



CHURCH STREET, WOLVERHAMPTON WV2 4BA



# Churchside

APARTMENTS

Wolverhampton's newest residential development...

*...just minutes from the city centre*

## Overview

Top quality apartments designed for discerning residents

An exceptionally convenient city-centre location

Modern facilities with an excellent specification

Uniquely attractive, off-plan prices

Completion date: Q3 2022



## A desirable address with modern and luxurious surroundings

Set just a short walk from the very centre of Wolverhampton, Churchside offers a mix of one and two-bedroom apartments, all with an excellent specification.

Designed for those seeking modern, luxurious surroundings, close to all the attractions and amenities of the city, this prestigious new development ticks all the boxes.

Planning consent for this multi-million pound conversion scheme was granted in April 2018 and work is now well under way. Upon its completion in the first quarter of 2022, it will boast a choice of units set over six floors, all built, finished and equipped to the very highest standards.

In terms of location and convenience, Churchside is hard to beat. The geographical centre of Wolverhampton lies less than 450m from the property's door, so banks, shopping centres, cafes and a host of other facilities are all within easy reach.

Better yet, the individual units are now being offered for sale at exclusive off-plan prices, which means a significant saving when compared against their expected value when they reach the open market. Churchside therefore offers an exciting opportunity to secure a very desirable address at a truly unmissable price.

## Features at a Glance

- A cutting-edge office conversion project
- A mix of 144 one- and two-bedroom apartments
- An outstanding central location
- Attractive off-plan prices for early buyers





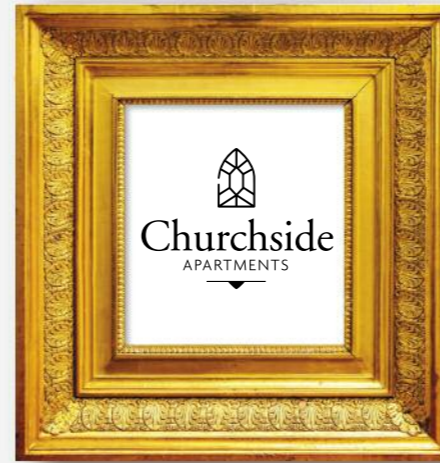
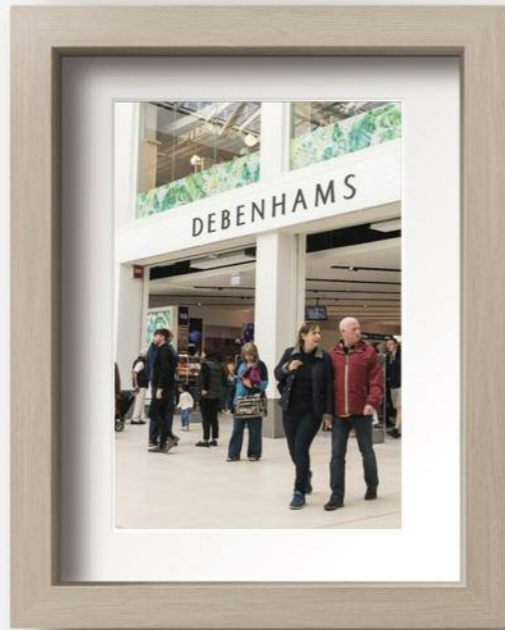
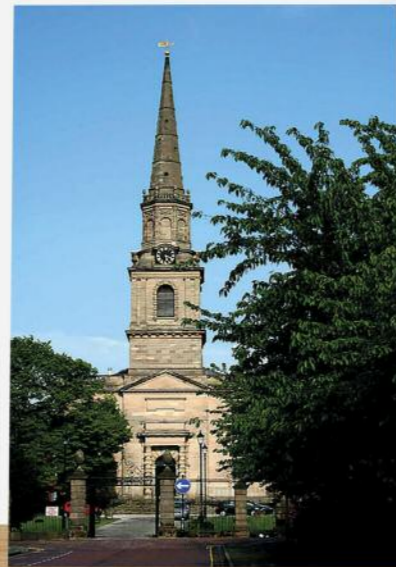
# Churchside APARTMENTS

## The Neighbourhood

Standing in the south-western quarter of Wolverhampton city centre, Churchside is bounded by the A4150 Ring Road, Worcester Street, and Church Street.

