



DUNSTALL
PARK



TAMWORTH

barrathomes.co.uk/dunstallpark

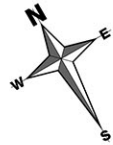
0333 355 8475

DUNSTALL PARK

PHASE 1 DEVELOPMENT LAYOUT

KEY

 Roseberry	2 bedroom home	 Ennerdale	3 bedroom home	 Alderney	4 bedroom home	 Harwich	4 bedroom home	V - Visitor Parking Space
 Palmerston	3 bedroom home	 Andover	3 bedroom home	 Radleigh	4 bedroom home	 Lamberton	5 bedroom home	POS - Public Open Space
 Maidstone	3 bedroom home	 Eskdale	3 bedroom home	 Hale	4 bedroom home	 Affordable Housing		* - Bin Collection Point
 Moresby	3 bedroom home	 Chester	4 bedroom home	 Chertsey	4 bedroom home			 SS Sub Station



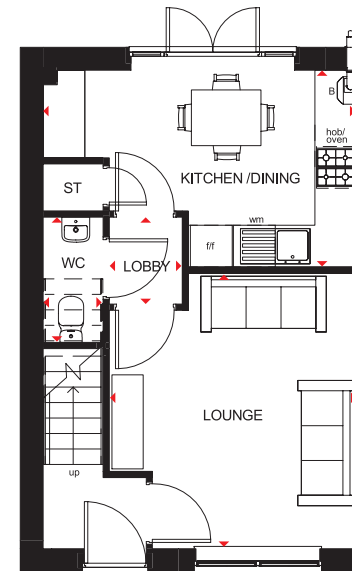


ROSEBERRY

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 space

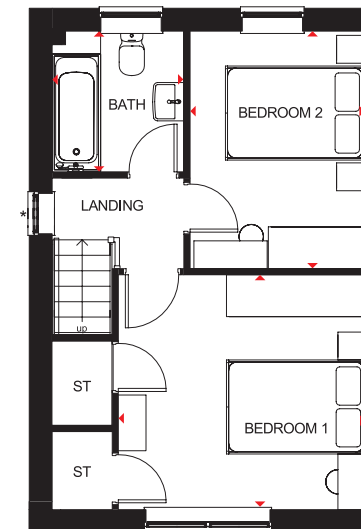
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Lounge	3557 x 3958mm	11'8" x 12'11"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'9" x 5'10"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3373mm	11'8" x 11'0"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'2" x 6'7"

(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		

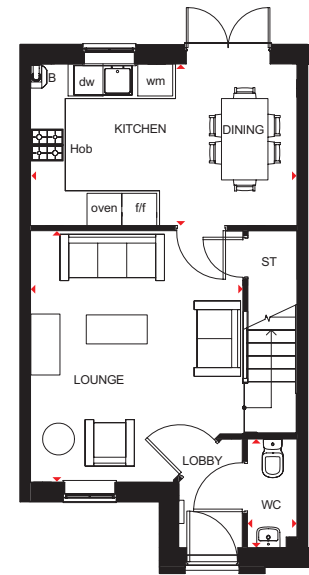


PALMERSTON

3 BEDROOM HOME

- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom

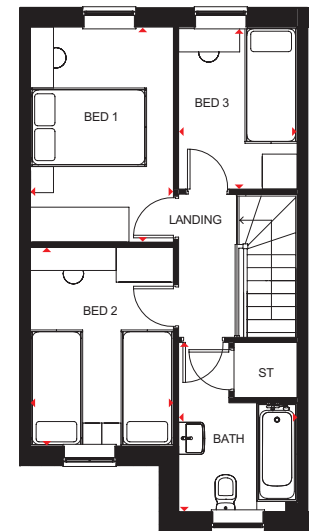
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Kitchen/Dining	4590 x 2706mm	15'0" x 8'10"
Lounge	3700 x 4416mm	12'1" x 14'5"
WC	1956 x 856mm	6'5" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	3700 x 2462mm	12'1" x 8'0"
Bedroom 2	3422 x 2462mm	11'2" x 8'0"
Bedroom 3	2706 x 2041mm	8'10" x 6'8"
Bathroom	2913 x 2041mm	9'6" x 6'8"

(Approximate dimensions)

