

# THE JUNCTION



43 contemporary apartments  
with landscaped gardens & basement parking  
in Willenham, West Midlands



# THE PLACE TO BE...

The Junction at Willenhall is a high profile new development comprising an attractive mix of contemporary apartments.

A range of 43 prominently positioned apartments offers high specification accommodation with careful attention to detail and generous proportions, each one carefully designed to provide a flexible, well-planned living space.

Carefully landscaped gardens and contemporary external design enhance the appeal of the exterior to the same high standard as the interior. Security features offer peace of mind in the form of secure gated access, 65 underground car-parking spaces, lifts to all levels and intercom entry to all apartments.

Ideally situated in the West Midlands town of Willenhall in the Black Country, The Junction is perfectly placed to appreciate all the area has to offer, and take full advantage of the excellent commuter transport links. There is easy and direct access to the M6 and M5, it's just a short drive to Birmingham City Centre, and regular bus routes allow access to Wolverhampton, Walsall and numerous routes beyond Birmingham Airport, the NIA and NEC.

For day-to-day living, the immediate area is easily accessible and offers a good range of amenities including a selection of shops, a retail park, supermarkets, cinemas and a selection of restaurants, take-aways and several 'local' Black Country pubs right on your doorstep. Two nearby retail parks, or the cities of Walsall and Wolverhampton provide shopping on a larger and more varied scale and are also within easy travelling distance. Education is served at all levels, with three secondary schools, and several primary schools nearby.

The Junction at Willenhall is perfectly located to take full advantage of excellent transport links to major cities and airports. Its proximity to the motorway network combined with superb bus services and rail links make it an ideal choice for commuters, singles and couples alike.



**THE JUNCTION**



## APT STYLE 1

### 2 bedroom apartment

plot number: 1(GF)

**Kitchen/Lounge/Dining**  
3.48 X 5.71m  
(11'5" X 18'9")

**Bedroom 1**  
3.44 X 2.95m  
(11'3" X 9'8")

**Bedroom 2**  
3.44 X 2.67m  
(11'3" X 8'9")

**Bathroom**  
2.15 X 1.75m  
(7'1" X 5'9")



## APT STYLE 3

### 2 bedroom apartment

plot number: 3(GF)

**Kitchen/Lounge/Dining**  
4.07max X 5.68m max  
(13'4" max X 18'8" max)

**Bedroom 1**  
2.85 X 3.03m  
(9'4" X 9'11")

**Bedroom 2**  
2.58 X 3.03m  
(8'6" X 9'11")

**Bathroom**  
1.75 X 2.56m  
(5'9" X 8'5")



## APT STYLE 2

### 2 bedroom apartment

plot number: 2(GF)

**Kitchen/Lounge/Dining**  
4.07max X 5.68m max  
(13'4" max X 18'8" max)

**Bedroom 1**  
2.85 X 3.03m  
(9'4" X 9'11")

**Bedroom 2**  
2.63 X 3.03m  
(8'8" X 9'11")

**Bathroom**  
2.16 X 1.89m  
(7'1" X 6'2")



## APT STYLE 4

### 2 bedroom apartment

plot number: 4(GF)

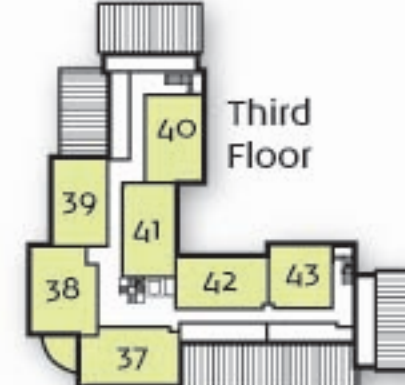
**Lounge**  
3.61 X 3.53m  
(11'10" X 11'7")

**Kitchen**  
5.63 X 2.58m (irregular shape)  
(18'6" X 8'6")

**Bedroom 1**  
3.40 X 3.53m  
(11'2" X 11'7")

**Bedroom 2**  
3.00 X 3.53m  
(9'10" X 11'7")

**Bathroom**  
1.75max X 2.15m max  
(5'9" max X 7'1" max)



## APT STYLE 5

### 2 bedroom apartment

plot number: 5(GF)