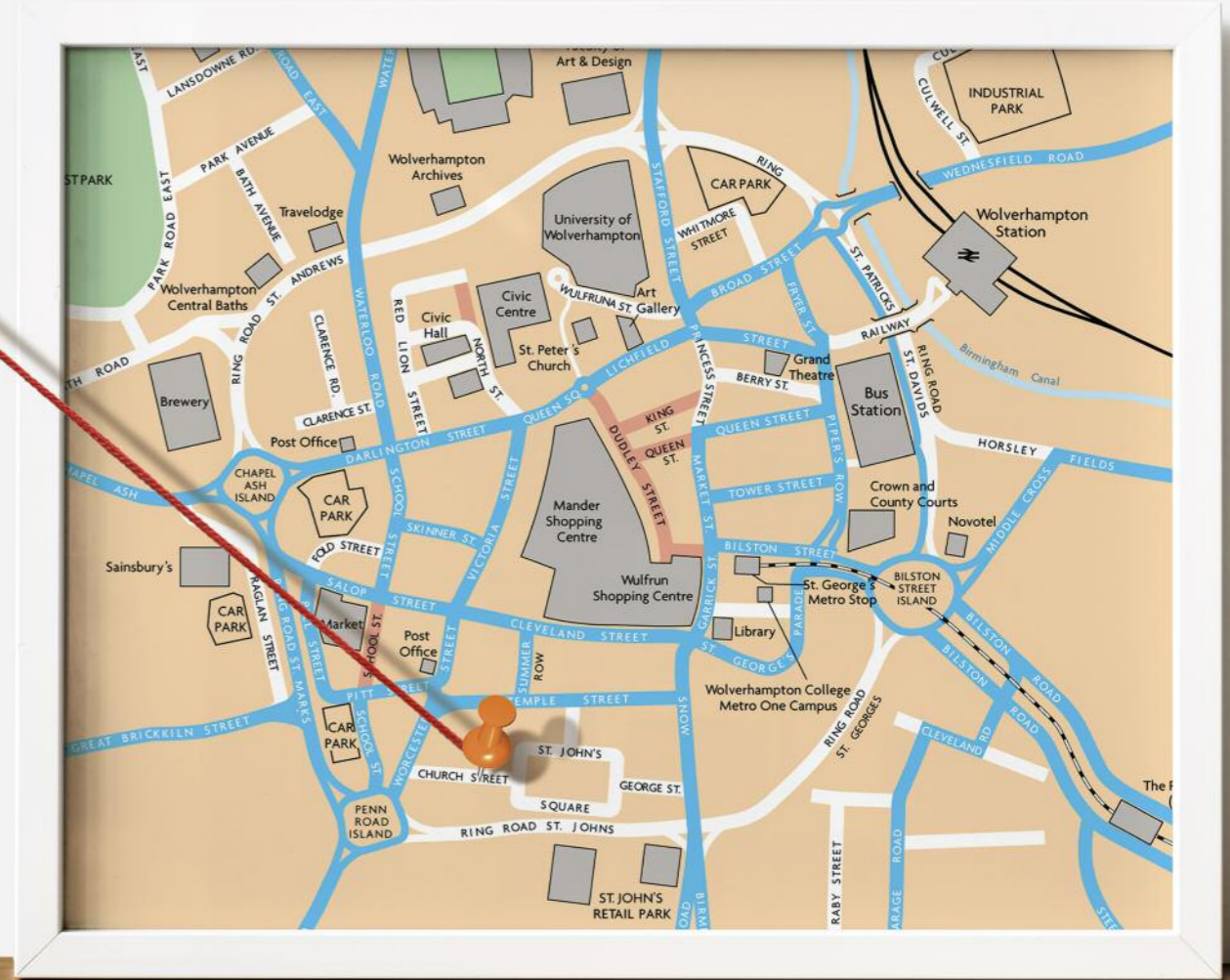
Immediately to the west of the development is a leafy recreational park, and neighbouring the property to the east are the picturesque grounds of The Church of St John in the Square. A Grade II listed building, this historic parish church was built between 1758 and 1776.

