

ANVIL PLACE

MARRIOTT ROAD, NETHERTON, DUDLEY,
WEST MIDLANDS, DY2 0JZ



A development of 2, 3 & 4 bedroom homes



BARRATT
— HOMES —

GREAT HOMES IN A GREAT LOCATION

Located in the historic and vibrant market town of Dudley, Anvil Place is a new collection of 2, 3 and 4 bedroom homes close to bluebell covered, ancient woodland and a serene reservoir.

Only ten miles from Birmingham, the location offers easy access to a range of convenient amenities, leisure and entertainment options. With excellent travel links to neighbouring towns such as West Bromwich, Wolverhampton, Walsall and the wider Midlands.



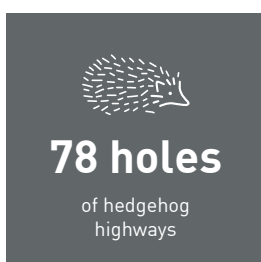
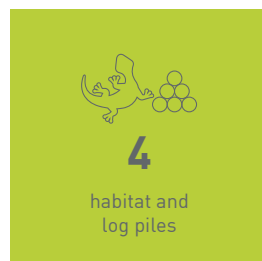
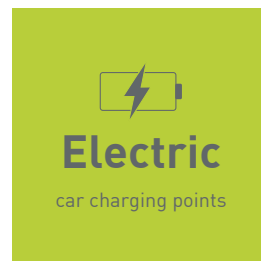
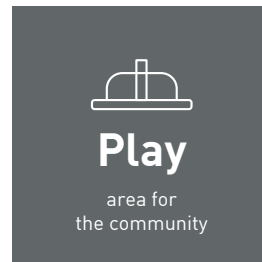
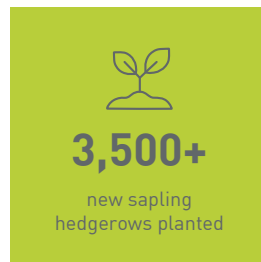
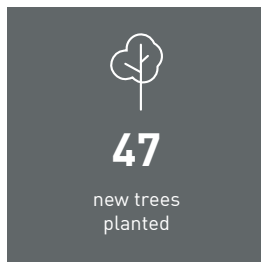
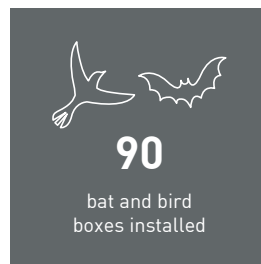
CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

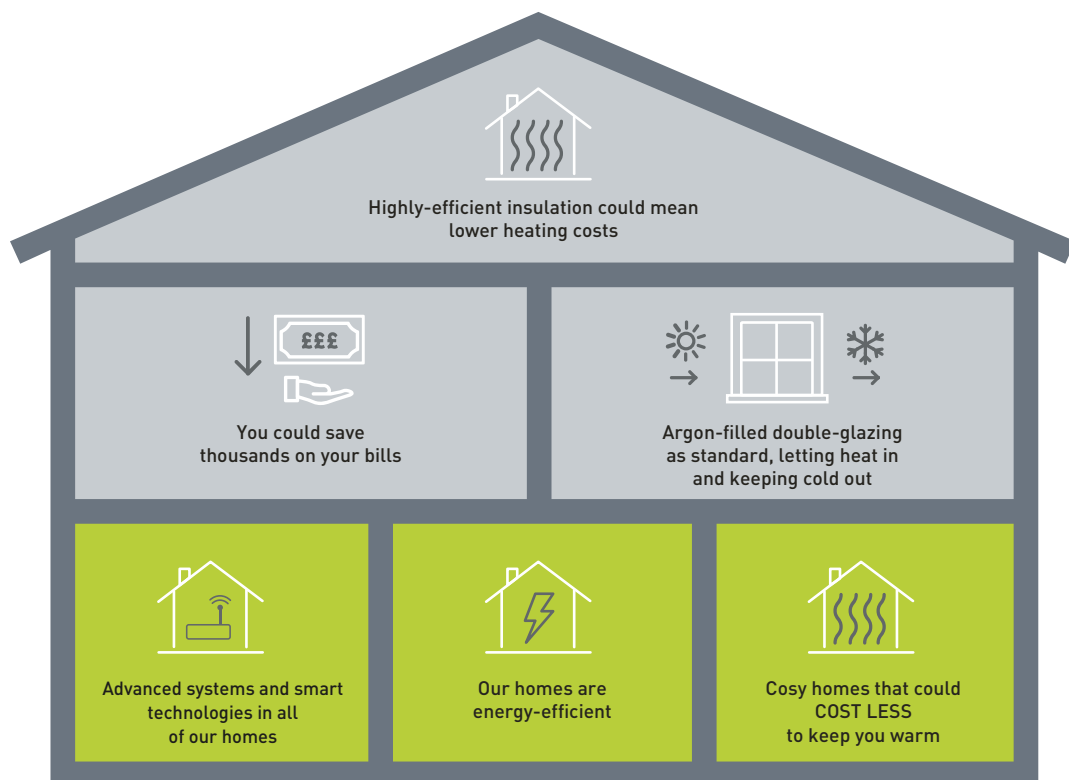
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