#### Lounge

3.39 X 4.15m  
(11'1" X 13'7")

#### Kitchen

3.59 X 2.81m (irregular shape)  
(11'9" X 9'3")

#### Bedroom 1

2.85max X 4.45m max  
(9'4" max X 14'7" max)

#### Bedroom 2

2.65 X 4.45m  
(8'8" X 14'7")

#### Bathroom

1.84 X 2.16m  
(6' X 7'1")



## APT STYLE 7

### 2 bedroom apartment

plot number: 7(GF)

#### Kitchen/Lounge/Dining

3.30 X 5.68m  
(10'10" X 18'8")

#### Bedroom 1

2.80 X 3.43m  
(9'2" X 11'3")

#### Bedroom 2

2.65 X 3.43m  
(8'8" X 11'3")

#### Bathroom

1.89 X 2.16m  
(6'2" X 7'1")



## APT STYLE 6

### 2 bedroom apartment

plot number: 6(GF)

#### Kitchen/Lounge/Dining

3.25 X 5.68m  
(10'8" X 18'8")

#### Bedroom 1

2.85 X 3.43m  
(9'4" X 11'3")

#### Bedroom 2

2.65 X 3.43m  
(8'8" X 11'3")

#### Bathroom

1.89 X 2.16m  
(6'2" X 7'1")



## APT STYLE 8

### 2 bedroom apartment

plot number: 8(GF)

#### Kitchen/Lounge/Dining

3.75 X 5.55m  
(12'4" X 18'3")

#### Bedroom 1

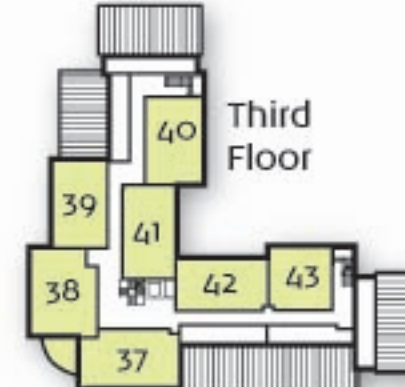
3.00 X 3.30m  
(9'10" X 10'10")

#### Bedroom 2

2.81 X 3.30m  
(9'2" X 10'10")

#### Bathroom

1.98 X 2.16m  
(6'6" X 7'1")



# APT STYLE 9

## 2 bedroom apartment

plot numbers: 9(GF), 21(FF), 33(SF), 40(TF)

### Kitchen/Lounge/Dining

3.39 X 6.03m  
(11'1" X 19'9")

### Bedroom 2

2.61 X 3.78m  
(8'7" X 12'5")

### Bedroom 1

2.85 X 3.78m  
(9'4" X 12'4")

### Bathroom

1.75 X 2.16m  
(5'9" X 7'1")



# APT STYLE 11

## 2 bedroom apartment

plot numbers: 11(GF), 23(FF), 35(SF), 42(TF)

### Kitchen/Lounge/Dining

5.46<sub>max</sub> X 5.35<sub>max</sub> m  
(17'11" max X 17'7" max)

### Bedroom 2

2.70 X 2.90m  
(8'10" X 9'6")

### Bedroom 1

2.85 X 2.90m  
(9'4" X 9'6")

### Bathroom

1.75 X 2.36m  
(5'9" X 7'9")



# APT STYLE 10

## 2 bedroom apartment

plot numbers: 10(GF), 22(FF), 34(SF), 41(TF)

### Kitchen/Lounge/Dining

4.03 X 5.45m  
(13'3" X 17'11")

### Bedroom 2

2.65 X 3.20m  
(8'8" X 10'6")

### Bedroom 1

2.81 X 3.20m  
(9'2" X 10'6")

### Bathroom

1.75 X 2.16m  
(5'9" X 7'1")



# APT STYLE 12

## 2 bedroom apartment

plot numbers: 12(GF), 24(FF), 36(SF), 43(TF)

### Kitchen/Lounge/Dining

6.47<sub>max</sub> X 3.26<sub>max</sub> m  
(21'3" max X 10'8" max)