The nearest supermarket, Sainsbury's, lies a little over 300m to the north west, and a short stroll towards the centre quickly brings you to a wealth of shops, bars and recreational facilities. The retail sector is big business in Wolverhampton and the streets are home to countless well-known brands, as well as popular shopping malls including the Mander Centre and Wulfrum Shopping Centre.



## Distances at a Glance

- Nearest post office: 150m
- Nearest gym: 250m
- Wulfrun Shopping Centre: 350m
- Wolverhampton Central Library: 400m
- Mander Centre: 400m
- City of Wolverhampton College: 500m
- High street banks: 600m
- Civic Hall: 600m
- Wolverhampton Art Gallery: 700m
- Wolverhampton Grand Theatre / Arena Theatre: 700m
- Wolverhampton Bus Station / National Express: 750m
- University of Wolverhampton: 800m

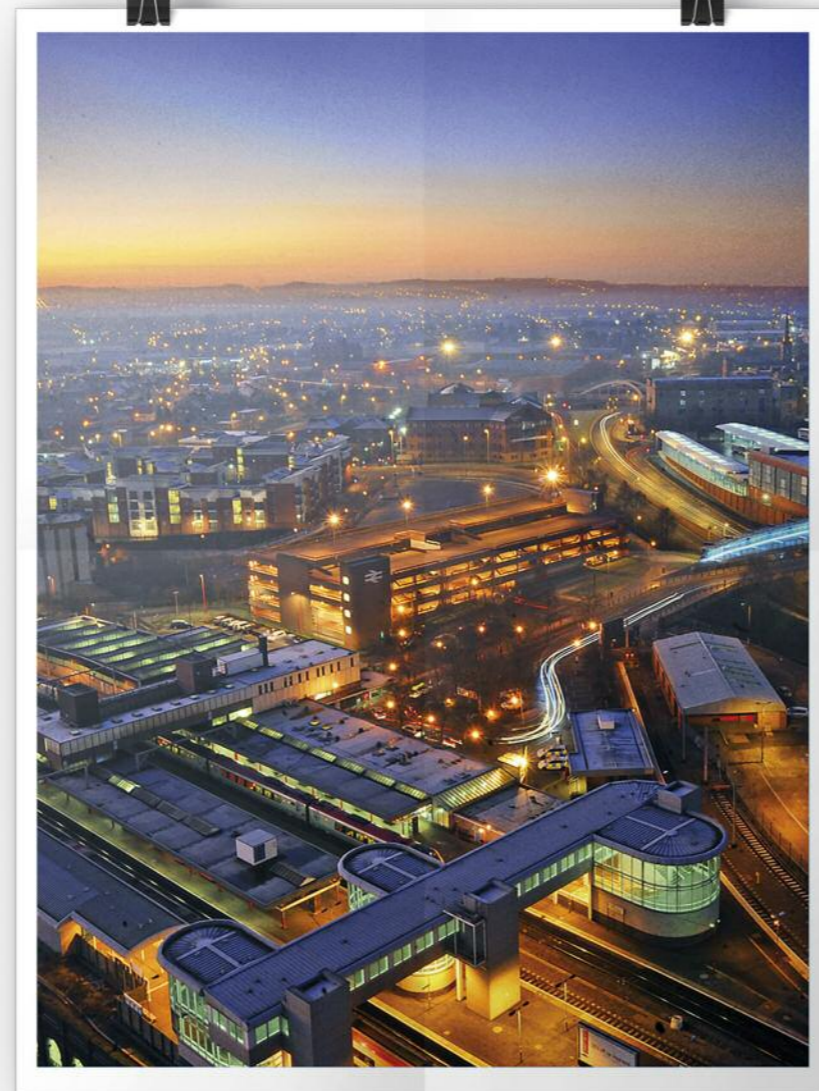




## Wolverhampton City Centre

The city centre is undergoing a real renaissance and it's becoming an ever more attractive place to live.

