m x 1.70m	6'8" x 5'7"
Bedroom 1	4.76m* x 3.86m*	15'7"* x 12'8"*

### FIRST FLOOR

	Metres	Feet/Inches
Kitchen/ Dining/ Lounge	6.08m x 4.03m	20'0" x 13'3"
Bathroom	2.10m x 1.70m	6'11" x 5'7"
Bedroom 1	5.00m* x 3.9m*	16'5"* x 12'10"*

Total Area  
 Ground Floor: 557 ft<sup>2</sup>  
 First Floor: 638 ft<sup>2</sup>  
 \*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot.

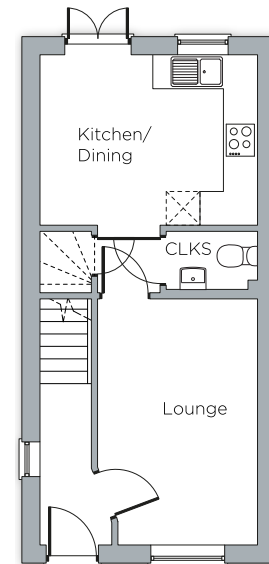
Please consult your Sales Executive for detailed plans



**Ideal for your first home the Sutton Special offers contemporary living.**

The Sutton Special boasts a well-proportioned lounge to the front of the property, which gives access to the downstairs cloakroom and the kitchen/dining room which spans the rear of the property, with French doors opening out to the rear garden.

On the first floor you will find two generous double bedrooms and a modern fitted bathroom.



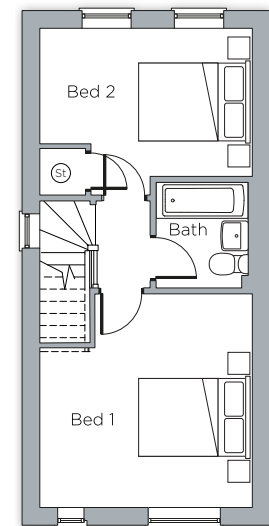
**Ground Floor**

### GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.43m x 2.89m*	14'6" x 9'6"*
Kitchen/ Dining	3.90m x 3.06m	12'10" x 10'10"
Cloakroom	1.65m x 1.05m	5'5" x 3'5"

### FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.96m* x 3.90m	13'0"* x 12'10"
Bedroom 2	3.90m x 2.69m*	12'10" x 8'10"*
Bathroom	1.97m x 1.70m	6'6" x 5'7"



**First Floor**

Total Area - 754 ft<sup>2</sup>

\*Indicates maximum dimension

\*\* Window to plots 8 & 9 only

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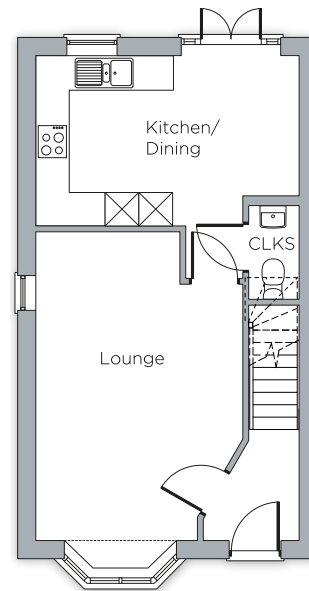




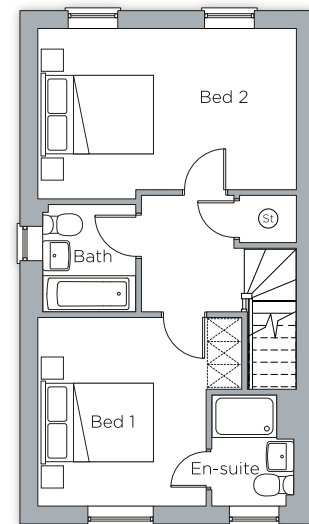
The Ledbury is a perfect two bedroom home that is well suited to couples, singles and small families.

You arrive in the Ledbury through a hall before entering the bay windowed lounge to the front of the property. The kitchen/dining room spans the rear of the Ledbury with access to the rear garden via French doors. A downstairs cloakroom is in between the kitchen and lounge.

On the first floor there are two bright double bedrooms. Bedroom one to the front of the property has an en-suite, while both bedrooms can enjoy the contemporary bathroom.



