



Earl's Grange
Priorslee

millerohomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Welcome home	01
Living in Priorslee	02
Floor plans	08
The Miller Difference	18
A Better Place	22
How to find us	24

Plot Information

Marchmont

See Page 08

Harrison

See Page 09

Tiverton

See Page 10

Eaton

See Page 11

Parkton

See Page 12

Maplewood

See Page 13

Inglewood

See Page 14

Ashwood

See Page 15

Greenwood

See Page 16

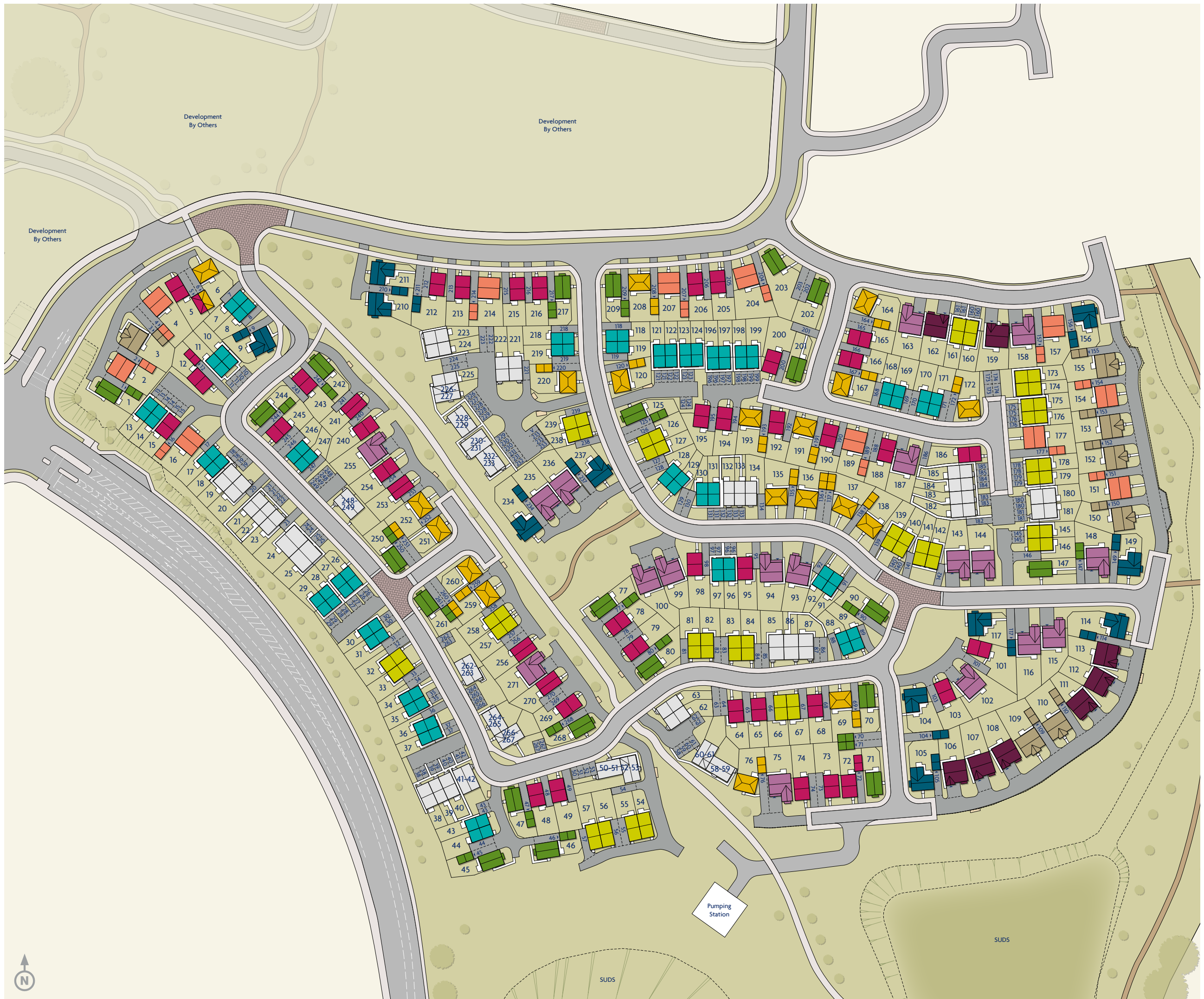
Cedarwood

See Page 17

Affordable

Housing

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Earl's Grange.