^{*}Indicative figures, based on January 2025 (This means you could enjoy lower bills. According to HBF data (January 2025) - ^{*}Indicative figures, based on Government and Ofgem data in the HBF "Watt a Save" report published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

ANVIL PLACE







DEVELOPMENT LAYOUT

KEY

- **Ambersham, Maldon**
2 bedroom apartment
- **Falkirk**
2 bedroom home
- **Alverton**
2 bedroom home
- **Kenley**
2 bedroom home
- **Denford**
2 bedroom home
- **Ellerton**
3 bedroom home
- **Moresby**
3 bedroom home
- **Collaton**
3 bedroom home
- **Kingsville**
3 bedroom home
- **Kingsley**
4 bedroom home
- U** **Unallocated Parking**
Speak to sales adviser for details
- VP** **Visitor Parking**
- WCP** **Waste Collection Point**



GIVING NATURE A HOME ON THIS DEVELOPMENT

-  Grassland
-  Species rich grassland
-  Mature tree line
-  Natural Pond
-  Woodland planting
-  Path
-  Swift boxes
-  Bat boxes
-  Hedgehog highway

barratthomes.co.uk



AMBERSHAM & MALDON

2 BEDROOM APARTMENTS



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



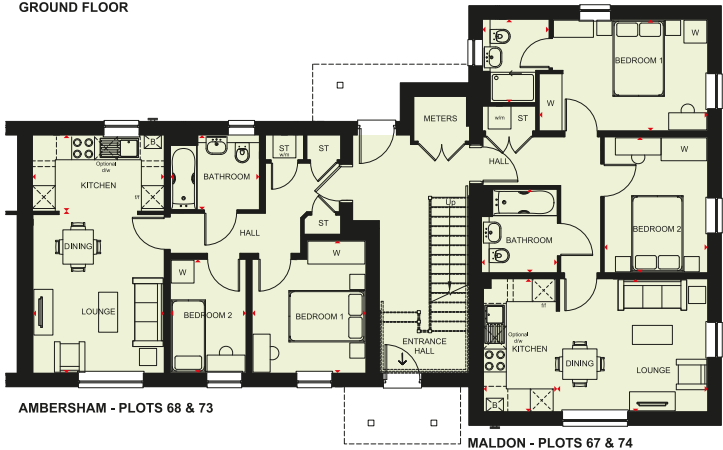
Highly-efficient insulation



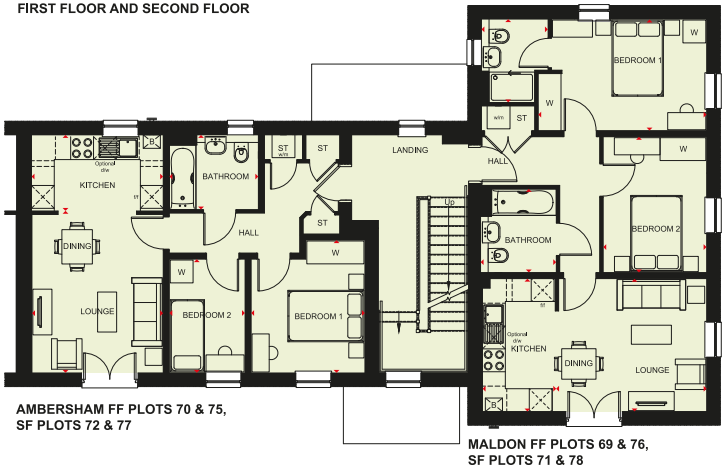
Decentralised mechanical extract ventilation (d-MEV)