Ground Floor



First Floor

**GROUND FLOOR**

	Metres	Feet/Inches
Lounge	5.89m* x 3.76m*	19'4"* x 12'4"*
Kitchen/ Dining	4.78m* x 3.06m*	15'8" x 10'0"*
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	3.76m* x 3.44m*	12'4"* x 11'3"*
En-suite	2.01m* x 1.51m*	6'7"* x 4'11"*
Bedroom 2	4.78m* x 3.10m*	15'8"* x 10'2"*
Bathroom	1.97m x 1.70m	6'6" x 5'7"

Total Area - 903 ft<sup>2</sup>

\*Indicates maximum dimension

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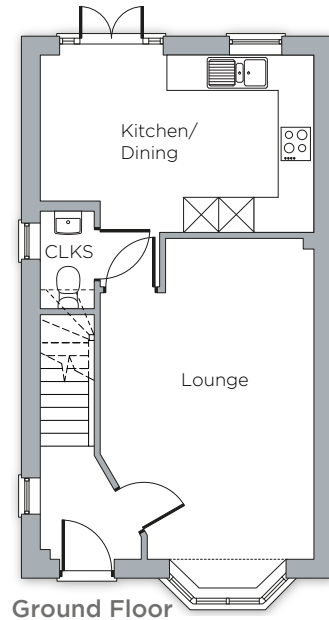
Please consult your Sales Executive for detailed plans



This tasteful three bedroom home offers stylish living over two floors.

To the front of the property you will find a well-proportioned lounge with bay window overlooking the front. Spanning the rear of the property is the kitchen/dining room with French doors giving access to the rear garden.

On the first floor, bedroom one enjoys the benefit of an en-suite. The two further bedrooms are served by a contemporary family bathroom.



**GROUND FLOOR**

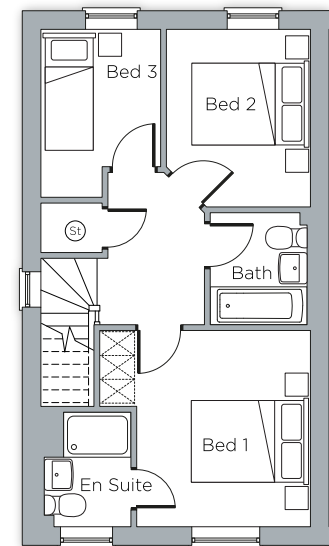
	Metres	Feet/Inches
Lounge	6.23m* x 3.70m*	20'5"* x 12'2"*
Kitchen/ Dining	4.74m x 3.06m*	15'6" x 10'0"*
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	3.72m* x 3.61m	12'2"* x 11'10"
En-suite	2.18m x 1.51m*	7'2" x 4'11"*
Bedroom 2	3.10m* x 2.55m*	10'2"* x 8'4"*
Bedroom 3	2.94m* x 2.08m*	9'8"* x 6'10"*
Bathroom	1.97m x 1.70m	6'6" x 5'7"

Total Area - 930 ft<sup>2</sup>

\*Indicates maximum dimension



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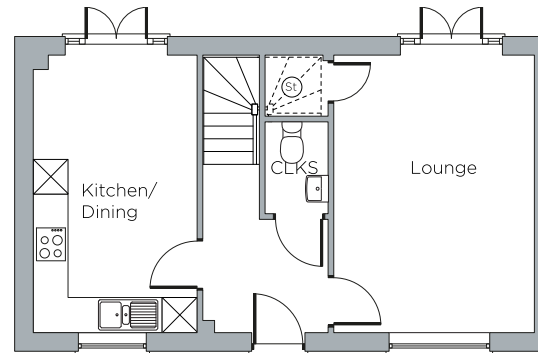




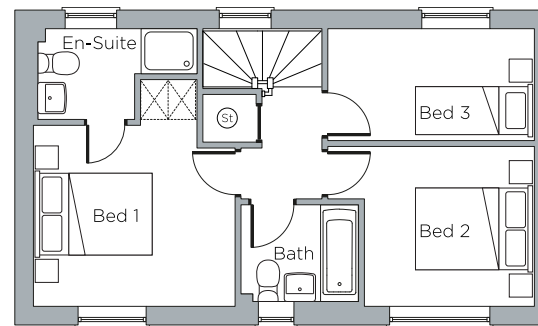
The Finham is an attractive property with well-planned accommodation throughout.