Half a mile from the M54, less than 30 minutes' drive from Wolverhampton and 45 minutes from Birmingham, Earl's Grange is perfectly located for travel throughout the midlands. Direct train services from Telford Central run to Holyhead, Chester, Shrewsbury, Wolverhampton and Birmingham International. Wolverhampton is less than 20 minutes away by rail, and Birmingham New Street is a 40 minute trip. National Cycle Route 81, from Shrewsbury to Wolverhampton, runs through the development.

A farm shop a few yards away complements a Co-op food store and a pharmacy at Priorslee Farm Local Centre, 20 minutes' walk away. The National Cycle Route provides a pleasant walk to the local shops, pubs and restaurants of Haughton and Shifnal. With their traditional ambience, the villages offer a pleasant counterpoint to the modern shops and amenities of Telford.

Telford town centre presents a comprehensive choice of high street shops, supermarkets and restaurants. The Forge Retail Park includes a Nuffield Health gym and swimming pool, and the Telford Centre hosts a wealth of leisure and fitness facilities, including a fully-equipped Puregym, Odeon and Cineworld cinemas, an ice rink with a soft play area, a bowling alley and an inflatable park.



Offering easy access to Shrewsbury, Wolverhampton and Birmingham, and within two miles of both the exciting modern amenities of Telford and the traditional village of Shifnal, this attractive neighbourhood of energy efficient two, three and four bedroom homes offers strategic convenience in a peaceful setting. Straddling National Cycle Route 81, with beautiful lakes and wildlife habitats nearby, it combines the best of urban and natural environments. Welcome to Earl's Grange...

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Marchmont

Overview
This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

Floor Space
737 sq ft

Ground Floor
Lounge
3.11m x 4.08m
10'3" x 13'5"

Kitchen/Dining
4.06m x 3.04m
13'4" x 10'0"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor
Principal Bedroom
2.63m x 3.59m
8'8" x 11'10"

En-Suite
1.21m x 2.13m
4'0" x 7'0"

Bedroom 2
4.06m x 3.02m
13'4" x 9'11"

Bathroom
1.70m x 2.09m
5'7" x 6'10"



Ground Floor
Lounge
3.60m x 4.49m
11'10" x 14'9"

Kitchen/Dining
3.37m x 4.66m
11'1" x 15'4"

Laundry
1.08m x 2.91m
3'7" x 9'7"

WC
1.08m x 1.65m
3'7" x 5'5"

First Floor
Principal Bedroom
4.55m x 2.75m
14'11" x 9'0"

Bedroom 2
2.15m x 4.30m
7'1" x 14'2"

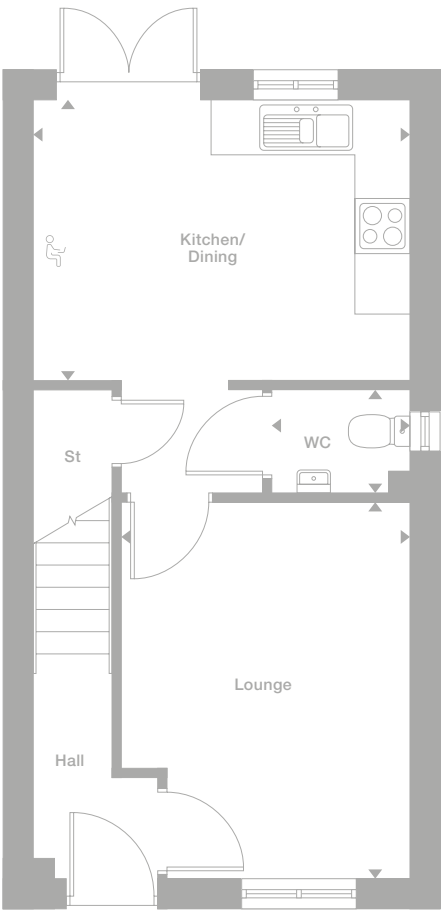
Bedroom 3
2.30m x 3.27m
7'7" x 10'9"