In recent years, it has attracted considerable public and private sector investment, which has spurred important improvements to local transport, facilities and infrastructure. One of the most notable of these has been the Wolverhampton Interchange, now in its third phase, which is creating a new gateway to the centre's eastern edge. Worth around £175 million, it is helping to improve the city's transport hub and to revitalise the local economy.



However, the pace of improvement is now set to accelerate still further, thanks to a new £55 million city centre regeneration plan.

Construction work on the 'Westside' development is expected to run from January 2020 to March 2021, resulting in the pedestrianisation of many of the city centre's main streets, public squares and other open spaces. The first phase will focus on Victoria Street, which lies just 350m from Churchside.

For property buyers, this all bodes very well – promising improved local amenities, a thriving city centre and a credible prospect of steadily rising property values.

**It also makes it an excellent time to buy.**

### WOLVERHAMPTON IN THE ASCENT

Home to numerous  
festivals and  
sporting events



A fast-growing  
tourist industry



WOLVERHAMPTON  
INTERCHANGE:  
A £175  
MILLION  
INVESTMENT

WESTSIDE  
DEVELOPMENT:  
A £55  
MILLION  
INVESTMENT

A  
THRIVING  
RETAIL  
SECTOR

“ Over £4.4 billion investment is transforming the City of Wolverhampton, making it one of the best locations in the country to live, learn, work and invest ”

City of Wolverhampton Council, 2019





## The Development

Churchside is a six-storey development arranged in two brick-built wings, with passenger lifts located within a central core.

Originally an office building, it is now being transformed by Empire Property Concepts, a business with a proven record of creating top quality accommodation in some of Britain's most popular city centres.

In April 2018, local planners granted consent for the property to be converted into residential units. The original plan entailed the creation of 156 apartments, but Empire submitted an alternative proposal: it would create just 144 units, allowing the units to be enlarged and enhanced for more discerning professional residents. Its proposal was accepted.



Now, using its own in-house architects and operatives, Empire is fully immersed in the redevelopment work, which will ultimately create 126 single-bedroom units and a further 18 with two bedrooms. Property sizes will range between 335 and 893 square feet, and there is an abundance of local parking available.



## DETAILS AT A GLANCE

126 single-bedroom apartments



18 two-bedroom apartments



Set on six storeys



Abundance of local parking available



All properties backed by a 10 year build warranty







# Churchside APARTMENTS

## The Apartments

The redevelopment plan calls for the creation of attractive, modern units with a powerful appeal to modern buyers.

As a result, they have been designed to be light and spacious, to make excellent use of space, and to be highly sustainable in terms of materials, energy and insulation.



- FEATURES AT A GLANCE
- Modern, comfortable and secure
  - Highly energy efficient
  - Stylish designs
  - A choice of layouts and prices

All apartments will be built and finished to the highest standards, featuring en-suite shower/bathroom facilities, either one or two bedroom areas, a cosy living area and modern kitchen facilities. They will also comply with all the latest standards for safety, security and accessibility

The layout of the development as a whole affords a range of layout choices for buyers, with prices varying accordingly.