GROUND FLOOR



FIRST FLOOR AND SECOND FLOOR



Ambersham Plots - 68, 70, 72, 73, 75, 77

Lounge/Dining	3560 x 4201 mm	11'6" x 13'7"
Kitchen	3560 x 2010 mm	11'6" x 5'6"
Bedroom 1	2927 x 3500 mm (Max)	9'6" x 11'4" (Max)
Bedroom 2	2025 x 3120 mm	6'6" x 10'2"
Bathroom	2349 x 1995 mm	7'7" x 6'5"

(Approximate dimensions)

Maldon Plots - 67, 69, 71, 74, 76, 78

Lounge/Dining	3968 x 3590 mm	13'0" x 11'7"
Kitchen	2025 x 3590 mm	6'6" x 11'7"
Bedroom 1	4473 (Max) x 3000 mm (Max)	14'6" (Max) x 9'8" (Max)
En suite	1770 (Max) x 2211 mm (Max)	5'8" (Max) x 7'2" (Max)
Bedroom 2	2709 x 3562 mm	8'8" x 11'6"
Bathroom	2025 x 2200 mm	6'6" x 7'2"

(Approximate dimensions)

KEY

B Boiler
ST Store
w/m Washing machine space

f/f Fridge/freezer space
d/w Dishwasher space
W Wardrobe space

◀▶ Dimension location



FALKIRK

2 BEDROOM APARTMENT



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



GROUND FLOOR



Ground Floor

Lounge/Dining	3913 x 4373 mm (Max)	12'8" x 14'3"
Kitchen	3060 x 1995 mm	10'0" x 6'5"
Bedroom 1	3961 x 3435 mm (Max)	12'9" x 11'2"
Bedroom 2	2734 x 3265 mm (Max)	8'9" x 10'7"
Bathroom	2125 x 1995 mm	6'9" x 6'5"

(Approximate dimensions)

*Windows may be omitted on certain plots, Speak to a Sales Adviser for details on individual plans.

FIRST FLOOR



First Floor

Lounge/Dining	3913 x 4373 mm (Max)	12'8" x 14'3"
Kitchen	3060 x 1995 mm	10'0" x 6'5"
Bedroom 1	3961 x 3435 mm (Max)	12'9" x 11'2"
Bedroom 2	3433 x 3265 mm (Max)	11'2" x 10'7"
Bathroom	2194 x 1995 mm	7'1" x 6'5"

(Approximate dimensions)

*Windows may be omitted on certain plots, Speak to a Sales Adviser for details on individual plans.

SECOND FLOOR



Second Floor

Lounge/Dining	3913 x 4373 mm (Max)	12'8" x 14'3"
Kitchen	3060 x 1995 mm	10'0" x 6'5"
Bedroom 1	3961 x 3435 mm (Max)	12'9" x 11'2"
Bedroom 2	3433 x 3265 mm (Max)	11'2" x 10'7"
Bathroom	2194 x 1995 mm	7'1" x 6'5"

(Approximate dimensions)

*Windows may be omitted on certain plots, Speak to a Sales Adviser for details on individual plans.

KEY

B Boiler
ST Store
w/m Washing machine space


f/f Fridge/freezer space
d/w Dishwasher space
W Wardrobe space

◀▶ Dimension location




DENFORD


2 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery




Electric car charging point



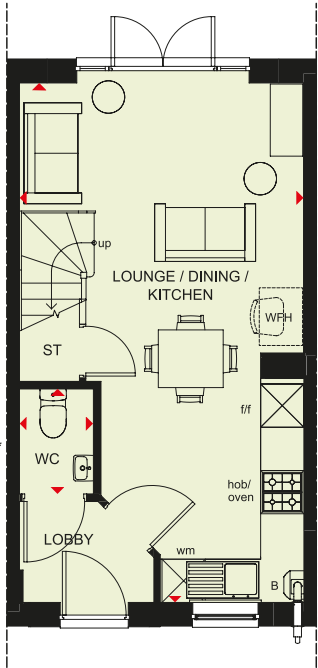
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