Bathroom
1.94m x 2.00m
6'5" x 6'7"

Harrison
Overview
The inviting lounge opens on to a superb kitchen and dining room incorporating feature french doors, a natural, light filled hub for family life, while the convenient laundry area helps to separate household management from social activity. The dual-windowed principal bedroom includes built-in storage.

Floor Space
908 sq ft

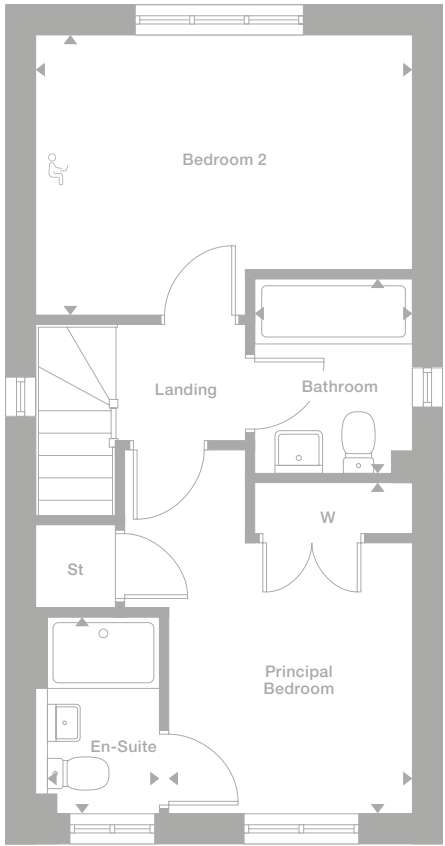
Ground Floor



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Office space area

First Floor

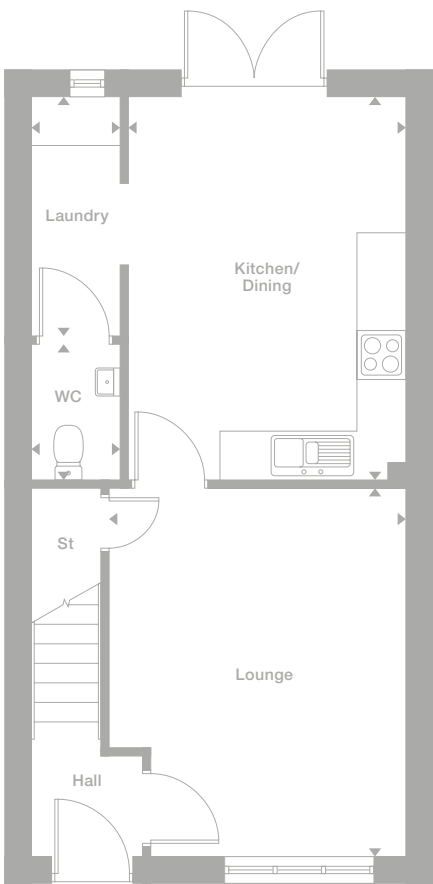


Optional windows depending on handing

W Please note: wardrobes are optional

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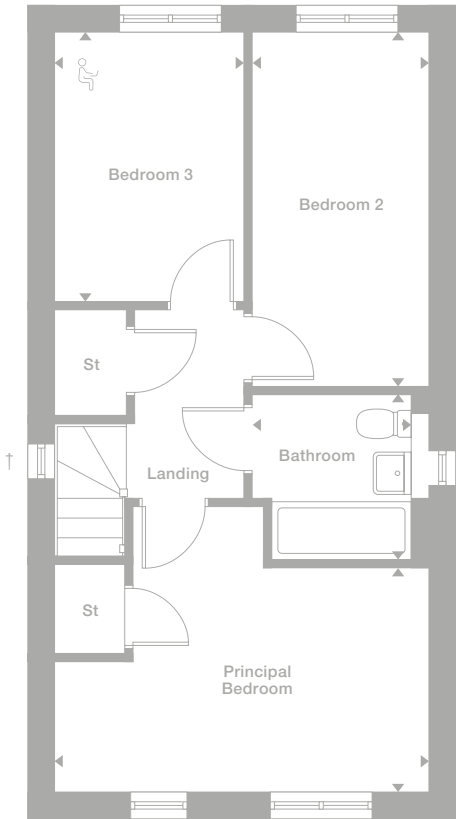
Ground Floor



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Optional window depending on handing

First Floor



Office space area

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Tiverton

Overview

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

Floor Space

956 sq ft

Ground Floor

Lounge
3.10m x 4.71m
10'2" x 15'6"

Kitchen
2.86m x 3.50m
9'5" x 11'6"

Dining
2.44m x 2.70m
8'0" x 8'10"

WC
0.95m x 2.28m
3'2" x 7'6"

First Floor

Principal Bedroom
3.64m x 3.38m
12'0" x 11'1"

En-Suite
1.34m x 2.26m
4'5" x 7'5"

Bedroom 2
3.21m x 2.83m
10'7" x 9'4"

Bedroom 3
1.99m x 2.83m
6'7" x 9'4"

Bathroom
1.70m x 1.95m
5'7" x 6'5"



Ground Floor

Lounge
3.92m x 5.54m
12'11" x 18'2"

Kitchen
2.93m x 2.65m
9'8" x 8'9"

Laundry
2.09m x 1.92m
6'10" x 6'4"

Dining
2.93m x 2.88m
9'8" x 9'6"

WC
1.08m x 1.43m
3'7" x 4'8"

First Floor

Principal Bedroom
3.40m x 3.12m
11'2" x 10'3"

En-Suite
1.77m x 2.06m
5'10" x 6'9"

Bedroom 2
2.99m x 3.31m
9'10" x 10'11"

Bedroom 3
2.60m x 2.33m
8'6" x 7'8"

Bathroom
1.70m x 2.13m
5'7" x 7'0"