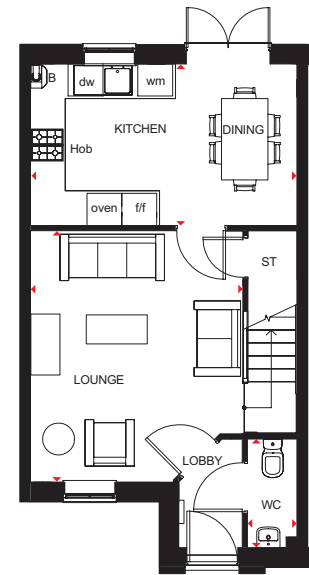
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



PALMERSTON 3 BEDROOM HOME

- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom

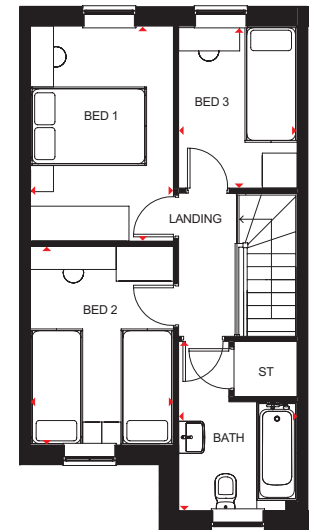
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



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(Approximate dimensions)



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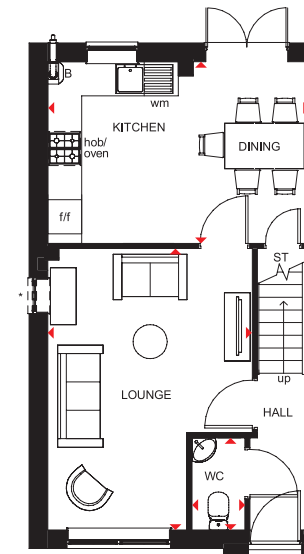
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



MAIDSTONE 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 master with en suite - a single bedroom and family bathroom

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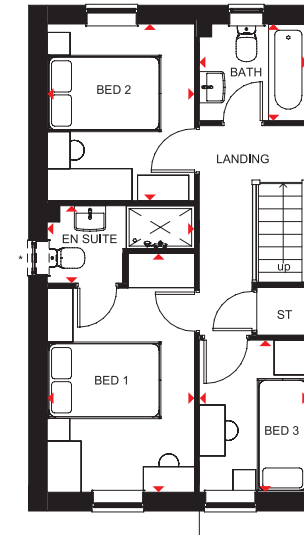


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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



First Floor

Bedroom 1	4203 x 2592mm	13'9" x 8'6"
En Suite	2592 x 1365mm	8'6" x 4'5"
Bedroom 2	3112 x 2592mm	10'2" x 8'6"
Bedroom 3	2676 x 1918mm	8'9" x 6'3"
Bathroom	1918 x 1702mm	6'3" x 5'7"

[Approximate dimensions]

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

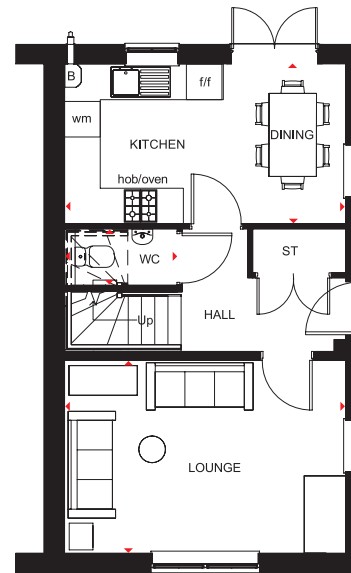


MORESBY

3 BEDROOM HOME

- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the master with en suite, a single bedroom and family bathroom

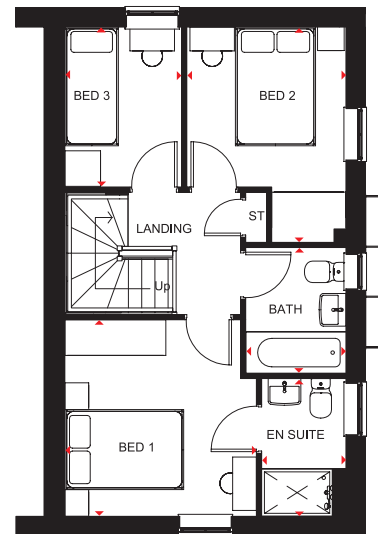
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
Lounge	4737 x 3250mm	15'6" x 10'7"
WC	1894 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