You enter this double fronted property through a hall which hosts a downstairs cloakroom and staircase. To one side, the kitchen/dining room runs from the front to the back of the property while on the other side the lounge similarly overlooks the front with both rooms having access to the rear garden through French doors.

Off the first floor landing are two double bedrooms and a single. Bedroom one benefits from an en-suite and fitted wardrobes, while the others are served by a contemporary bathroom. An airing cupboard completes the first floor.



Ground Floor



First Floor

**GROUND FLOOR**

	Metres	Feet/Inches
Lounge	4.96m x 3.48m	16'3" x 11'5"
Kitchen/ Dining	4.96m x 2.88m	16'3" x 9'6"
Cloakroom	1.64m x 1.08m	5'4" x 3'6"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.53m*	13'5"* x 11'7"*
En-suite	2.82m* x 1.57m*	9'3"* x 5'2"*
Bedroom 2	2.97m x 2.90m*	9'9" x 9'6"*
Bedroom 3	3.59m x 1.95m	11'9" x 6'5"
Bathroom	2.07m x 1.70m	6'9" x 5'7"

Total Area - 952 ft<sup>2</sup>

\*Indicates maximum dimension

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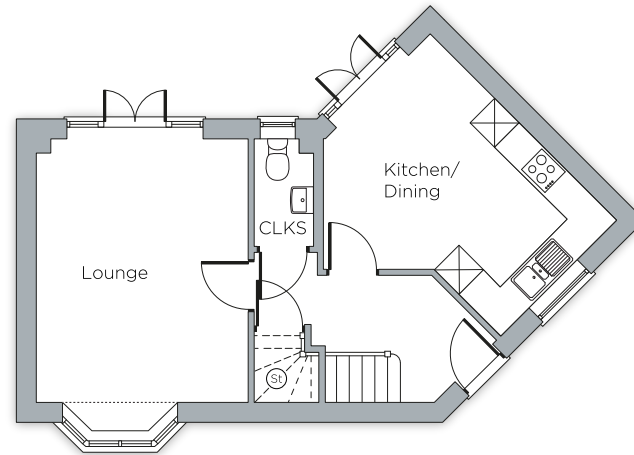
Please consult your Sales Executive for detailed plans



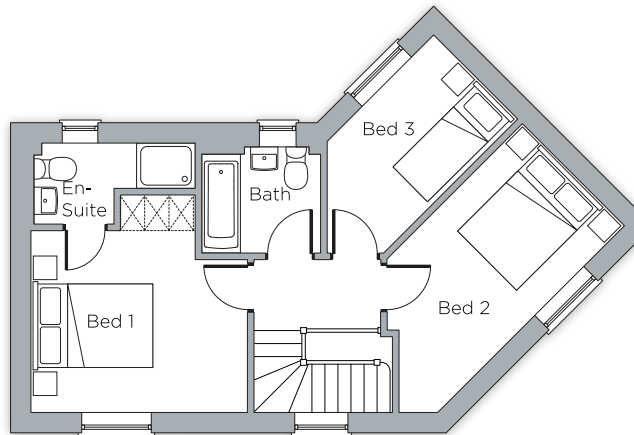
The three bedroom Chestall has an eye-catching exterior and attractive interior with well-proportioned accommodation.

An interestingly designed double fronted property, its welcoming hall has a downstairs cloakroom. Both the kitchen/dining room and the lounge run from front to back with French doors opening out onto the rear garden.

With three bedrooms off the landing on the first floor, the front facing elegant bedroom one has an en-suite as well as built in wardrobes.



Ground Floor



First Floor

**GROUND FLOOR**

	Metres	Feet/Inches
Lounge	5.14m* x 3.74m	16'10"* x 12'3"
Kitchen/ Dining	4.64m* x 2.89m	15'3"* x 9'6"
Cloakroom	1.91m x 1.04m	6'3" x 3'5"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	3.75m* x 3.74m*	12'4"* x 12'3"*
En-suite	2.77m* x 1.40m*	9'1"* x 4'7"*
Bedroom 2	5.02m* x 2.50m	16'6"* x 8'2"
Bedroom 3	3.96m* x 2.04m	13'0"* x 6'8"
Bathroom	2.07m x 1.84m	6'9" x 6'0"