Eaton

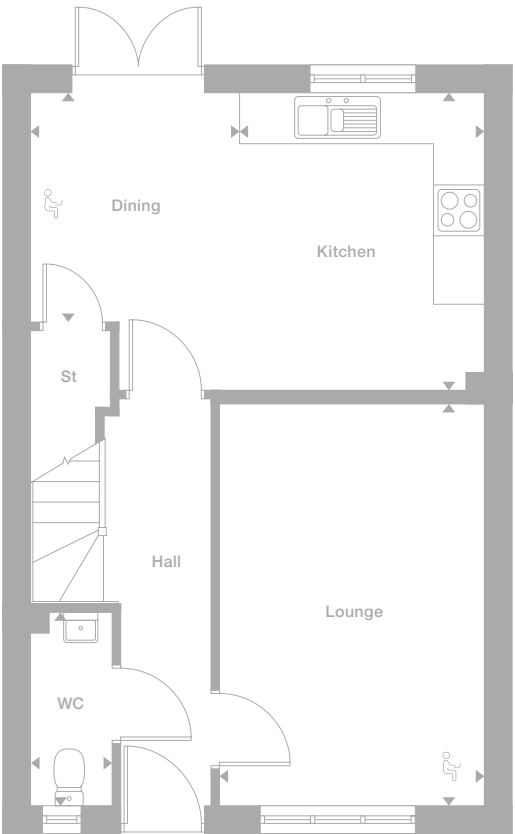
Overview

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

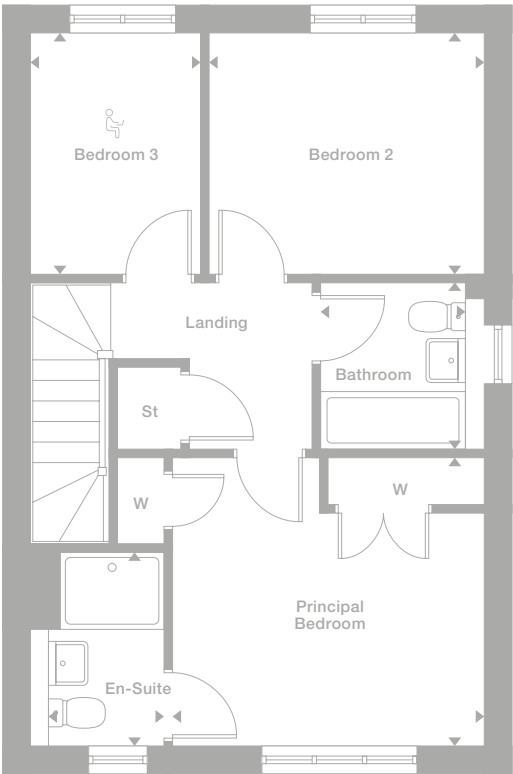
Floor Space

1,016 sq ft

Ground Floor



First Floor



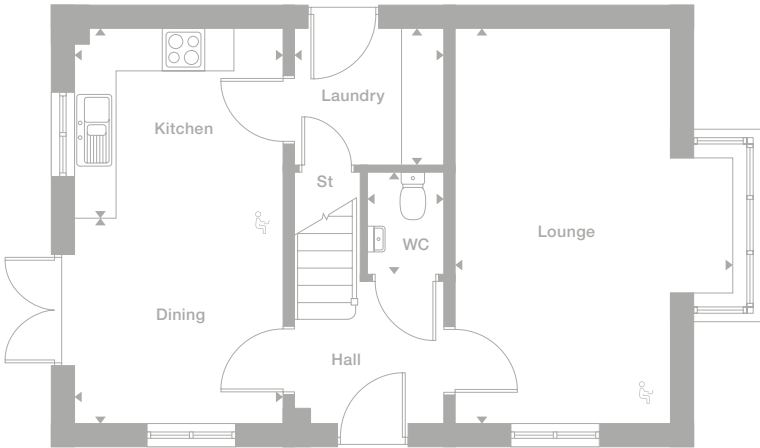
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Office space area

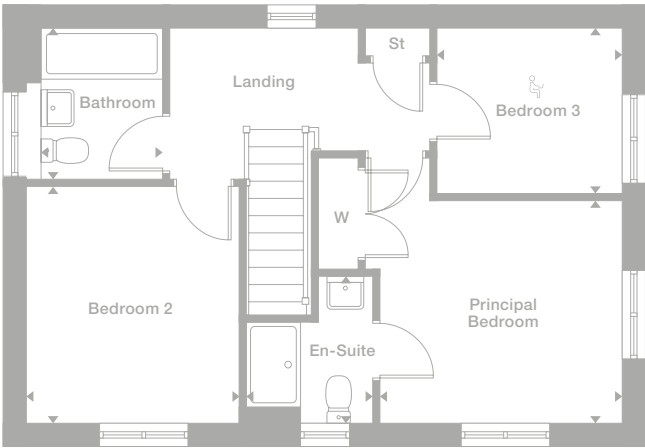
W Please note: wardrobes are optional

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Ground Floor



First Floor



Office space area

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Parkton

Overview

Extending from a front-facing window to french doors, the lounge is perfect for social gatherings and an ideal setting to enjoy the garden's changes through the seasons. A laundry room complements the dual aspect dining kitchen, one bedroom is en-suite, and another includes convenient storage.