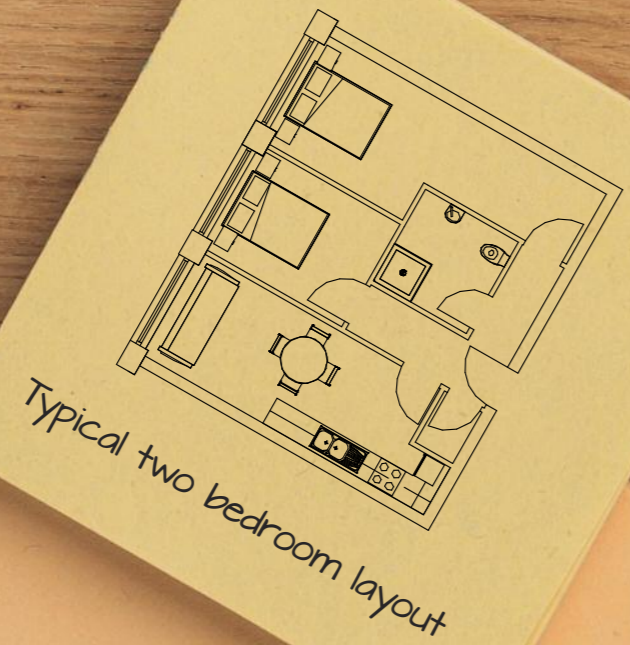






Spacious, bright, airy and modern, all apartments are finished to the highest specification.

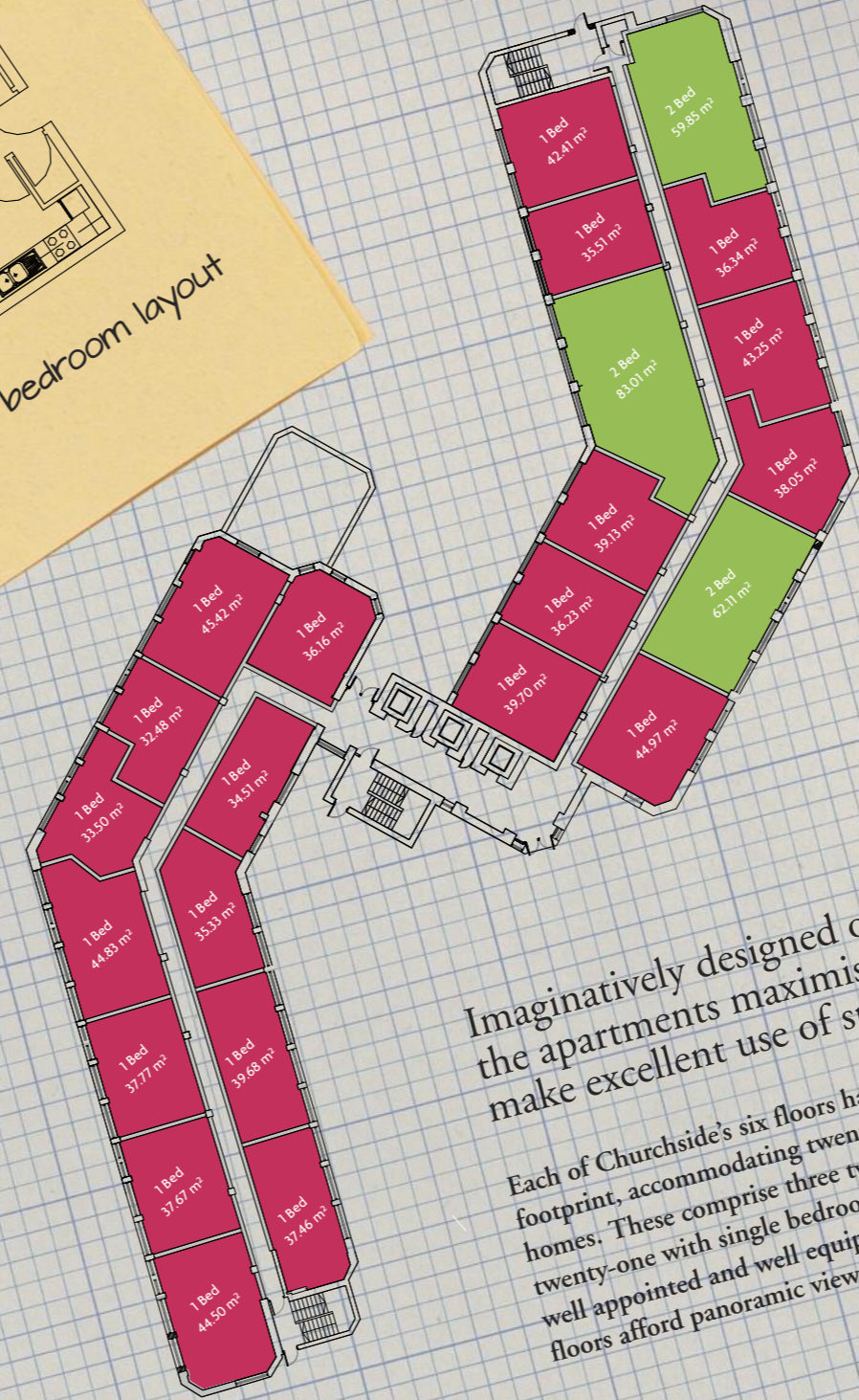
All apartments have been designed with the environment in mind. They enable comfortable, low-carbon living and feature the latest, most economical electric heating and water heating systems. Ideal for single occupancy and small families, Churchside promises to be the most in-demand address in Wolverhampton.