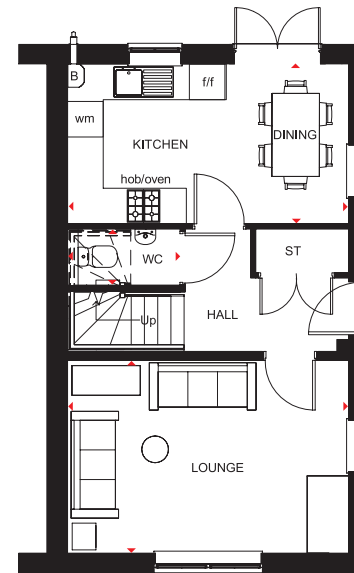


MORESBY

3 BEDROOM HOME

- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the master with en suite, a single bedroom and family bathroom

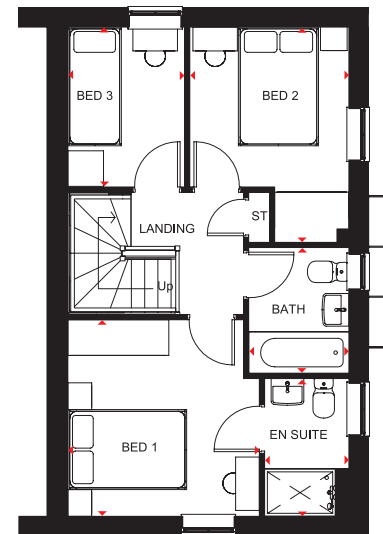
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

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Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
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[Approximate dimensions]



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[Approximate dimensions]

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	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

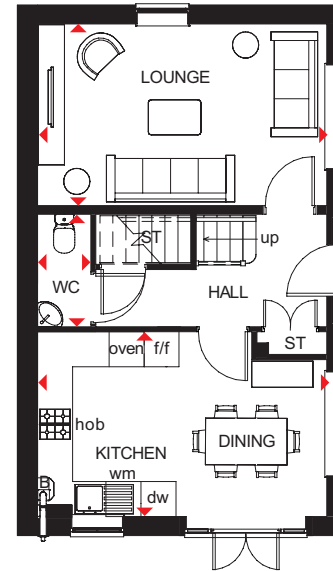


ENNERDALE

3 BEDROOM HOME

- Light floods into 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 master with en suite, a single bedroom and family bathroom

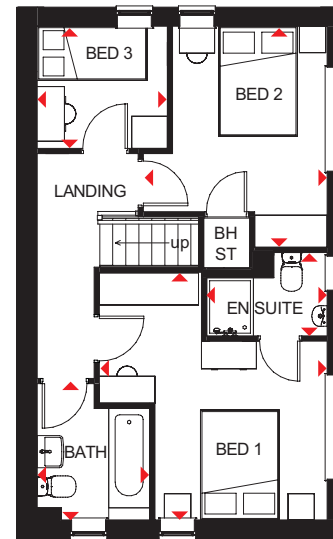
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

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

(Approximate dimensions)



First Floor

Bedroom 1	4231 x 3898mm	13'10" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'4" x 10'3"
Bedroom 3	2227 x 2089mm	7'3" x 6'10"
Bathroom	2334 x 1924mm	7'7" x 6'3"

(Approximate dimensions)

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

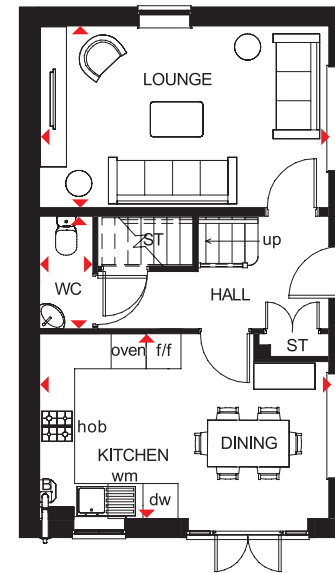


ENNERDALE

3 BEDROOM DETACHED HOME

- Light floods into this attractive 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 master with en suite, a single bedroom and family bathroom

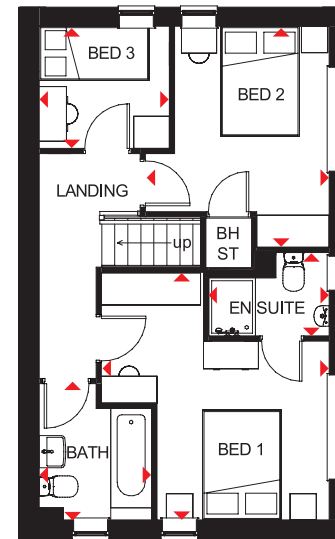
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



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(Approximate dimensions)



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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)