Floor Space

1,034 sq ft

Ground Floor

Lounge
2.95m x 5.95m
9'8" x 19'7"

Kitchen
2.82m x 3.06m
9'3" x 10'1"

Laundry
2.05m x 1.69m
6'9" x 5'7"

Dining
2.82m x 2.89m
9'3" x 9'6"

WC
1.63m x 1.00m
5'4" x 3'3"

First Floor

Principal Bedroom
2.97m x 3.60m
9'9" x 11'10"

En-Suite
1.90m x 1.57m
6'3" x 5'2"

Bedroom 2
3.00m x 3.60m
9'10" x 11'10"

Bedroom 3
2.90m x 2.26m
9'6" x 7'5"

Bathroom
1.69m x 2.26m
5'7" x 7'5"



Ground Floor

Lounge
2.98m x 4.72m
9'10" x 15'6"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Laundry
1.70m x 1.26m
5'7" x 4'2"

Dining
2.23m x 2.68m
7'4" x 8'10"

Family
3.15m x 2.41m
10'4" x 7'11"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.06m x 2.79m
13'4" x 9'2"

Dressing
2.63m x 1.38m
8'8" x 4'7"

En-Suite
2.63m x 1.21m
8'8" x 4'0"

Bedroom 2
2.98m x 3.82m
9'10" x 12'6"

Bedroom 3
2.54m x 4.10m
8'4" x 13'6"

Bedroom 4
3.06m x 2.91m
10'1" x 9'7"

Bathroom
2.45m x 2.91m
8'1" x 9'7"

