

CASTLE GARDENS

THE BACHE, OFF WELLINGTON ROAD,
LIGHTMOOR VILLAGE, TELFORD, TELFORD AND WREKIN, TF4 3FQ












A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

CASTLE GARDENS

DEVELOPMENT LAYOUT

KEY

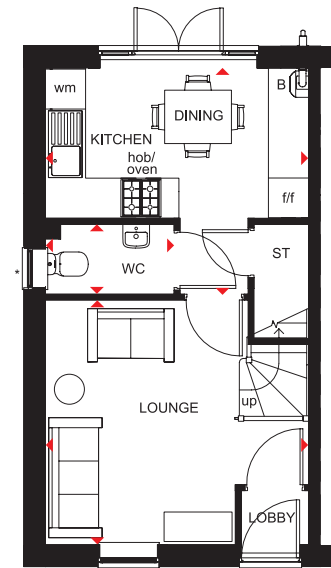
-  KENLEY 2 bedroom home
-  ROSEBERRY 2 bedroom home
-  ELLERTON 3 bedroom home
-  MAIDSTONE 3 bedroom home
-  ENNERDALE 3 bedroom home
-  LUTTERWORTH 3 bedroom home
-  HAVERSHAM 4 bedroom home
-  KINGSVILLE 4 bedroom home
-  ALDERNEY 4 bedroom home
-  RADLEIGH 4 bedroom home
-  ASHBURTON 4 bedroom home
-  AFFORDABLE HOUSING
- * BIN COLLECTION POINTS



2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

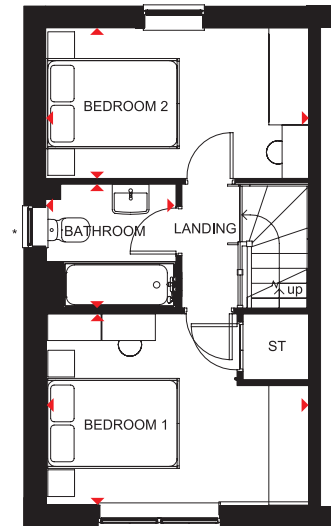


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

* Window may be optional on certain plots, Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'9" x 9'4"
Bedroom 2	3943 x 2316mm	12'9" x 7'6"
Bathroom	1953 x 1853mm	6'4" x 6'1"

[Approximate dimensions]

* Window may be optional on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

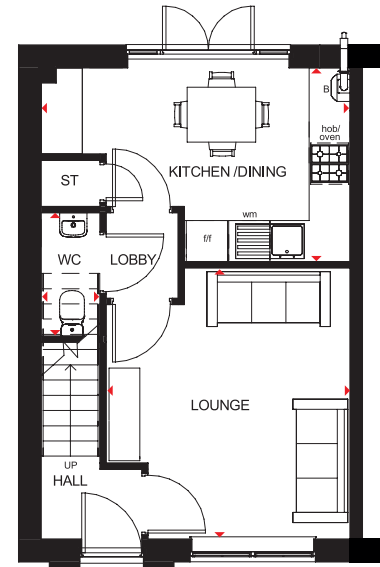
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM HOME



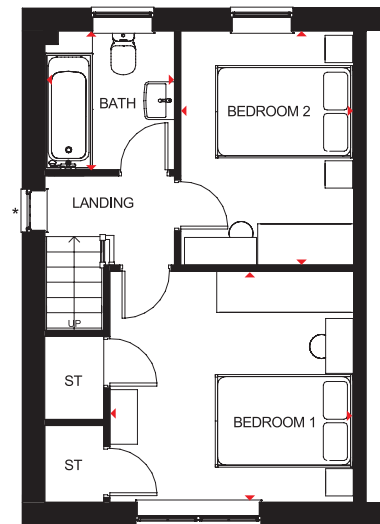
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage



Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"

(Approximate dimensions)



First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

(Approximate dimensions)

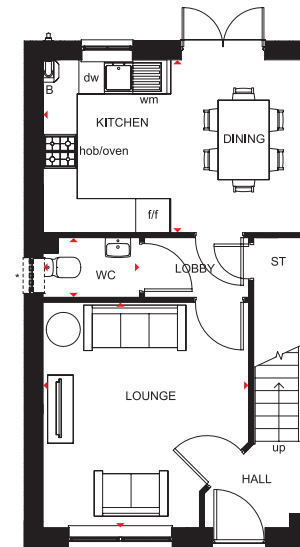
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