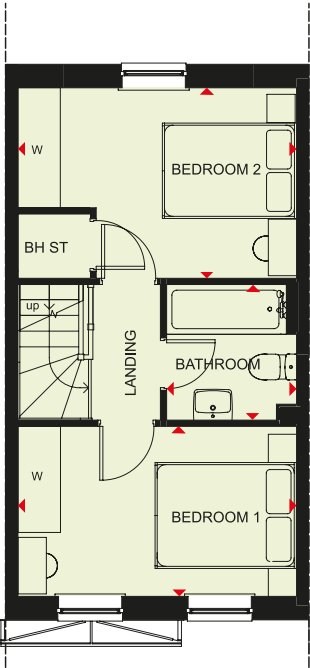
Highly-efficient insulation



Ground Floor

Lounge/Kitchen/Dining	3938 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

[Approximate dimensions]
*Selected plots show optional window, please speak to sales advisers for more information.



First Floor

Bedroom 1	3943 x 2407 mm	12'11" x 7'11"
Bedroom 2	3943 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

[Approximate dimensions]

KEY

B Boiler

ST Store

BH ST Bulkhead Store

wm Washing machine space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location



KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



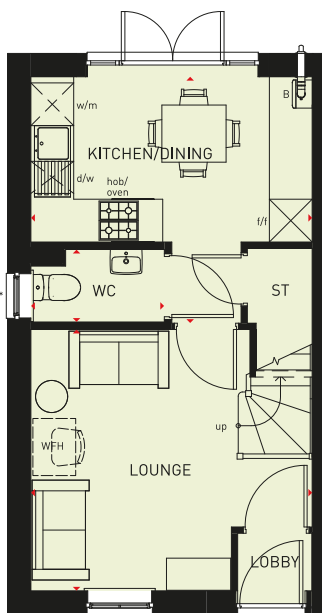
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

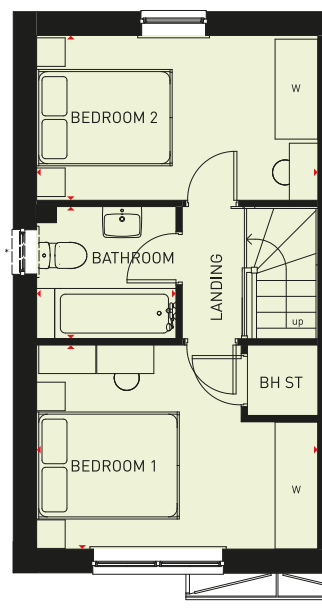


Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B Boiler
ST Store
BH ST Bulkhead Store

w/m Washing machine space
d/w Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



ALVERTON

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



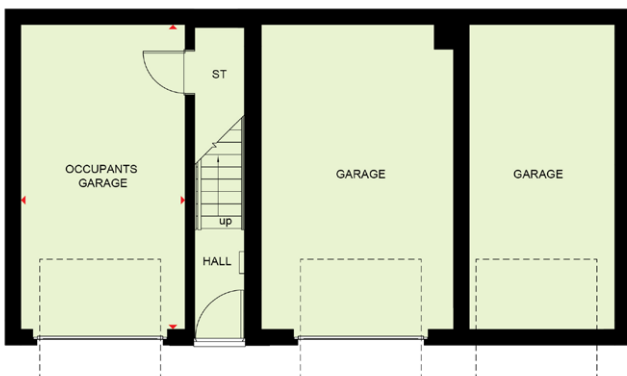
Highly-efficient insulation



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Occupants Garage	5475mm x 2880mm (max)	17'9" x 9'4"
Garage	5475mm x 2990mm	17'9" x 9'8"
Garage	5475mm x 2990mm	17'9" x 9'8"

(Approximate dimensions)