Typical two bedroom layout



Typical one bedroom layout



Imaginatively designed over six floors, the apartments maximise comfort and make excellent use of space.

Each of Churchside's six floors has a matching footprint, accommodating twenty-four bedroom units and homes. These comprise three two-bedroom units and twenty-one with single bedrooms. Every apartment is well appointed and well equipped, and the higher floors afford panoramic views across the city.

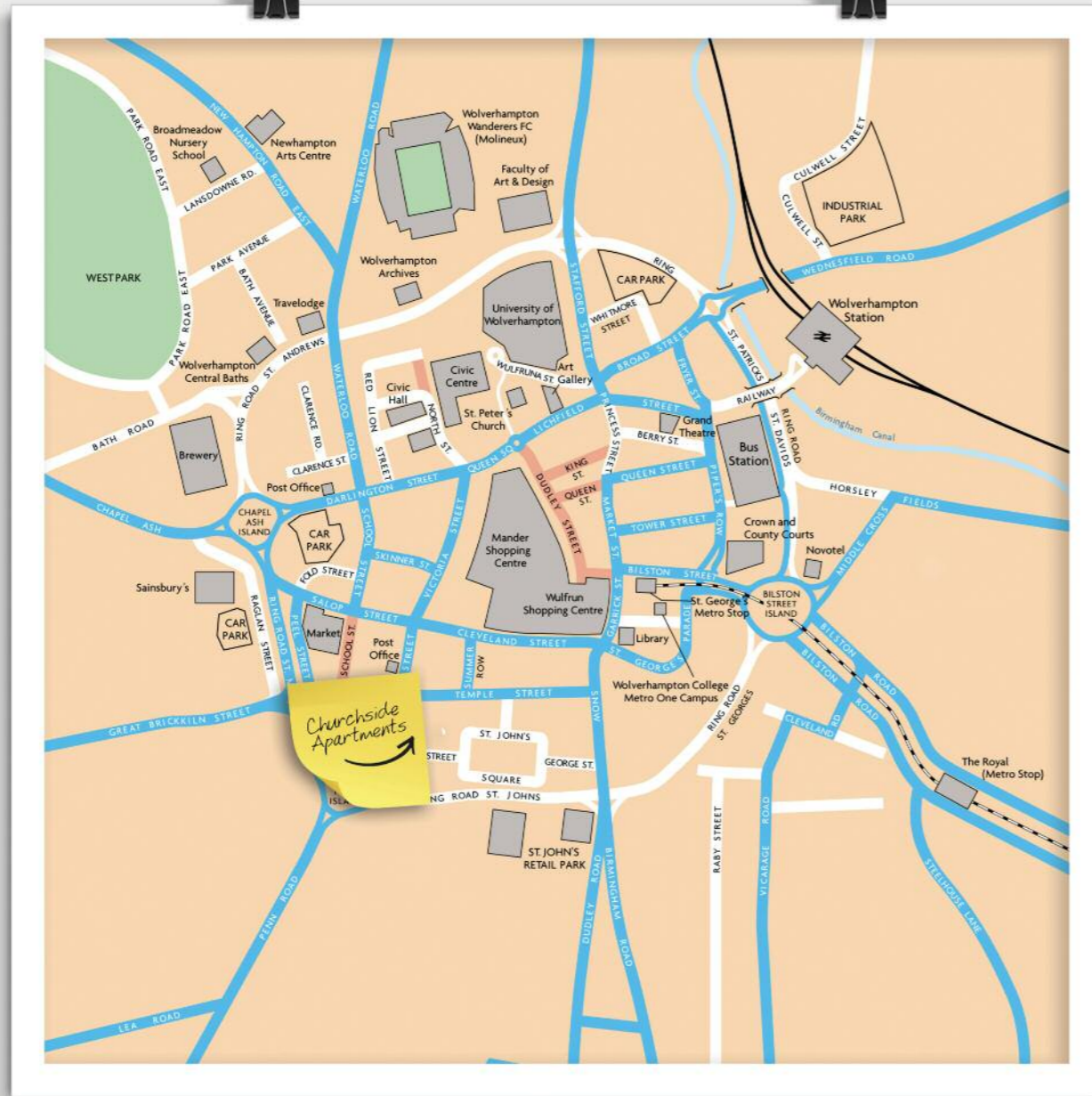




# Churchside APARTMENTS

## Getting Around

Churchside has a great location that makes it an ideal base for getting around the region.



### On Foot:

All city centre amenities are within easy walking distance. Major local employers such as the city council and the University of Wolverhampton are also less than 1km away – easily accessible on foot or by bicycle.

### Public Transport:

The Church Street bus stop stands almost directly outside Churchside, with regular services to local destinations such as Warstones, Merry Hill, Pendeford and Stourbridge. To the east, Temple Stop bus stop on Snow Hill (500m approx.) is on bus major routes to Birmingham and Dudley.

Wolverhampton's original bus station and National Express coach station lie around 750m from the property but are expected to be absorbed into the city's new Interchange (opposite).