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

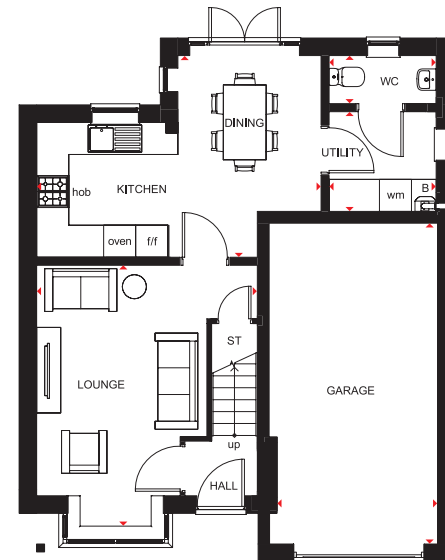


ANDOVER

3 BEDROOM DETACHED HOME

- Good-sized family home with integral garage
- Flexible, open-plan kitchen/dining area leading to the rear garden, separate utility room and a spacious lounge can be found on the ground floor
- Two double bedrooms, the master with en suite and dressing area, a single bedroom and a family bathroom are on the first floor

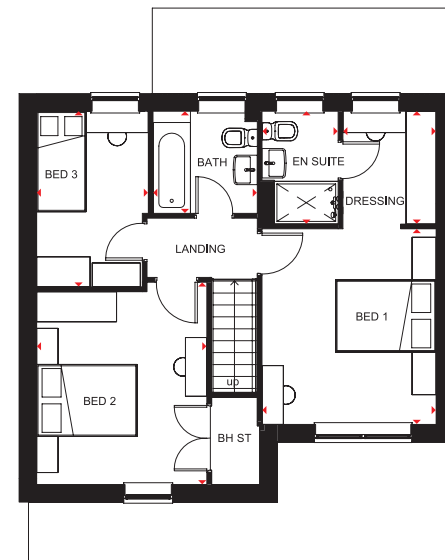
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Lounge	4903 x 4127mm	16'1" x 13'6"
Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'2"
WC	2002 x 900mm	6'7" x 2'11"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 3257mm	12'0" x 10'8"
En Suite	2113 x 1424mm	6'11" x 4'8"
Dressing Area	2113 x 1745mm	6'11" x 5'9"
Bedroom 2	3787 x 3185mm	12'5" x 10'5"
Bedroom 3	3289 x 2089mm	10'9" x 6'10"
Bathroom	1951 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

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

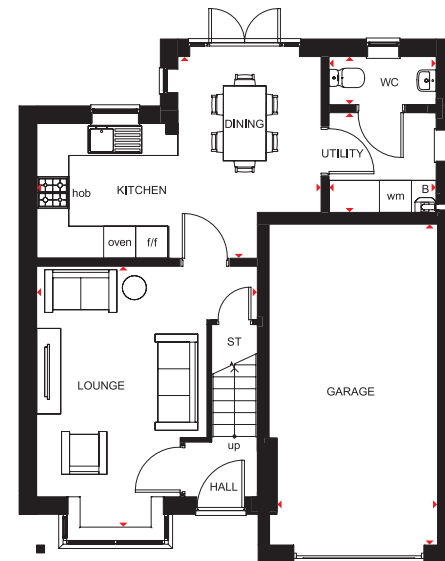


ANDOVER

3 BEDROOM DETACHED HOME

- Good-sized family home with integral garage
- Flexible, open-plan kitchen/dining area leading to the rear garden, separate utility room and a spacious lounge can be found on the ground floor
- Two double bedrooms, the master with en suite and dressing area, a single bedroom and a family bathroom are on the first floor

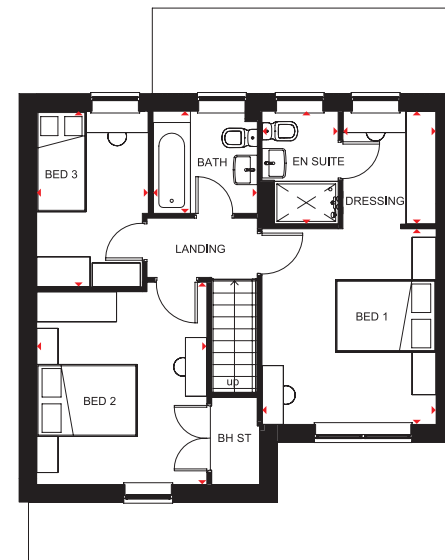
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



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(Approximate dimensions)