First Floor

Lounge / Kitchen / Dining	3680mm x 5415mm	12'0" x 17'7"
Bedroom 1	3091mm (max) x 5415mm	10'1" x 17'7"
En suite	2103mm x 1400mm	6'9" x 4'6"
Bedroom 2	3734mm (max) x 2552mm	12'2" x 8'4"
Bathroom	1818mm x 1700mm	5'9" x 5'5"

(Approximate dimensions)

KEY

B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	WFH	Working from home space	◀▶	Dimension Location



ELLERTON

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

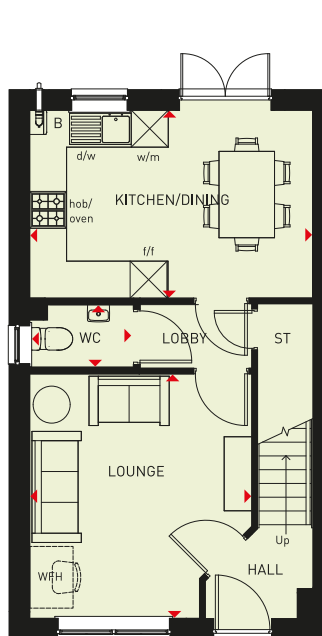
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly-efficient
insulation

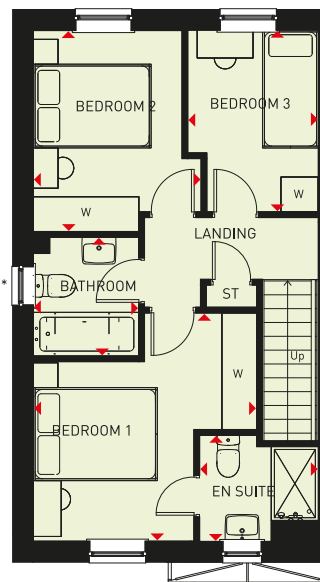


Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

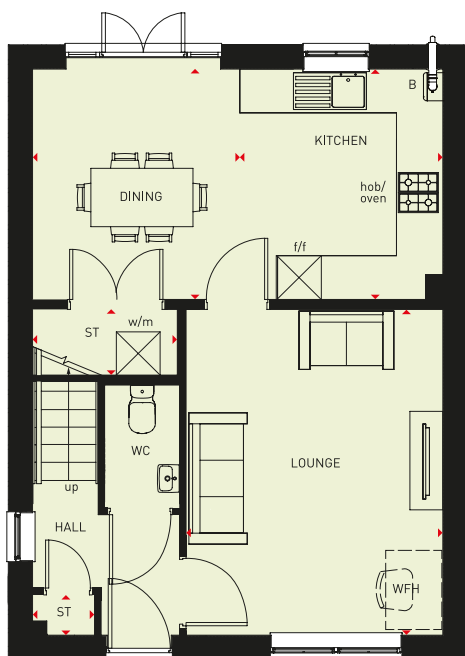
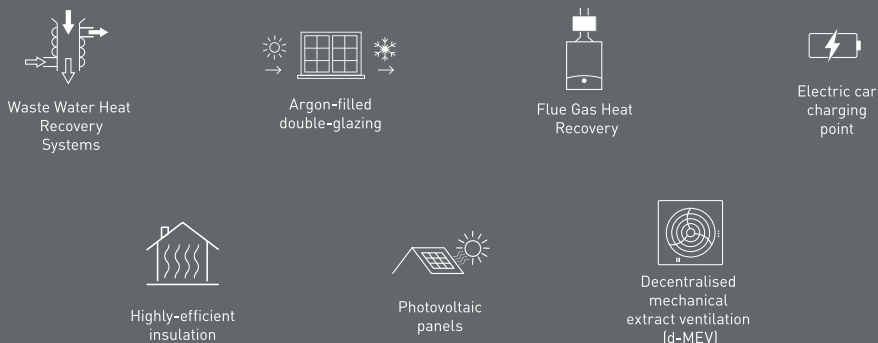
w Wardrobe space