### Rail:

Grand Station lies approximately 1km to the north east, just beyond the ring road. It is now part of the Wolverhampton Interchange development, which also includes the bus and tram stations. The Midland Metro Rail System offers regular services between Wolverhampton and Birmingham and to smaller local stations.

### Road:

Churchside stands facing the A4150 Ring Road St Johns, close to its intersection with the A449. The ring road affords access to all the main arterial routes out of the city, to destinations such as Walsall, West Bromwich and Birmingham.

- Junction 10 of the M6: approximately 8.5km east
- Junction 1 of the M54: approximately 5km north



# Specifications

## General



- Smooth plastered walls finished with emulsion in a natural shade
- Smooth plastered ceilings with white emulsion
- Modern square skirting and door frames
- Grey gloss finish to skirting boards and door frames
- Wooden doors
- Contemporary chrome door handles
- Chrome window furniture

## Floor coverings



- Living area - Quality carpet
- Dining Area - Quality carpet
- Hallway - Quality carpet
- Bedrooms - Quality carpet
- Bathroom - Kardene flooring
- Kitchen - Kardene flooring

## Electrical and Mechanical



- Chrome light switches
- Chrome plug sockets with USB charging point to lounge and bedrooms
- Chrome downlighting throughout
- Phone point to lounge area
- Satellite point to living area
- Bathroom to have chrome wall mounted heated towel rail