### Bedroom 2

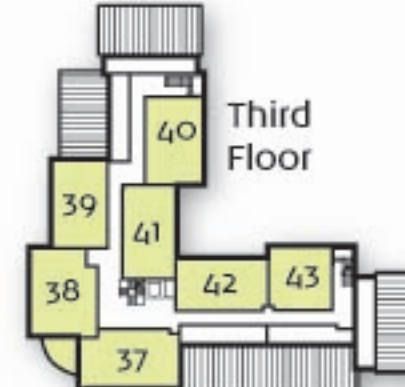
2.70 X 2.90m  
(8'10" X 9'6")

### Bedroom 1

4.02 X 2.98m  
(13'2" X 9'9")

### Bathroom

2.36<sub>max</sub> X 1.75<sub>max</sub> m  
(7'9" max X 5'9" max)



## APT STYLE 13

### 2 bedroom apartment

plot numbers: 13(FF), 25(SF)

#### Kitchen/Lounge/Dining

3.75 X 5.71m  
(12'4" X 18'9")

#### Bedroom 1

3.44 X 2.95m  
(11'3" X 9'8")

#### Bedroom 2

3.44 X 2.67m  
(11'3" X 8'9")

#### Bathroom

2.15 X 1.76m  
(7'1" X 5'9")



## APT STYLE 15

### 2 bedroom apartment

plot numbers: 15(FF), 27(SF)

#### Kitchen/Lounge/Dining

4.07max X 5.69m max  
(13'4" max X 18'8" max)

#### Bedroom 1

2.85 X 3.03m  
(9'4" X 9'11")

#### Bedroom 2

2.57 X 3.03m  
(8'5" X 9'11")

#### Bathroom

1.75 X 2.56m  
(5'9" X 8'5")



## APT STYLE 14

### 2 bedroom apartment

plot numbers: 14(FF), 26(SF)

#### Kitchen/Lounge/Dining

4.07max X 5.68m max  
(13'4" max X 18'8" max)

#### Bedroom 1

2.85 X 3.03m  
(9'4" X 9'11")

#### Bedroom 2

2.62 X 3.03m  
(8'8" X 9'11")

#### Bathroom

1.84 X 2.16m  
(6'2" X 7'1")



## APT STYLE 16

### 2 bedroom apartment

plot numbers: 16(FF), 28(SF), 37(TF)

#### Kitchen/Lounge/Dining

5.90max X 6.20m max  
(19'4" max X 20'4" max)

#### Bedroom 1

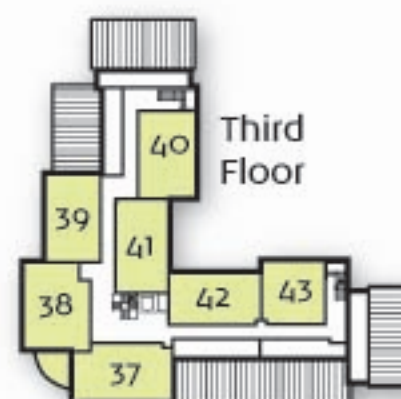
3.40 X 3.53m  
(11'2" X 11'7")

#### Bedroom 2

3.00 X 3.53m  
(9'10" X 11'7")

#### Bathroom

1.75max X 2.58m max  
(5'9" max X 8'6" max)



## APT STYLE 17 2 bedroom apartment

plot numbers: 17(FF), 29(SF), 38(TF)

**Kitchen/Lounge/Dining**  
4.83m<sup>max</sup> X 7.06m<sup>max</sup>  
(15'10" <sup>max</sup> X 23'2" <sup>max</sup>)

**Bedroom 1**  
2.85m<sup>max</sup> X 4.31m<sup>max</sup>  
(9'4" <sup>max</sup> X 14'2" <sup>max</sup>)

**Bedroom 2**  
2.65 X 4.31m  
(8'8" X 14'2")

**Bathroom**  
1.75 X 2.16m  
(5'9" X 7'1")



## APT STYLE 19 2 bedroom apartment

plot numbers: 19(FF), 31(SF)

**Kitchen/Lounge/Dining**  
3.30 X 5.68m  
(10'10" X 18'8")

**Bedroom 1**  
2.80 X 3.43m  
(9'2" X 11'3")

**Bedroom 2**  
2.65 X 3.43m  
(8'8" X 11'3")

**Bathroom**  
1.75 X 2.16m  
(5'9" X 7'1")



## APT STYLE 18 2 bedroom apartment

plot numbers: 18(FF), 30(SF), 39(TF)