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(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space
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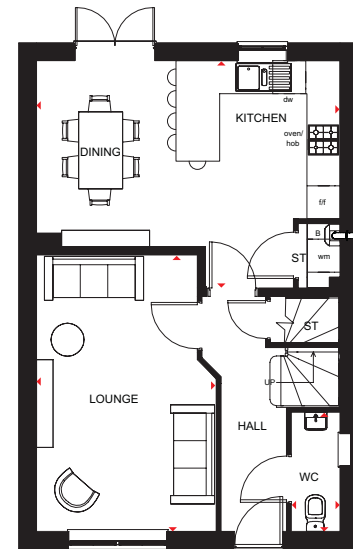


CHESTER

4 BEDROOM DETACHED HOME

- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom

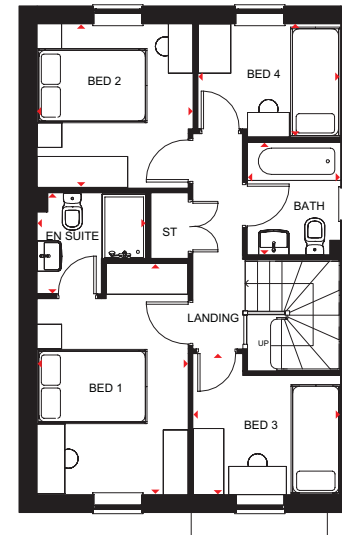
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

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



ALDERNEY

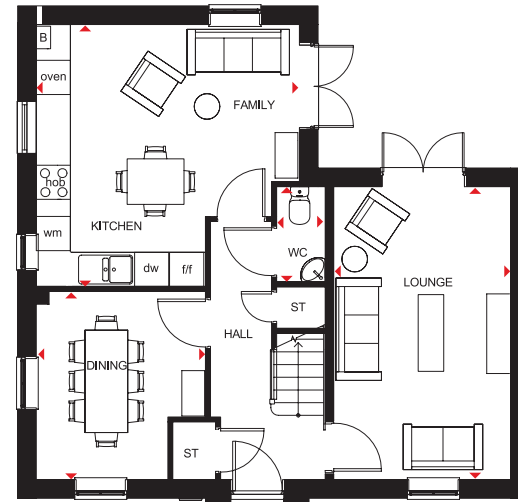
4 BEDROOM DETACHED HOME

- 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 dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom

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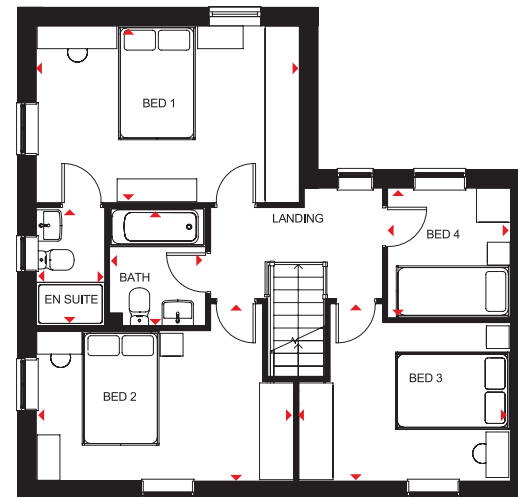
BARRATT
HOMES



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

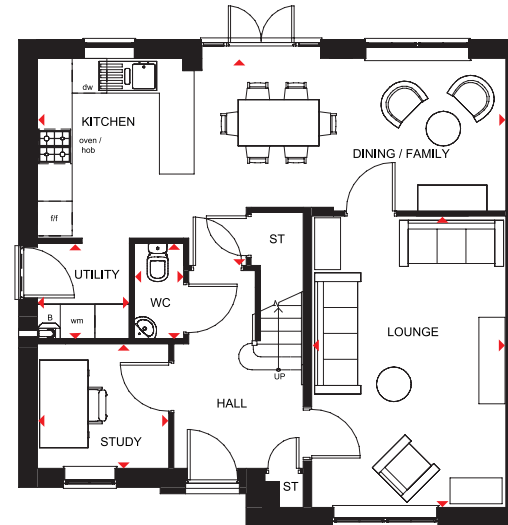


RADLEIGH

4 BEDROOM DETACHED HOME

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

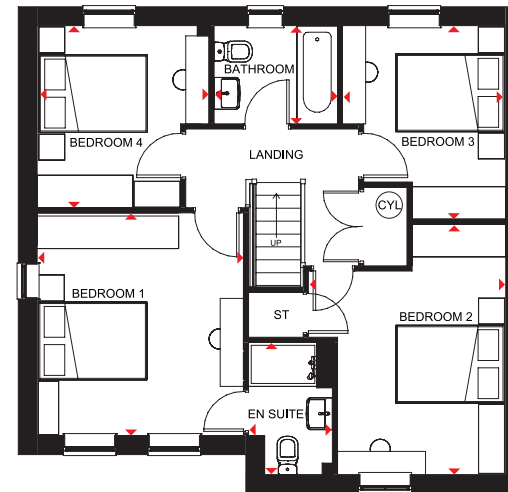
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Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Family/Dining	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	