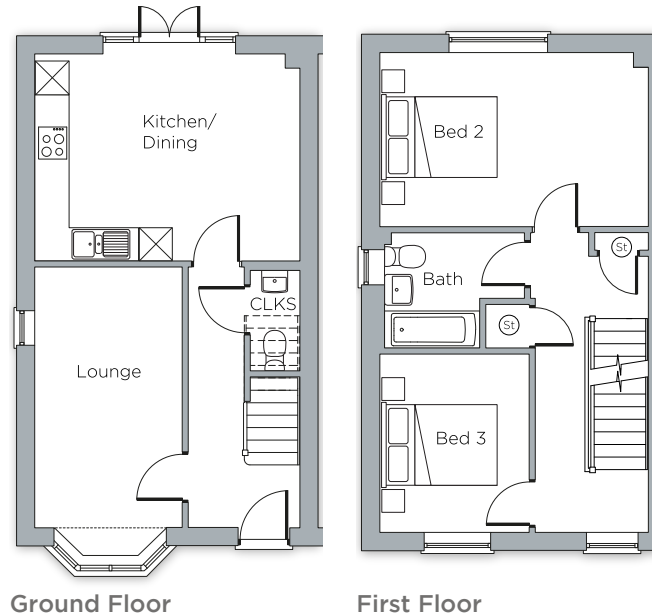
Total Area - 955 ft<sup>2</sup>  
\*Indicates maximum dimension

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**GROUND FLOOR**

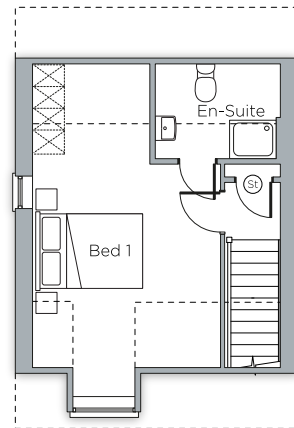
	Metres	Feet/Inches
Lounge	5.23m* x 2.68m	17'2"* x 8'10"
Kitchen/ Dining	4.78m x 3.72m	15'8" x 12'3"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 2	4.78m x 3.08m	15'8" x 10'11"
Bedroom 3	3.22m x 2.68m	10'7" x 8'9"
Bathroom	2.53m* x 2.05m*	8'4"* x 6'9"*

**SECOND FLOOR**

	Metres	Feet/Inches
Bedroom 1	5.89m* x 3.63m*	19'4"* x 11'11"*
En-suite	2.40m x 1.83m	7'10" x 6'0"



**Second Floor**

**Built over three floors the Stonall offers well planned accommodation with three impressive bedrooms.**

The property is entered through the hall, where you will find a downstairs cloakroom and gain access to the kitchen/dining room and the lounge. The bay windowed lounge overlooks the front of the property, with the kitchen/dining room running across the rear, offering access to the rear garden via French doors

The first floor landing gives way to two double bedrooms and a contemporary bathroom, as well as an airing cupboard and a storage area. The top floor houses bedroom one with its double bedroom, stylish dressing area with fitted wardrobes and an en-suite.

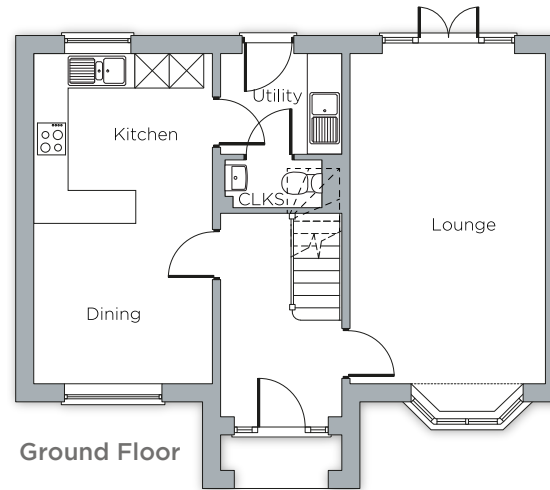
Total Area - 1,220 ft<sup>2</sup>

\*Indicates maximum dimension

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Specification will vary from site to site and plot to plot.

