



SADDLERS

Fishley Lane, Bloxwich, Walsall WS3 3PS

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SADDLERS

Welcome to Saddlers, a pair of beautifully designed three-bedroom semi-detached homes in Little Bloxwich, offering spacious open-plan living, landscaped gardens, private parking, and high-quality finishes throughout.

These thoughtfully designed homes feature light-filled interiors and shaker-style kitchens complete with aged brass effect hardware and fully integrated appliances.

The spacious bedrooms are finished with warm textures and calming tones, while bathrooms include contemporary white sanitaryware and polished chrome fittings.



1. PLOT 1

2. PLOT 2

A PAIR OF SEMI-DETACHED HOMES

Blending contemporary comfort with timeless charm, they're the perfect choice for families and professionals seeking quality living close to local amenities, schools, and transport links.



PLOT 1

Ground Floor:

Living Room

4.22m max x 3.10m

13' 10" max x 10' 2"

Fitted Kitchen

5.23m max x 4.37m max

17' 2" max x 14' 4" max

WC

1.46m x 0.94m

4' 9" x 3' 1"

First Floor:

Bedroom One

4.27m max x 3.28m max

14' max x 10' 9" max

Bedroom Two

4.32m max x 3.25m max

14' 2" max x 10' 8" max

Bedroom Three

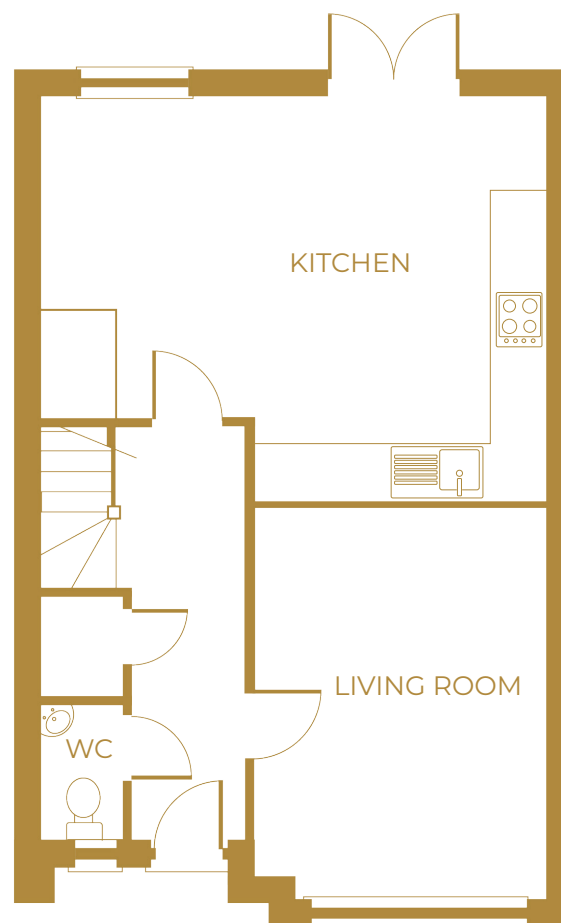
3.35m max x 2.57m

11' max x 8' 5"

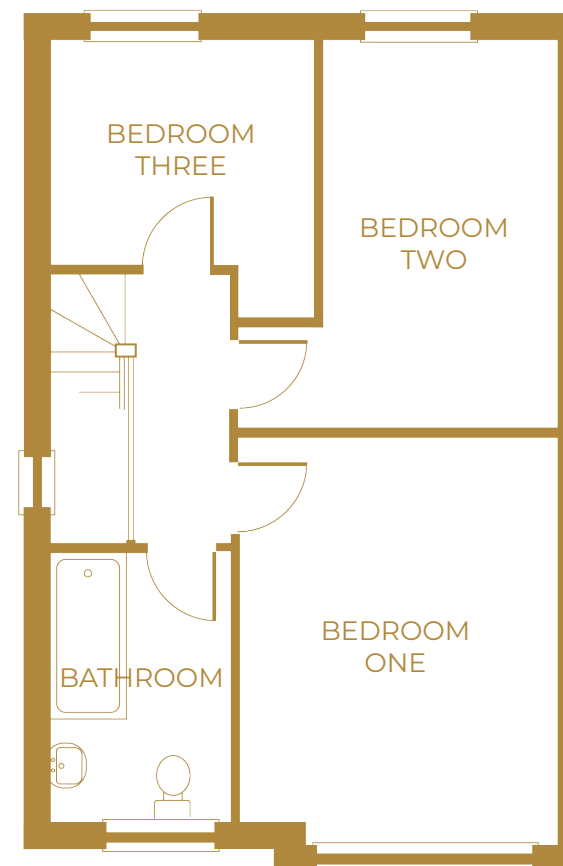
Bathroom

2.53m x 1.75m

8' 4" x 5' 9"