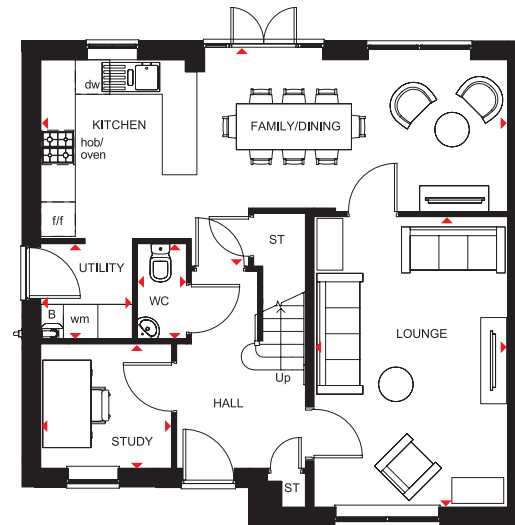


RADLEIGH

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 master with en suite shower room, and a family bathroom

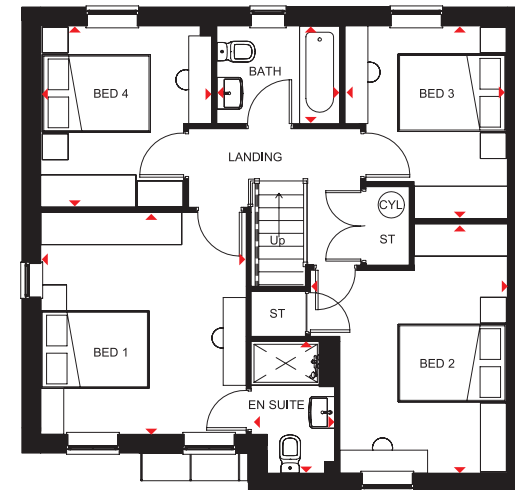
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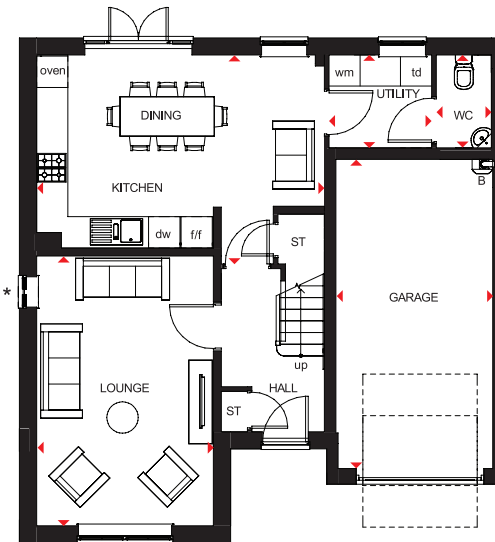


HALE

4 BEDROOM DETACHED HOME

- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the master with en suite, and family bathroom

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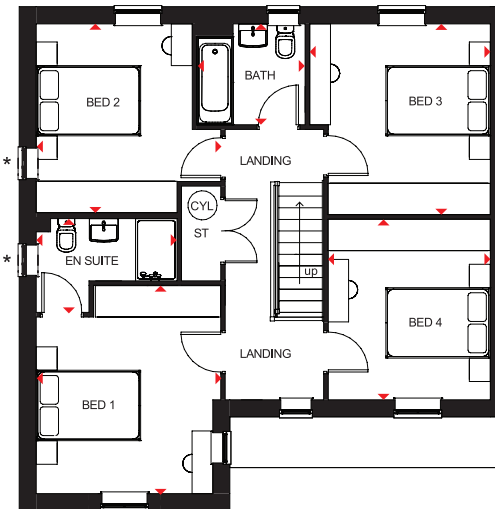


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/ Family Area	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" x 3'5"
Garage	6000 x 3000mm	19'8" x 9'10"

[Approximate dimensions]