3 BEDROOM HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space and French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

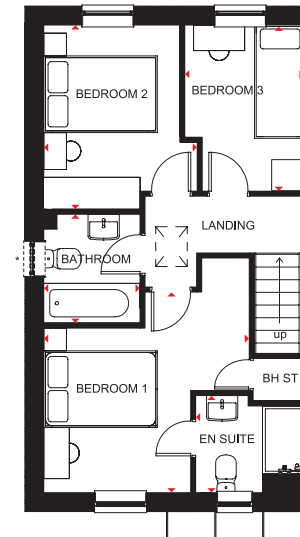


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

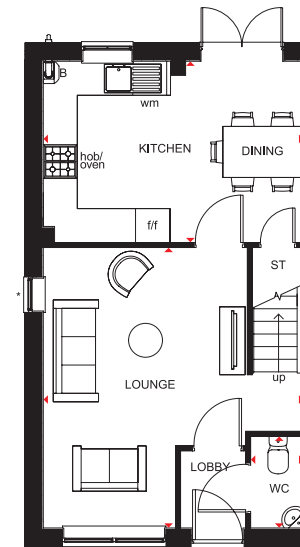
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	BH ST Bulkhead store	dw Dishwasher space	

3 BEDROOM HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and a family bathroom

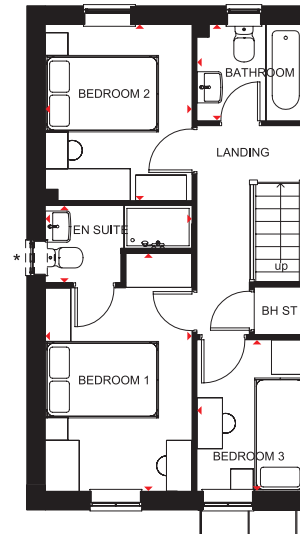


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'2"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'5"
WC	935 x 1620mm	3'1" x 5'3"

[Approximate dimensions]

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



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

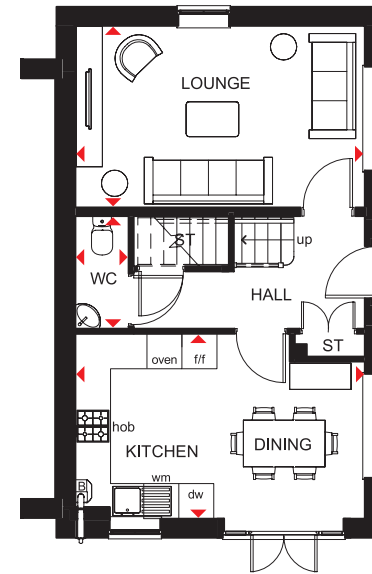
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space		
	ST	Store	dw	Dishwasher space		

3 BEDROOM HOME



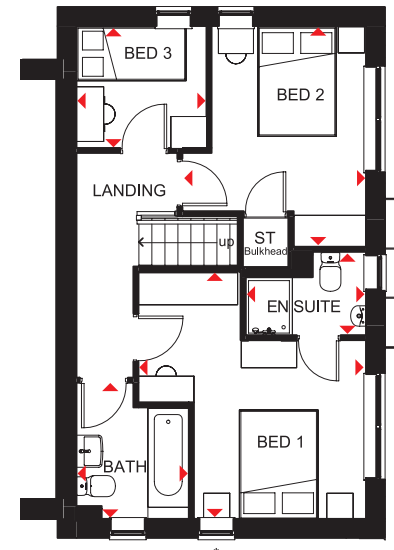
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

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

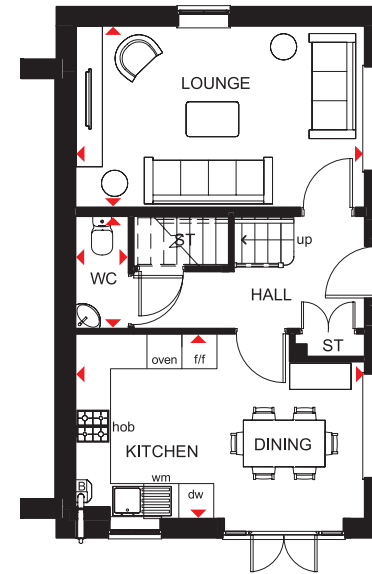
KEY ST Store
B Boiler
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