Maplewood

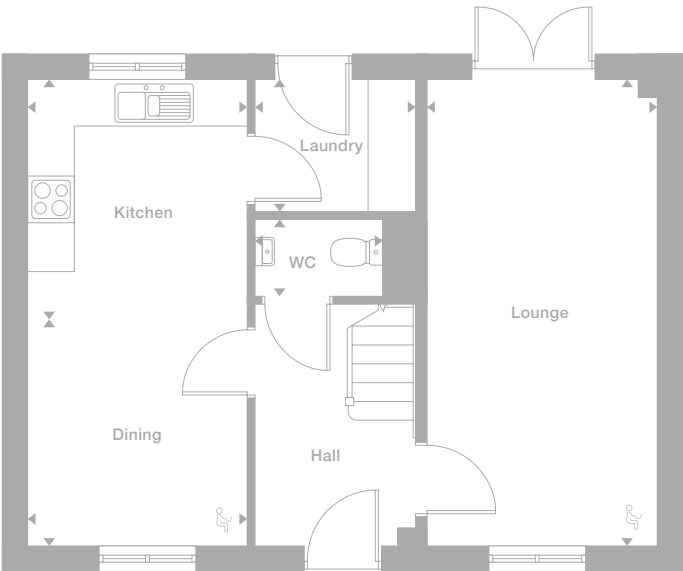
Overview

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

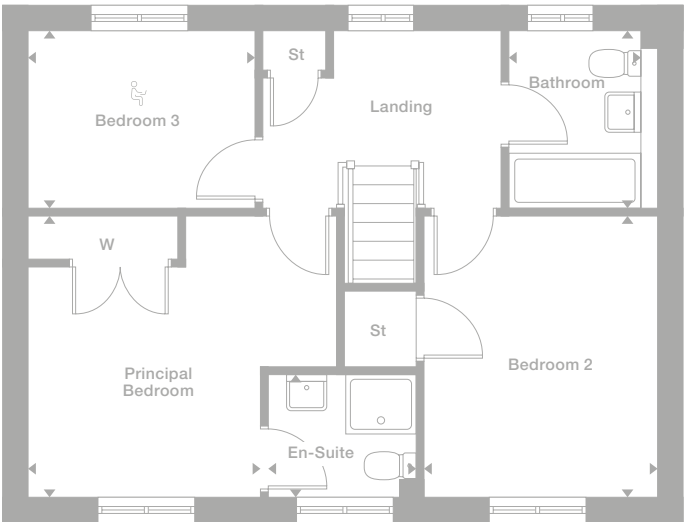
Floor Space

1,269 sq ft

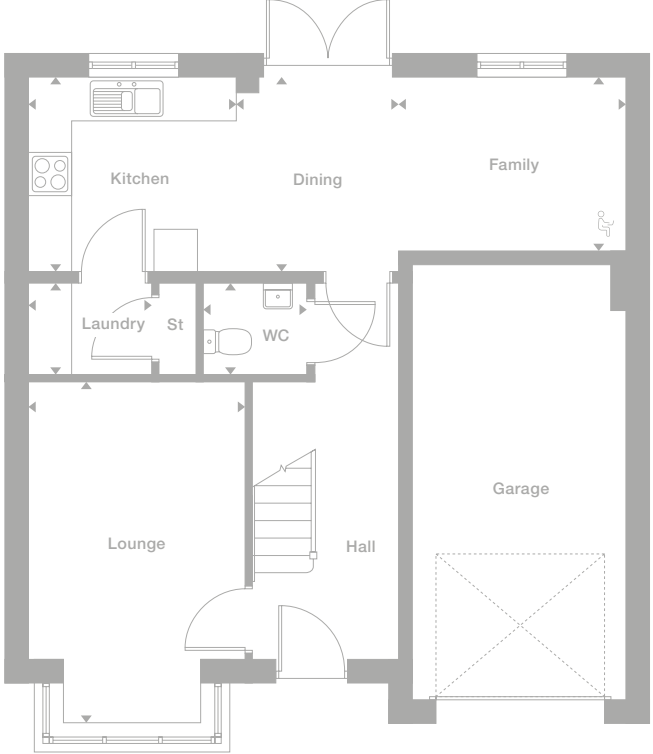
Ground Floor



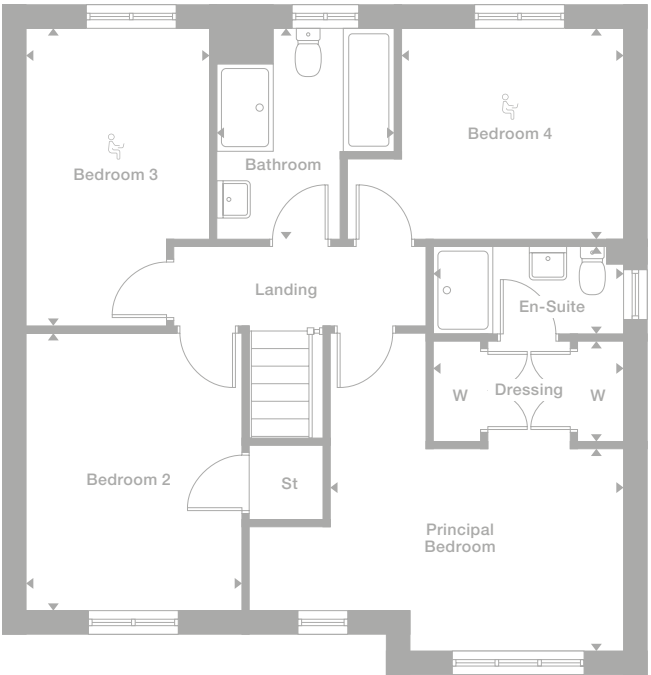
First Floor



Ground Floor



First Floor



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Office space area

W Please note: wardrobes are optional

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Office space area

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Inglewood

Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

Floor Space

1,297 sq ft

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Kitchen/Dining
4.64m x 3.06m
15'3" x 10'0"

Laundry
1.86m x 1.53m
6'1" x 5'0"

Dining
3.58m x 3.80m
11'9" x 12'6"

WC
0.93m x 1.89m
3'1" x 6'3"

First Floor

Principal Bedroom
4.64m x 2.71m
15'3" x 8'11"

En-Suite
2.33m x 1.24m
7'8" x 4'1"

Bedroom 2
4.75m x 2.53m
15'7" x 8'4"