**Kitchen/Lounge/Dining**  
3.25 X 5.68m  
(10'8" X 18'8")

**Bedroom 1**  
2.85 X 3.43m  
(9'4" X 11'3")

**Bedroom 2**  
2.65 X 3.43m  
(8'8" X 11'3")

**Bathroom**  
1.75 X 2.16m  
(5'9" X 7'1")



## APT STYLE 20 2 bedroom apartment

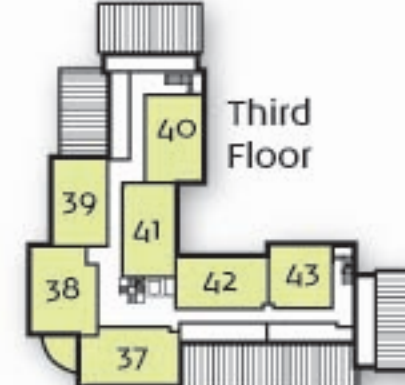
plot numbers: 20(FF), 32(SF)

**Kitchen/Lounge/Dining**  
3.75 X 5.60m  
(12'4" X 18'4")

**Bedroom 1**  
3.00 X 3.35m  
(9'10" X 11')

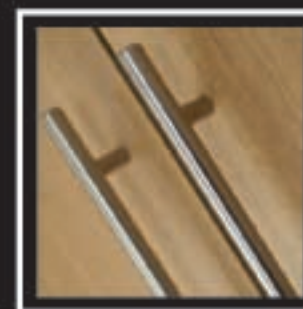
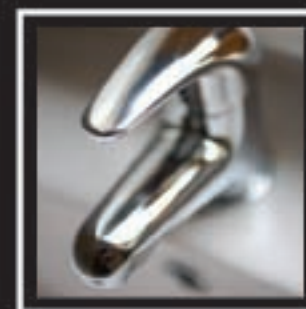
**Bedroom 2**  
2.81 X 3.35m  
(9'2" X 11')

**Bathroom**  
1.75 X 2.11m  
(5'9" X 6'11")





# SPECIFICATION



## Specification for Apartments

- High security locks to apartment door
- High quality ironmongery to all units
- High spec upvc windows
- High pressure hot water system
- Top quality white bathroom suites with baths complete with shower screens
- High pressure shower
- Timed electric panel heaters
- Chrome heated towel rails
- Modern beech kitchens with black composite worktops
- Light oak veneered doors throughout
- Stainless steel cooker hoods, hobs and ovens
- Integrated Sky+ TV facility
- All units constructed to high standard using top quality materials
- Secure intercom entrance facility to main entrance area

## Specification for Landlord Areas

- Contemporary hard and soft landscaped external areas
- Large Bin Store
- Large Cycle Store
- Service meters located externally to apartments = no disruption by meter readers
- Convenient secure parking with 65 Car parking spaces available
- Security lighting to external areas
- Passenger lift to all floors including basement parking area
- Gated access to parking and amenity areas

## Oakfield Developments

Oakfield Developments Ltd was formed in December 2001 as a residential arm of C.J Pury Construction Ltd a long established and successful civil engineering and commercial building company with many high profile projects to its name. [www.cjpurey.com](http://www.cjpurey.com)

These projects include Terminal 2 of Birmingham International Airport and the National Indoor Arena Birmingham, amongst many others.

With this wealth of experience behind us it's no surprise that Oakfield has grown steadily over the last few years. We have a commitment to quality and a strong responsibility to provide appropriate residential developments in the communities in which it operates.

Whenever we undertake a new project, Oakfield not only considers the commercial viability but also whether it satisfies local needs, providing a compelling place to live in the long term.

Whether it's a prestigious luxury residence or carefully designed high-density homes for first-time buyers, the same attention to detail and design flair is applied. This has resulted in several prestigious awards being won by Oakfield Developments.

- Daily Mail National Design Awards 2005 – Best House 16-2 storeys
- Daily Telegraph What House Awards 2005 – Best Luxury Development
- Post & Mail Awards 2006 – Best Starter Homes