◀▶ Dimension location



COLLATON

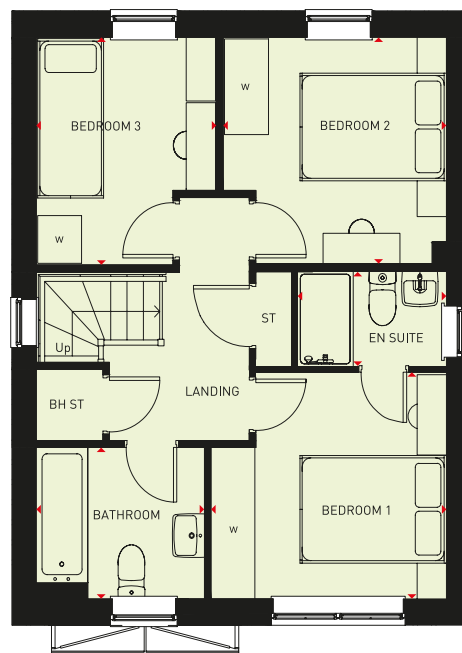
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5595 x 2795 mm	18'4" x 9'2"
Lounge	3496 x 4095 mm	11'6" x 13'5"
WC	994 x 1466 mm	3'3" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3216 x 2815 mm	10'7" x 9'3"
En suite	2015 x 1193 mm	6'7" x 3'11"
Bedroom 2	3050 x 2852 mm	10'0" x 9'4"
Bedroom 3	2463 x 2852 mm	8'1" x 9'4"
Bathroom	2297 x 1901 mm	7'6" x 6'3"

(Approximate dimensions)

*Window may not be available on selected plots. Speak to a sales advisers for details on individual plans.

KEY

B Boiler
ST Store
BH ST Bulkhead Store

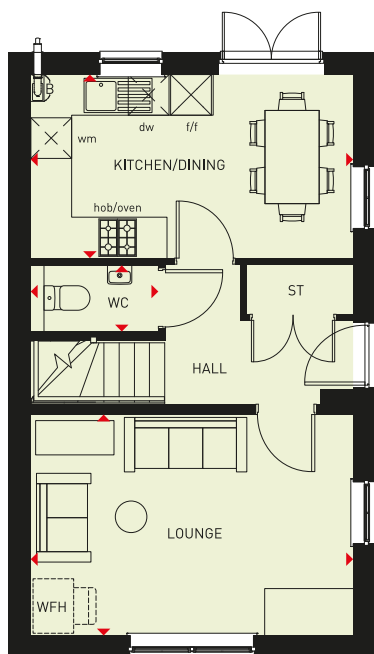
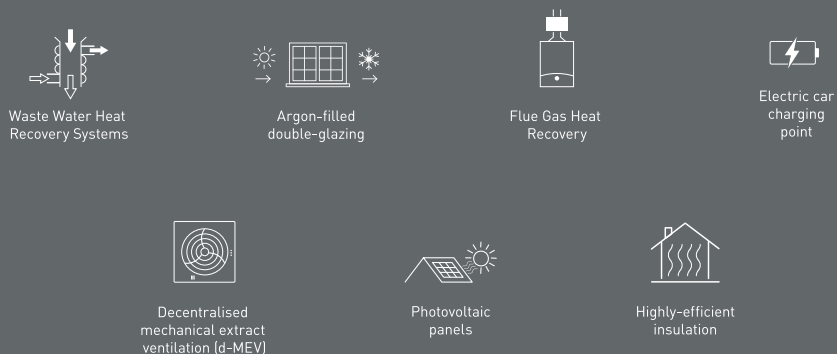
w/m Washing machine space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