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### GROUND FLOOR

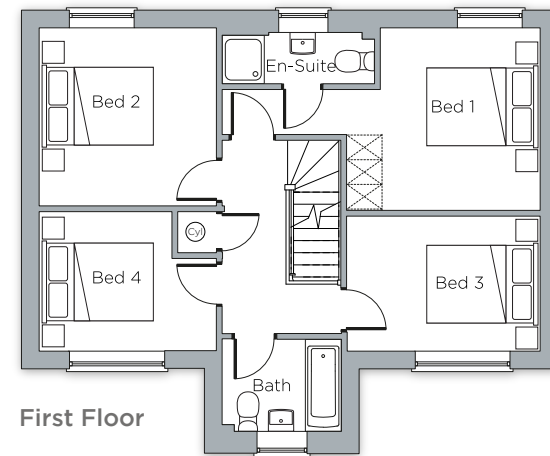
	Metres	Feet/Inches
Lounge	6.45m x 3.55m	21'2" x 11'8"
Kitchen/ Dining	5.95m x 3.35m	19'6" x 11'0"
Utility	2.15m x 1.80m	7'1" x 5'11"
Cloakroom	1.74m x 0.87m	5'8" x 2'10"

### FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.59m* x 3.36m*	11'10"* x 11'0"*
En-suite	2.76m x 0.95m	9'1" x 3'1"
Bedroom 2	3.40m x 3.28m	11'2" x 10'9"
Bedroom 3	3.59m x 2.49m	11'10" x 8'2"
Bedroom 4	3.40m* x 2.57m*	11'2"* x 8'5"*
Bathroom	2.15m x 1.60m	7'1" x 5'3"

Total Area - 1,254 ft<sup>2</sup>

\*Indicates maximum dimension



The Wythall Special boasts a traditional layout with stunning modern living, perfect for a family home.

This charming property features a well proportioned lounge with a bay window overlooking the front of the home and French doors to the rear garden. On the ground floor there is an expansive open plan kitchen/dining room paired with a useful utility and cloakroom.

The first floor has four bedrooms, bedroom one has a stylish en-suite, while the remaining three double bedrooms share a family bathroom.

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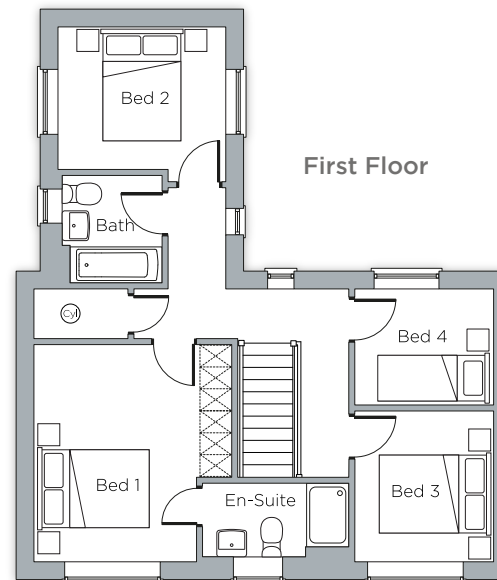
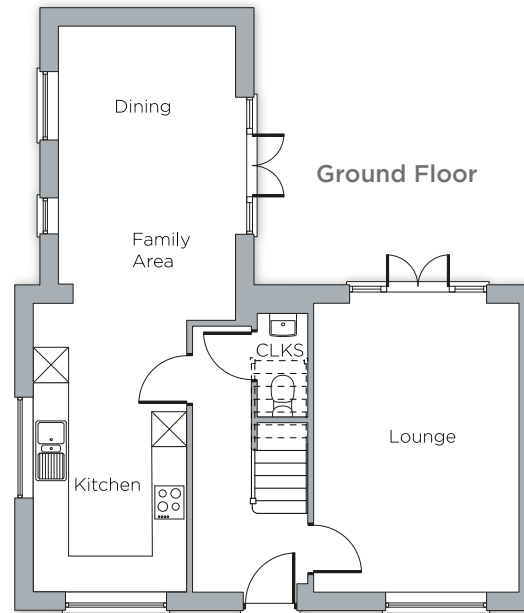
Please consult your Sales Executive for detailed plans



**An impressive, detached four bedroom home with plenty of space, perfect for those looking to live in style and comfort.**

The Crofton boasts an outstanding open plan design with a fantastic kitchen, family and dining space, opening out through French doors to the rear garden. A second set of French doors access the rear garden from the stunning through lounge. A welcoming hall with downstairs cloakroom completes the ground floor.

On the first floor, bedroom one benefits from fitted wardrobes and a spacious en-suite. There are three further bedrooms and a modern family bathroom.