3 BEDROOM HOME



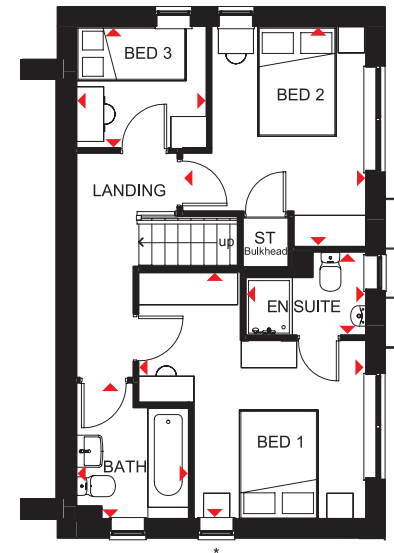
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en-suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

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

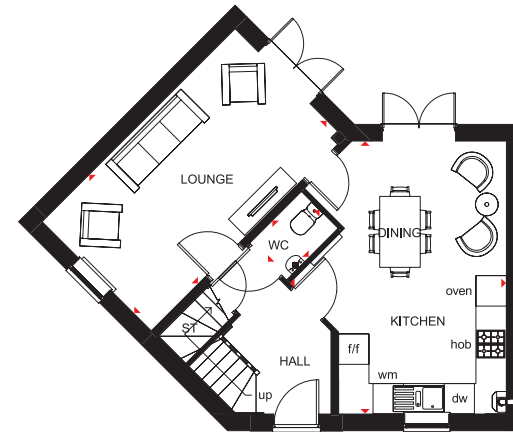
KEY ST Store
B Boiler
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

3 BEDROOM DETACHED HOME



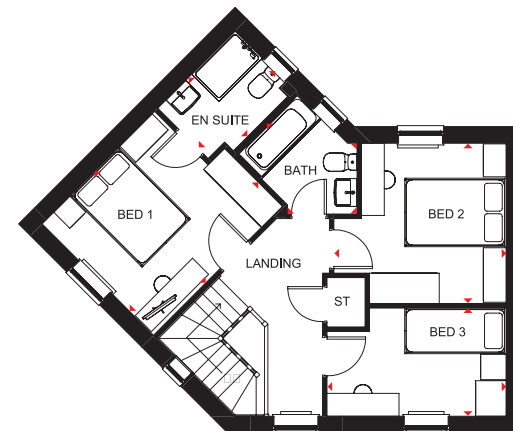
- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

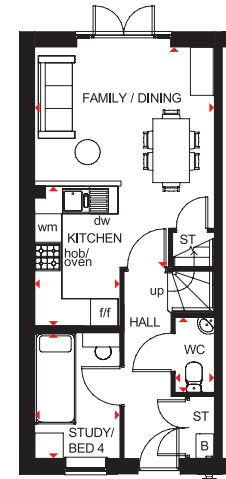
(Approximate dimensions)

KEY	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location
	f/f Fridge/freezer space	

4 BEDROOM TERRACED HOME



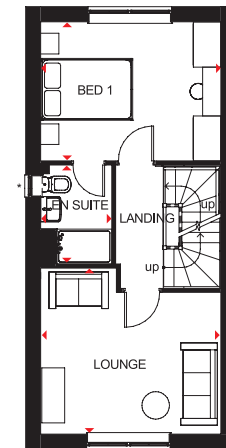
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or a study
- The spacious lounge is upstairs on the first floor along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining	4818 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3063mm	6'1" x 10'1"
WC	861 x 1649mm	2'10" x 5'5"
Study/Bedroom 4	1865 x 2751mm	6'1" x 9'0"

(Approximate dimensions)

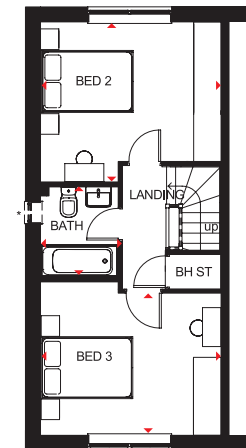


First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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



Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

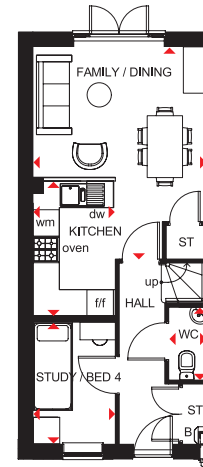
*Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plans.