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



First Floor

Bedroom 1	3965 x 3536mm	13'1" x 11'7"
En suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[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	
	CYL Cylinder	dw Dishwasher space	

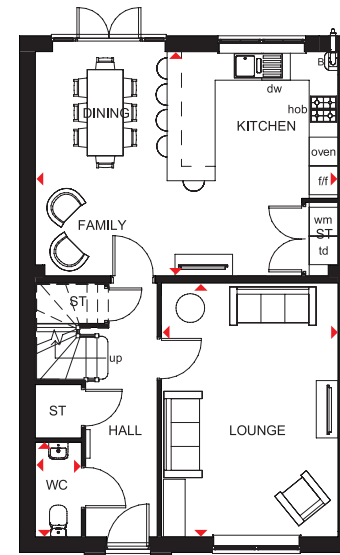


CHERTSEY

4 BEDROOM HOME

- Attractive family home designed for modern living
- Large, open-plan kitchen with discreet utility space and flexible dining and family areas leading to the garden
- Good-sized lounge where all the family can relax
- Three double bedrooms - the large master with en suite - a single bedroom and the family bathroom are on the first floor

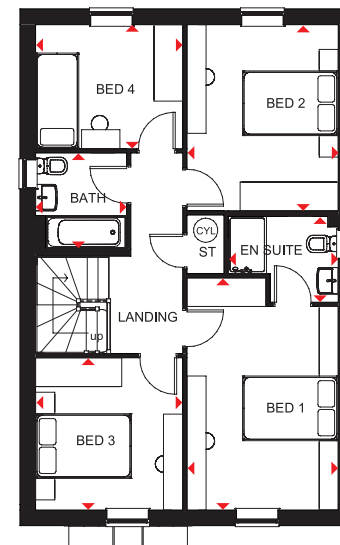
Dunstall Lane, Tamworth, Staffordshire B78 3HJ



Ground Floor

Lounge	3688 x 5300mm	12'1" x 17'5"
Kitchen/Dining/ Family	6320 x 4685mm	20'9" x 15'4"
WC	963 x 1975mm	3'2" x 6'6"

(Approximate dimensions)



First Floor

Bedroom 1	3161 x 4848mm	10'4" x 15'11"
En Suite	2300 x 1790mm	7'7" x 5'10"
Bedroom 2	3161 x 3888mm	10'4" x 12'9"
Bedroom 3	3072 x 3178mm	10'1" x 10'5"
Bedroom 4	3072 x 2594mm	10'1" x 8'6"
Bathroom	1901 x 2003mm	6'3" x 6'7"

(Approximate dimensions)

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

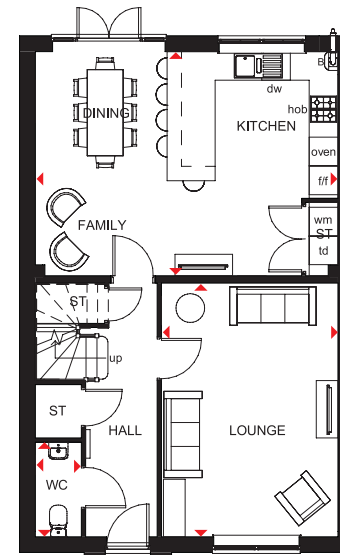


CHERTSEY

4 BEDROOM HOME

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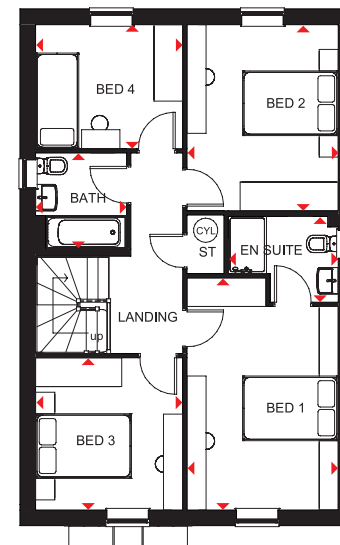
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



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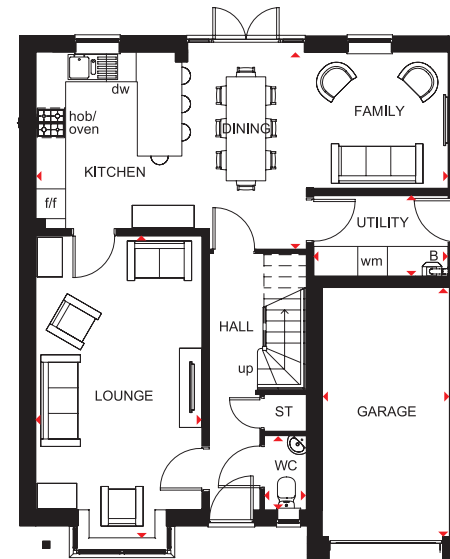