**GROUND FLOOR**

	Metres	Feet/Inches
Lounge	5.07m x 3.62m	16'8" x 11'11"
Kitchen/ Family/ Dining	5.00m x 2.66m	16'5" x 8'9"
Cloakroom	1.82m x 0.87m	6'0" x 2'10"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	4.07m* x 3.64m*	13'4"* x 11'11"*
En-suite	2.72m* x 1.44m*	8'11"* x 4'9"*
Bedroom 2	3.16m x 2.60m	10'4" x 8'6"
Bedroom 3	2.84m x 2.59m	9'4" x 8'6"
Bedroom 4	2.59m x 2.12m	8'6" x 7'0"
Bathroom	2.02m* x 1.84m*	6'8"* x 6'0"*

Total Area - 1,276 ft<sup>2</sup>

\*Indicates maximum dimension

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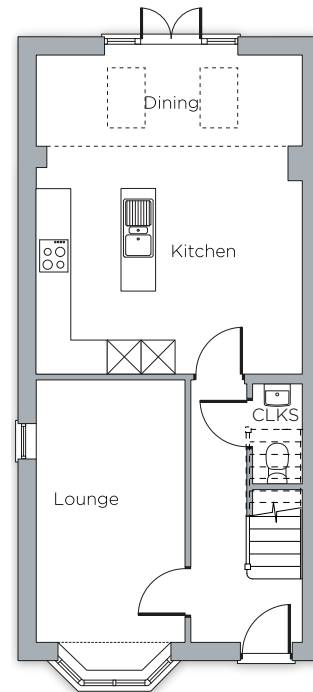


Contemporary living over three floors, the Rowington boasts an elegant living area and four beautiful bedrooms.

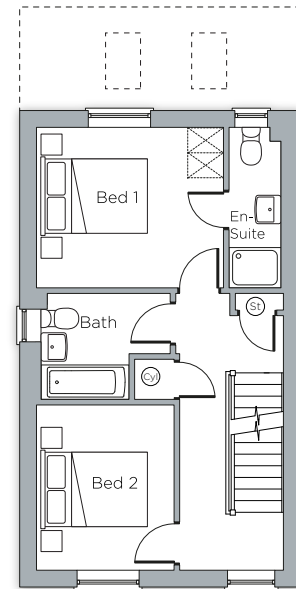
To the front of the Rowington you will find the lounge with a bright bay window. Passing through the hall complete with a cloakroom, to the rear of the property there is a well-proportioned open plan kitchen/dining room with a sophisticated island and French doors to the rear garden.

The first floor boasts a family bathroom and two double bedrooms one of which has an en-suite.

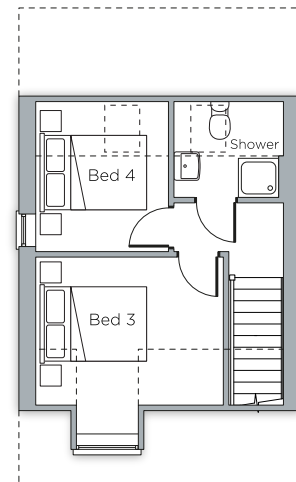
On the second floor a further two double bedrooms share a useful shower room.



Ground Floor



First Floor



Second Floor

### GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.26m* x 2.68m	17'3" x 8'10"
Kitchen/ Dining	5.72m x 4.78m	18'9" x 15'8"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

### FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.64m x 3.08m	11'11" x 10'1"
En-suite	3.08m x 1.00m	10'1" x 3'3"
Bedroom 2	3.24m x 2.68m	10'8" x 8'9"
Bathroom	2.53m* x 2.05m*	8'4" x 6'9"

### SECOND FLOOR

	Metres	Feet/Inches
Bedroom 3	3.63m x 2.91m	11'11" x 9'7"
Bedroom 4	2.90m x 2.58m	9'6" x 8'6"
Shower Room	2.10m x 1.83m	6'10" x 6'0"

Total Area - 1,328 ft<sup>2</sup>

\*Indicates maximum dimension

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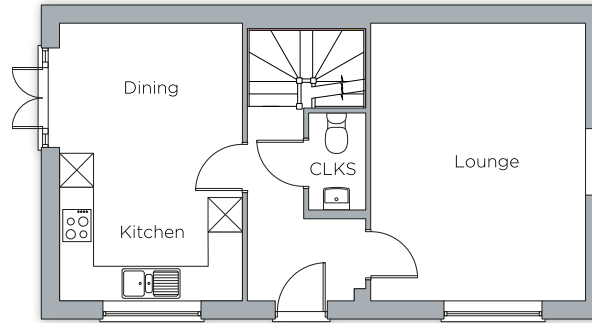


The Wootton is a superb four bedroom three storey detached home perfect for growing families.