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	dw	Dishwasher space		

4 BEDROOM HOME



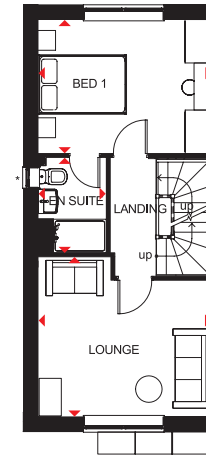
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

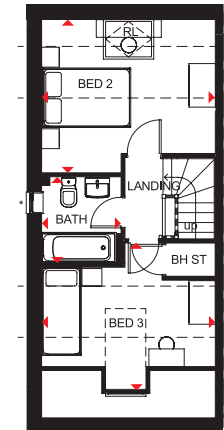


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3936 x 3508mm [^]	12'11" x 11'6" [^]
Bedroom 3	3936 x 3325mm [^]	12'11" x 10'11" [^]
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

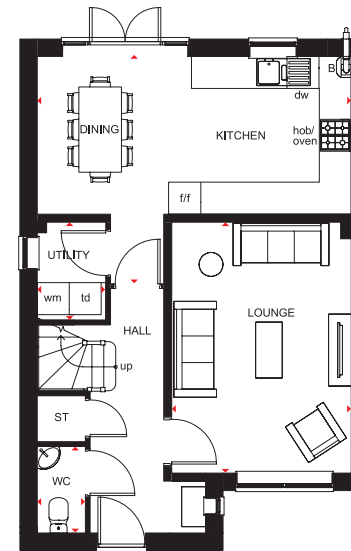
[^]Overall floor dimension includes lower ceiling areas

KEY	B Boiler	wm Washing machine space	RL Roof light
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead Store	dw Dishwasher space	

4 BEDROOM DETACHED HOME



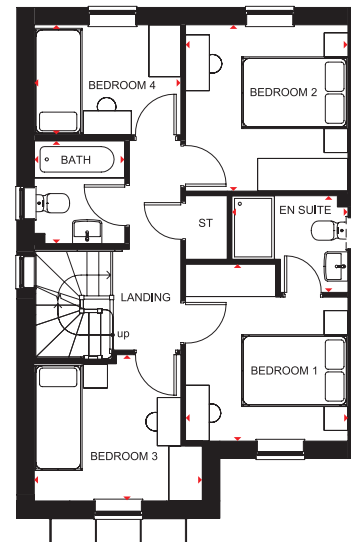
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

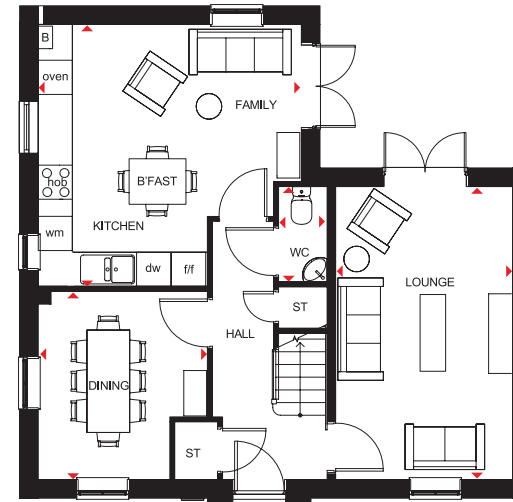
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

4 BEDROOM DETACHED HOME



- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

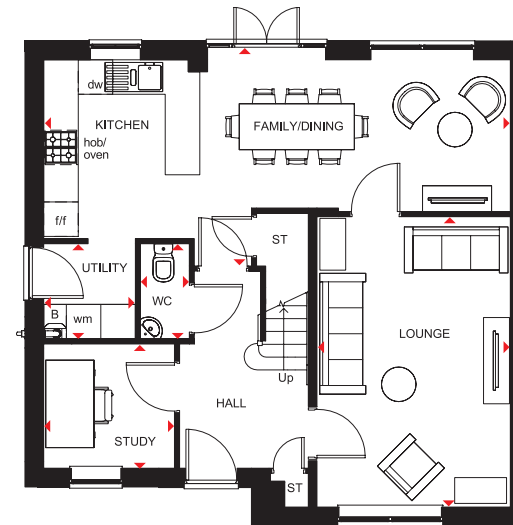
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