GROUND FLOOR



FIRST FLOOR

PLOT 2

Ground Floor:

Living Room

4.22m max x 3.10m
13' 10" max x 10' 2"

Fitted Kitchen

5.23m max x 4.37m max
17' 2" max x 14' 4" max

WC

1.46m x 0.94m
4' 9" x 3' 1"

First Floor:

Bedroom One

4.27m max x 3.28m max
14' max x 10' 9" max

Bedroom Two

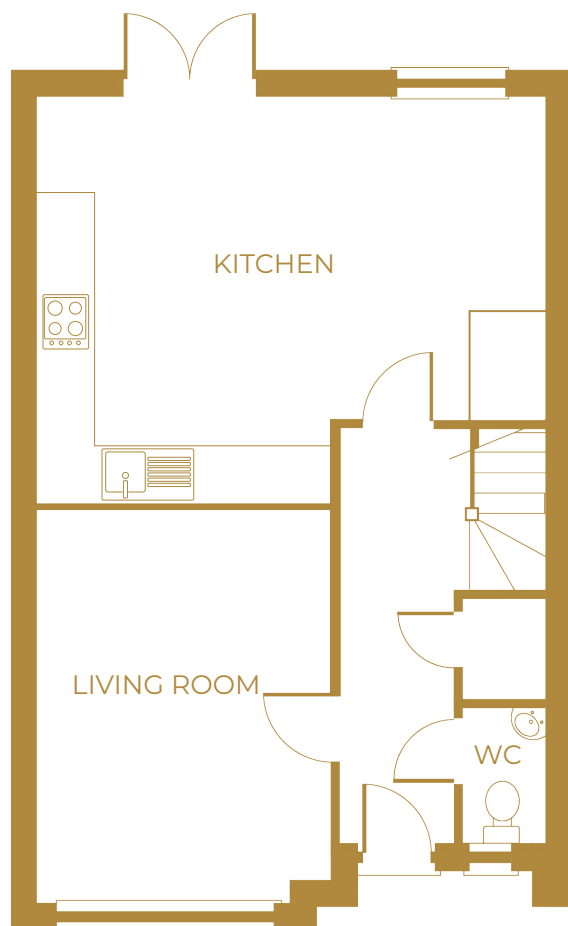
4.32m max x 3.25m max
14' 2" max x 10' 8" max

Bedroom Three

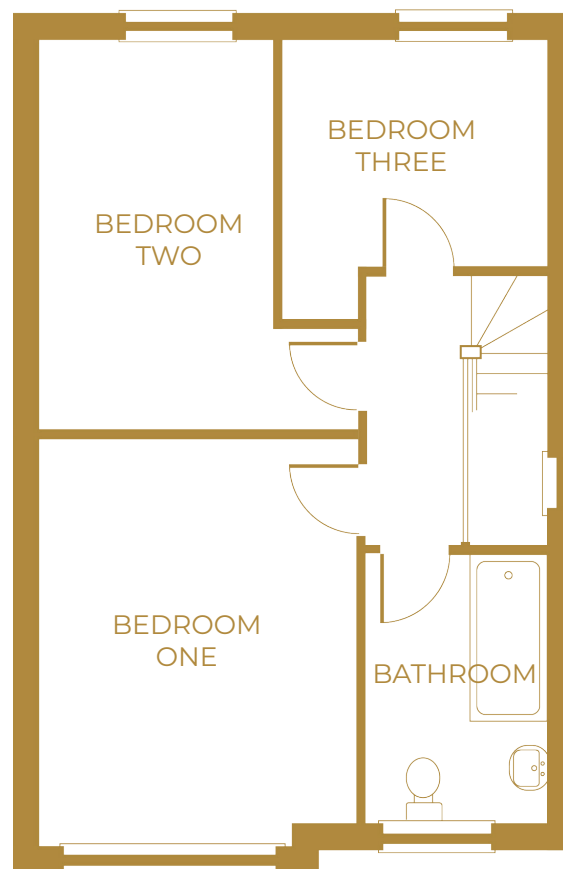
3.35m max x 2.57m
11' max x 8' 5"

Bathroom

2.53m x 1.75m
8' 4" x 5' 9"



GROUND FLOOR



FIRST FLOOR



BLENDING
TIMELESS DESIGN,
EVERYDAY
FUNCTIONALITY
AND ENDURING
QUALITY.