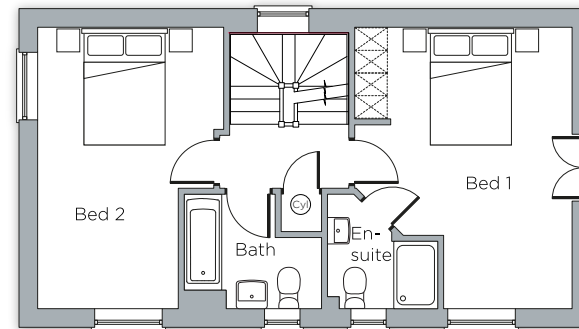
A stylish family home, featuring a fantastic open plan kitchen/dining room with French doors leading to the garden. The lounge consists of dual aspect windows creating a bright and airy space.

On the first floor you will find bedroom one with its French doors and Juliet balcony as well as a further window creating a bright and relaxing space. A built-in wardrobe and an en-suite finish off this contemporary area. Bedroom two also enjoys dual aspect windows which overlook the rear garden. This floor also has a family bathroom.

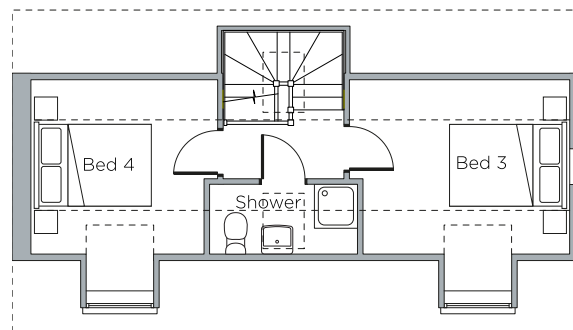
On the second floor you will find a further two bedrooms which share a convenient shower room.



Ground Floor



First Floor



Second Floor

**GROUND FLOOR**

	Metres	Feet/Inches
Lounge	4.96m x 3.86m	16'3" x 12'8"
Kitchen/ Dining	4.96m x 3.28m	16'3" x 10'9"
Cloakroom	1.72m x 1.00m	5'8" x 3'3"

**FIRST FLOOR**

	Metres	Feet/Inches
Bedroom 1	4.96m* x 3.86m*	16'3"* x 12'8"*
En-suite	2.01m* x 1.94m*	6'7"* x 6'5"*
Bedroom 2	4.96m* x 3.28m*	16'3"* x 10'9"*
Bathroom	2.60m* x 1.94m*	8'6"* x 6'5"*

**SECOND FLOOR**

	Metres	Feet/Inches
Bedroom 3	3.86m x 3.08m	12'8" x 10'1"
Bedroom 4	3.08m x 3.03m	10'1" x 9'11"
Shower Room	2.59m x 1.22m	8'6" x 4'0"

Total Area - 1,380 ft<sup>2</sup>

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

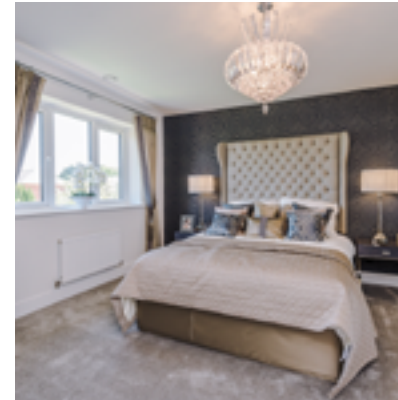
Specification will vary from site to site and plot to plot.