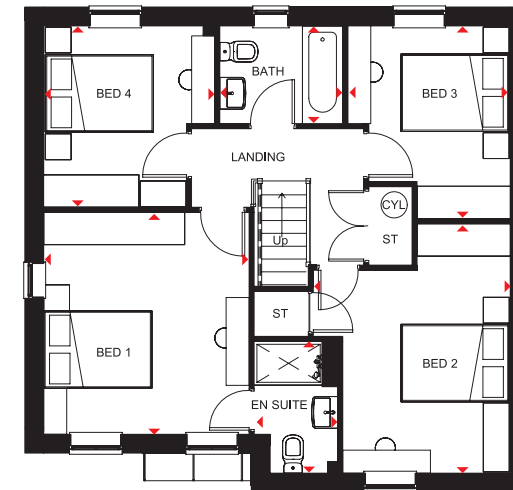
- A bright and airy family home
- The large open-plan kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

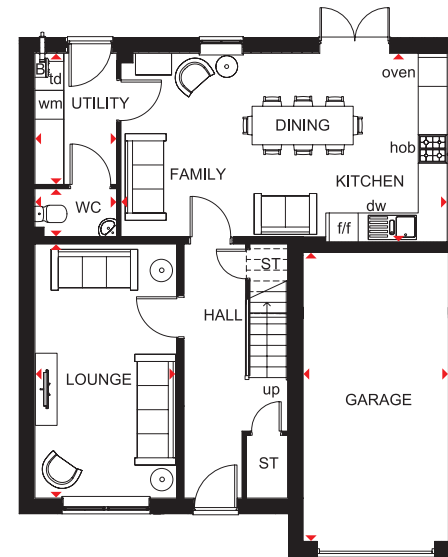
[Approximate dimensions]

KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	CYL Cylinder	dw Dishwasher space	

4 BEDROOM DETACHED HOME



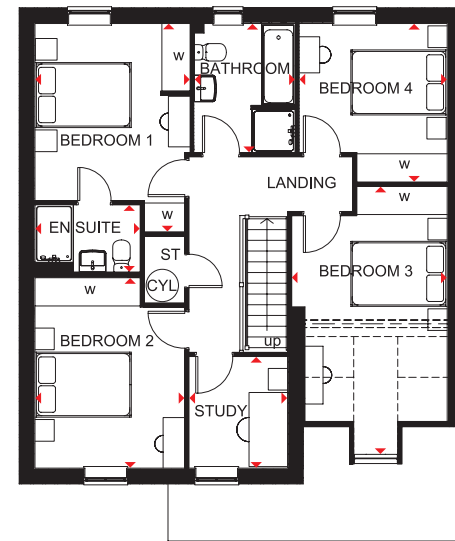
- Spacious and practical family home designed for modern living
- Open-plan kitchen with dining and family areas, separate utility and a generous lounge are located on the ground floor
- Four double bedrooms, the main with en suite, a study and a family bathroom are on the first floor
- Integral garage adds security and convenience



Ground Floor

Kitchen/ Family/Dining	6722 x 3915mm	22'1" x 12'8"
Lounge	2947 x 5275mm	9'7" x 17'3"
Utility	1700 x 2722mm	5'6" x 8'9"
WC	1700 x 1000mm	5'6" x 3'3"
Garage	3015 x 6000mm	9'9" x 19'7"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'6" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'6"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'6" x 18'3"*
Bedroom 4	3067 x 3293mm	10'1" x 10'8"
Bathroom	2095 x 2681mm	6'9" x 8'8"
Study	2046 x 2318mm	6'7" x 7'6"

[Approximate dimensions]

*Overall floor dimensions includes lower ceiling areas

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe space	td	Tumble dryer space
	CYL	Cylinder	f/f	Fridge/freezer space	↕	Dimension location

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- to be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

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