HARWICH

4 BEDROOM DETACHED HOME

- Open-plan kitchen features flexible family and dining areas with French doors to the garden
- Walk-in bay in the lounge adds to the feeling of spaciousness
- Integral garage, separate utility and first floor study
- Three double bedrooms, both the generous master and bedroom two with en suite, a single bedroom and family bathroom upstairs

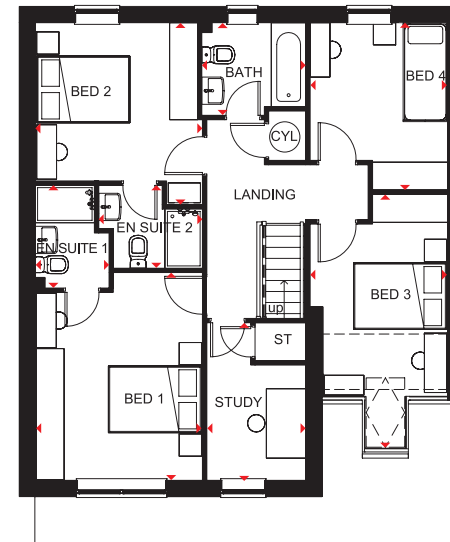
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



Ground Floor

Lounge	3350 x 6121mm	11'0" x 20'1"
Kitchen/ Dining/Family	8325 x 3980mm	27'4" x 13'1"
Utility	2715 x 1625mm	8'11" x 5'4"
WC	850 x 1500mm	2'9" x 4'11"
Garage	2565 x 5174mm	8'5" x 17'0"

[Approximate dimensions]



First Floor

Bedroom 1	3372 x 4197mm	11'1" x 13'9"
En Suite 1	1485 x 2075mm	4'10" x 6'10"
Bedroom 2	3372 x 3679mm	11'1" x 12'1"
En Suite 2	2094 x 1675mm	6'10" x 5'6"
Bedroom 3	2777 x 5125mm	9'1" x 16'10"
Bedroom 4	2777 x 3382mm	9'1" x 11'1"
Study	2000 x 3183mm	6'7" x 10'5"
Bathroom	2100 x 1873mm	6'11" x 6'2"

[Approximate dimensions]

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



HARWICH

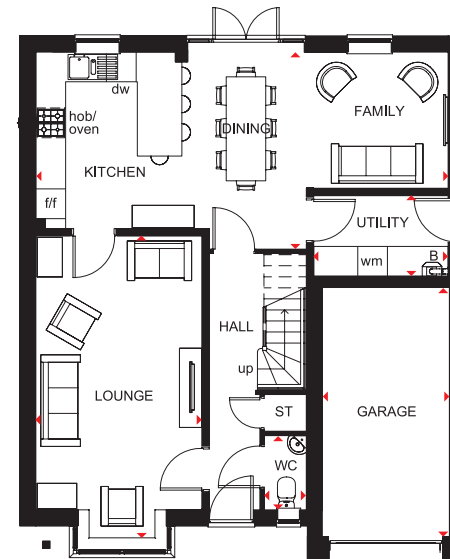
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Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



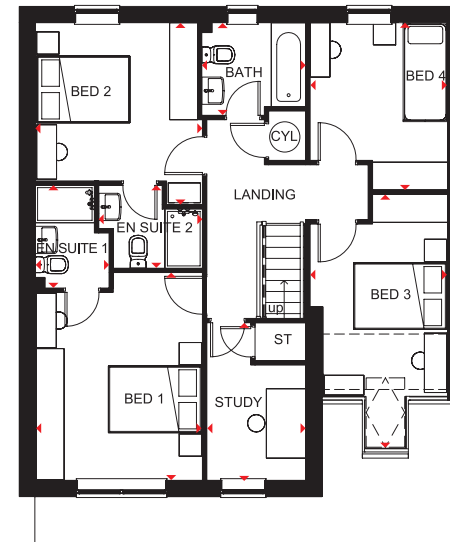
BARRATT
HOMES



Ground Floor

Lounge	3350 x 6121mm	11'0" x 20'1"
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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**

www.consumercode.co.uk



Dunstall Park, Dunstall Lane, Tamworth, Staffordshire B78 3HJ

barratthomes.co.uk

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.