Please consult your Sales Executive for detailed plans



HOMES  
YOU'LL LOVE  
INSIDE OUT





## GREEN SPACE, LIVING SPACE, YOUR SPACE

### BENEFITS OF BUYING A NEW HOME

AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

A young girl with curly hair, wearing a pink helmet and a pink t-shirt, is riding a red bicycle. She is looking towards the camera with a neutral expression. Behind her, a woman in a blue button-down shirt is riding a bicycle, her hands on the handlebars. The background is a lush green park with trees and foliage, slightly out of focus. In the distance, another person wearing a helmet is visible, also riding a bicycle.

a place  
where  
*memories*  
are made





## OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984)



**BARS & RESTAURANTS**

- 1 Hickorys (Wall Heath)
- 2 The Cow Shed
- 3 Cafe Casita Ristorante Italiana
- 4 The Vine
- 5 Waggon & Horses Wombourne

**SPORTS & LEISURE**

- 6 Penn Golf Club
- 7 Evolution Leisure
- 8 Staffordshire Golf Club
- 9 Wombourne Cricket, Tennis & Bowling Club
- 10 Finchfield Hockey Club & Beacon Cricket Club

**EDUCATION**

- 11 Blakely Heath Primary School
- 12 Wombourne High School
- 13 Kinver Wombourne Adult Education Centre
- 14 All Saints Primary School

**RETAIL**

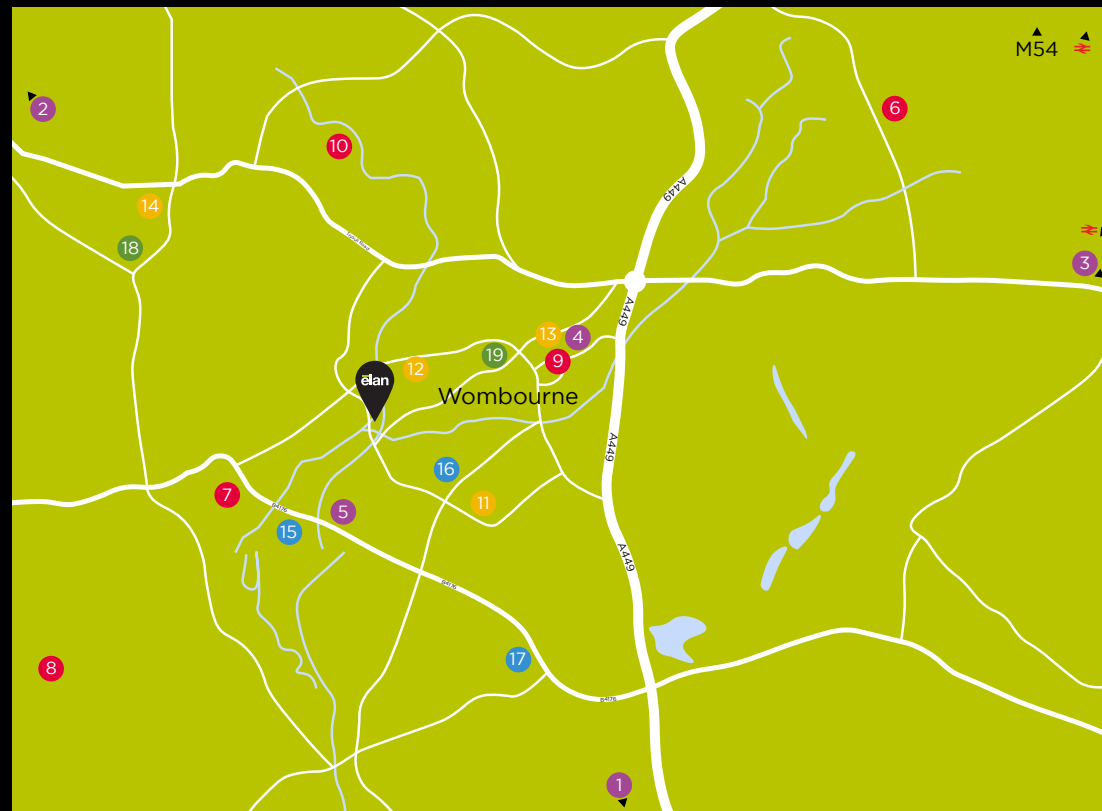
- 15 Boots
- 16 Sainsburys
- 17 Sandiacre Farm shop and Nurseries

**ARTS**

- 18 Trysul Art Club
- 19 Wombourne Library

**TRAIN STATION**

- Coseley Station (5.3 miles)
- Wolverhampton Station (6.1 miles)



Wolverhampton	6.2 miles
Kidderminster	12.2 miles
Birmingham	15.6 miles
Telford	17.6 miles
Shrewsbury	32.4 miles

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