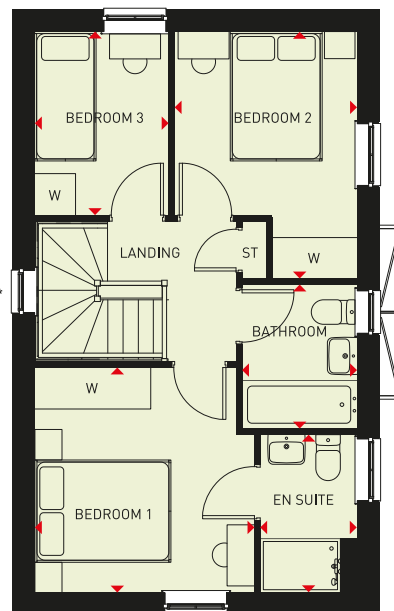
MORESBY

3 BEDROOM HOME



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



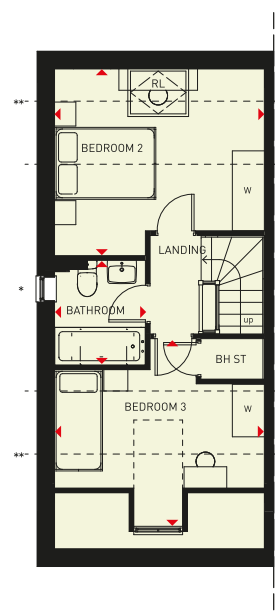
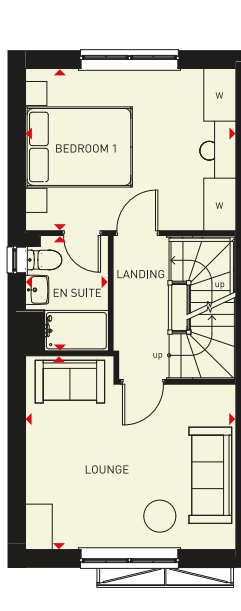
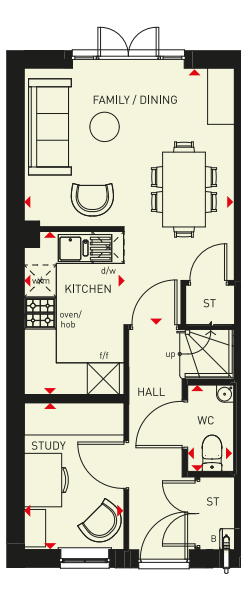
Photovoltaic panels



Highly-efficient insulation



*Selected plots across the development have solar panels. Please check with the sales adviser.



Ground Floor

Family/Dining	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En suite	1551 x 2163 mm	5'1" x 7'1"

*Window may be omitted on certain plots.
Please speak to a sales adviser regarding individual plots.

Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3392 mm	12'11" x 11'2"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

*Window may be omitted on certain plots.
Please speak to a sales adviser regarding individual plots.
**Reduced headroom ceiling height.

KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	RF	Roof tight
w/m	Washing machine space	BH ST	Bulkhead Store	◀▶	Dimension location



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



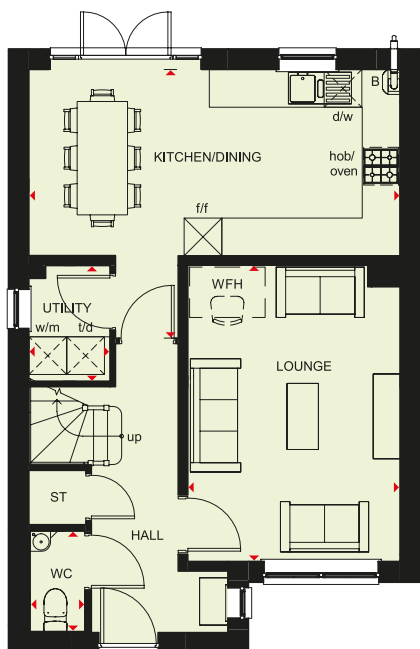
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

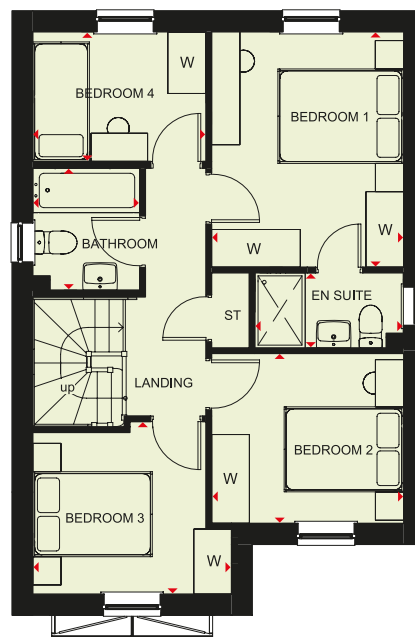


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

KEY

B Boiler
ST Store
w/m Washing machine space

t/d Tumble dryer space
d/w Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with an NHBC warranty[†] and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

[†]2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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0333 355 8475

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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