SPECIFICATION

Kitchen:

- Shaker style kitchens
- Laminate worktops and splashback
- Fully integrated appliances by Lamona
- Cooker extractor hood
- Porcelain flooring

Appliances:

- Lamona Stainless steel single fan oven and grill
- Lamona black electric induction hob
- Lamona integrated washer/dryer
- Lamona integrated 70/30 fridge freezer
- Lamona integrated full size control panel dishwasher

Bathroom & WC:

- White contemporary sanitaryware
- Porcelain tiling
- Heated towel rail
- Wall mounted Vanity unit
- Thermostatic mixer shower valve

Internals:

- Contemporary style doors
- Carpet to stairs and first floor
- Bespoke white painted staircase with modern handrail
- White skirting board and architrave
- Fully glazed French doors to kitchen/diner
- UPVC white casement windows

Externals:

- Landscaped front garden and turfed rear garden
- Paved patio to rear garden
- Electrical vehicle charging point
- Handmade brick complemented white monocouche render

Electrical & Heating:

- Underfloor heating on ground floor with radiators upstairs
- Openreach fibre connection
- White double sockets and switches

Security & Warranty:

- 12-year warranty by Advantage
- Two-year homeowner warranty by Kingsmen Developments
- Intruder alarm to BS EN 50131 Grade 2

PERSONALISATION

At Kingsmen, we know it's more than just a house — it's your home. By coming on board early, you'll have the chance to select the final touches and even enhance them with upgrade options, creating a space that reflects your lifestyle and vision from the very start.

If you choose Kingsmen for your new home, we are happy to discuss selections for the following:

- Kitchen cabinet colour and handles
- Worktop
- Flooring choice
- Wall and floor tiling





LOCATION

Located in Bloxwich, Saddlers offers the perfect mix of quiet suburban living and everyday convenience. Families will value the close proximity to well-regarded schools, including Little Bloxwich CofE Primary and Walsall Academy, both just a short stroll away. Nearby, Bloxwich High Street provides all the essentials, from cosy cafés and handy takeaways to GP practices and local shops, making daily life simple.

Leisure opportunities are close at hand, with King George V Memorial Playing Field offering open green space for walks, picnics, and playtime. For those who enjoy the outdoors, the scenic Cannock Chase National Landscape is just a short drive away, perfect for weekend walks, cycling, and family days out. And when it comes to dining or socialising, a wide choice of pubs, restaurants, and cafés are all within easy reach.




TRAVEL


For those who like to stay connected, excellent transport links including the nearby M6, Bloxwich train station, and easy access to Walsall, Birmingham, and the wider West Midlands ensure you're never far from the bustle of town or city life.

Whether you're starting a family, seeking a slower pace, or downsizing without compromise, your new home at Fishley Lane promises comfort, community, and convenience in equal measure.

By Car:

- 
- Bloxwich station – 1 mile
 - Walsall – 3.4 miles
 - M6 Junction 10 – 4.1 miles
 - Wolverhampton – 7.3 miles
 - Cannock chase – 7.6 miles
 - Sutton Coldfield – 9.6 miles
 - Birmingham city centre – 15.5 miles
 - Birmingham airport – 24 miles

By Train from Bloxwich:

- 
- Walsall – 5 minutes
 - Cannock – 10 minutes
 - Birmingham new street – 28 minutes
 - Birmingham international – 54 minutes

AMENITIES

Leisure:

- 1 - Saddlers Arms
- 2 - Ivy House
- 3 - Warrens restaurant & bar
- 4 - Ashoca
- 5 - King George V memorial playing fields
- 6 - Bloxwich golf club
- 7 - Bloxwich Active living
- 8 - The light cinema Walsall
- 9 - Tenpin Walsall
- 10 - Cannock chase
- 11 - Chasewater

Shopping:

- 19 - Your Co-op food Bloxwich Knave
- 20 - Asda Bloxwich superstore
- 21 - Sainsburys Reedswood way
- 22 - Crown Wharf Retail park
- 23 - McArthur Glen designer Outlet

Schools (Ofsted Rating):

- 12 - Little Bloxwich CofE VC primary (***)
- 13 - Lower farm primary (***)
- 13 - St peters catholic primary (***)
- 14 - Rivers Primary Academy & Nursery (***)
- 15 - Bloxwich Academy (***)
- 16 - Ormiston shelfield (***)
- 17 - Queen Marys High school (****)
- 18 - Coppice performing arts (***)

Key Locations:

- 24 - Bloxwich train station
- 25 - Walsall train station
- 26 - Lower farm health centre
- 27 - Walsall Manor hospital



DEVELOPERS & AGENTS



Kingsmen Developments are a family-owned developer with over 30 years of industry experience. With a commitment to detail, they create more than just properties — each home is thoughtfully designed as a place to live, grow and belong, reflecting a vision that goes beyond building houses to shaping spaces where people truly feel at home.

The Connells logo consists of the word 'Connells' in a white, sans-serif font, centered within a red rectangular background.

If you would like to find out more about these two fabulous homes, or arrange a viewing to truly appreciate what they have to offer, you can get in touch with the friendly team at Connells today.

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Web: www.connells.co.uk

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