## Kitchen

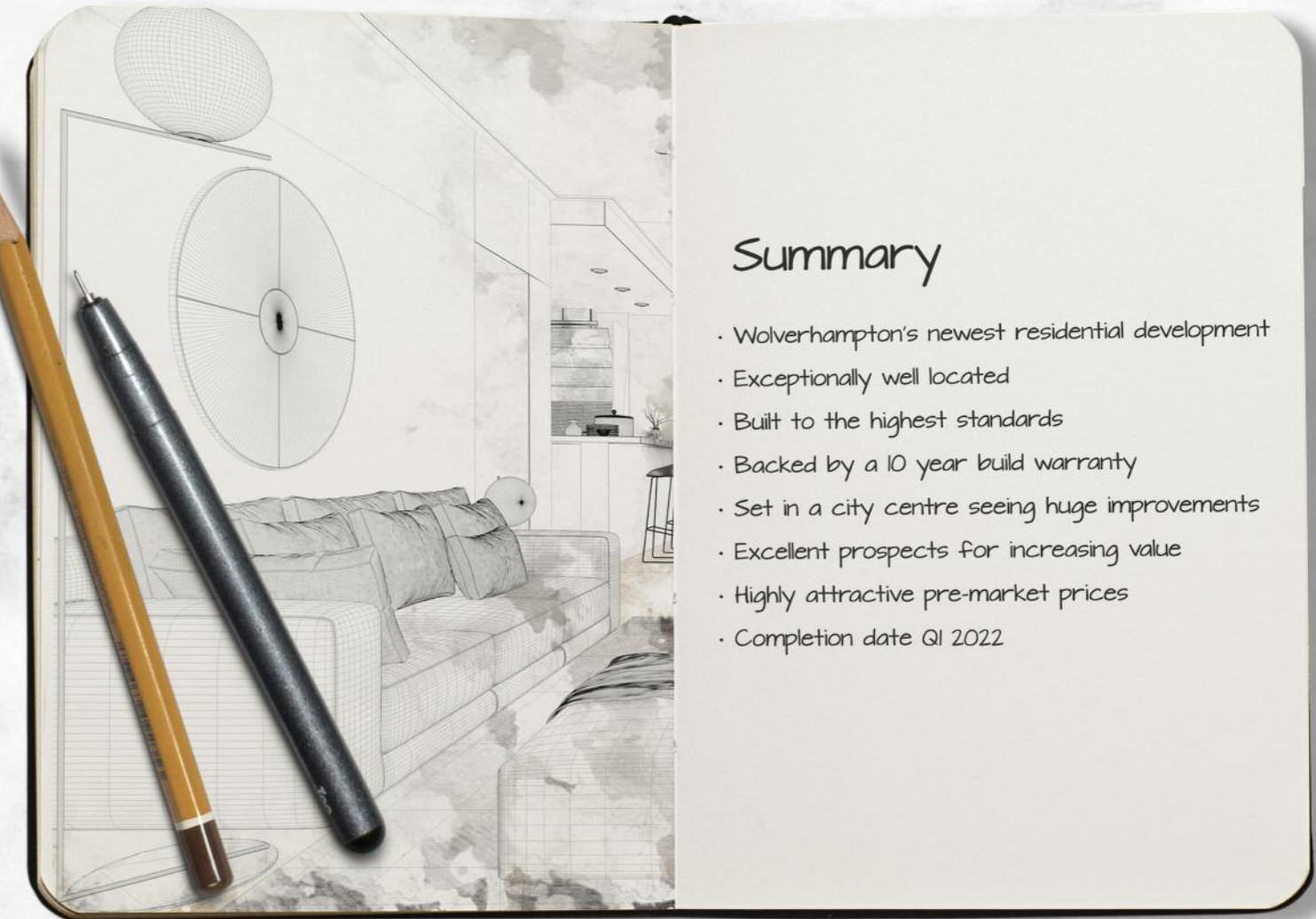


- Quality high gloss kitchen including base units and a selection of eye level cupboards.
- Soft close doors
  - Concealed under wall cabinet lighting illuminating the work surface below
  - Quality complimentary laminate work surface
  - Fan assisted single electric oven
  - 600mm induction hob
  - Integrated tall fridge freezer
  - Integrated dishwasher
  - Integrated washing machine
  - Brushed steel extractor fan housing and fan
  - Stainless steel sink
  - Chrome mixer tap
  - Fully tiled splashbacks

## Bathroom



- Walls tiled around wash hand basin shower areas
- Floor standing WC with push button flush
- Floating hand basin with cabinet surround
- Fully enclosed shower with glass door
- Overhead shower with mixer and riser
- Wall mounted chrome heated towel rail
- Forced extraction



## Summary

- Wolverhampton's newest residential development
- Exceptionally well located
- Built to the highest standards
- Backed by a 10 year build warranty
- Set in a city centre seeing huge improvements
- Excellent prospects for increasing value
- Highly attractive pre-market prices
- Completion date Q1 2022



Churchside  
APARTMENTS