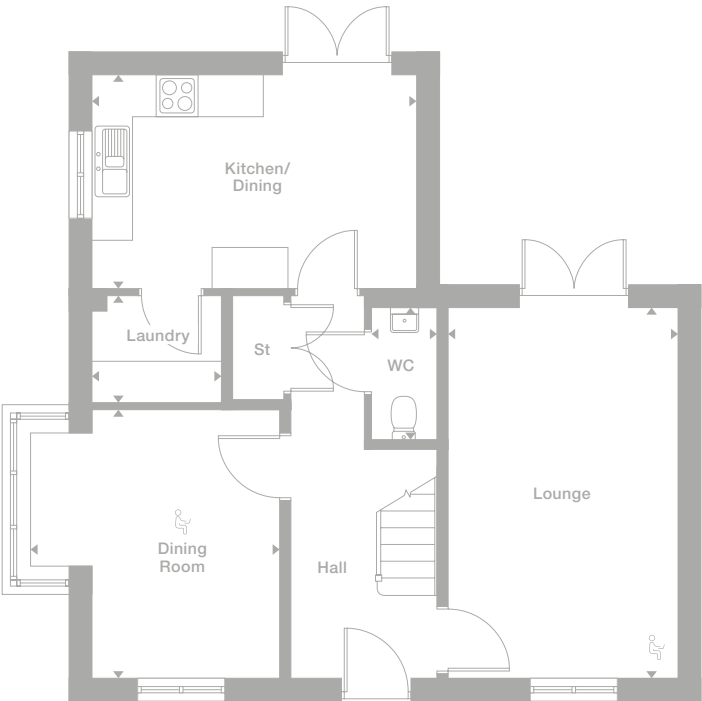
Bedroom 3
3.32m x 2.88m
10'11" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.55m x 1.81m
8'5" x 5'11"



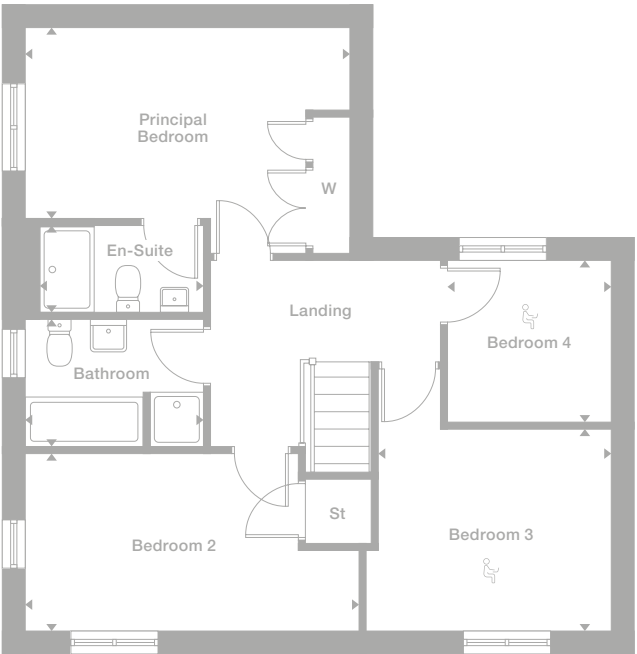
Ground Floor



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Office space area

First Floor



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Ground Floor

Lounge
3.04m x 4.50m
10'0" x 14'9"

Kitchen
3.36m x 3.10m
11'0" x 10'2"

Laundry
1.74m x 2.07m
5'9" x 6'10"

Dining
2.30m x 3.10m
7'7" x 10'2"

Family
2.30m x 3.10m
7'7" x 10'2"

Study
2.73m x 2.33m
9'0" x 7'8"

WC
0.90m x 2.07m
2'11" x 6'10"

First Floor

Principal Bedroom
3.09m x 3.35m
10'2" x 11'0"

Dressing
1.90m x 1.85m
6'3" x 6'1"

En-Suite
1.91m x 1.83m
6'3" x 6'0"

Bedroom 2
2.77m x 3.77m
9'1" x 12'5"

Bedroom 3
2.77m x 3.88m
9'1" x 12'9"

Bedroom 4
2.60m x 2.36m
8'7" x 7'9"

Bathroom
2.40m x 1.92m
7'11" x 6'4"

Ashwood

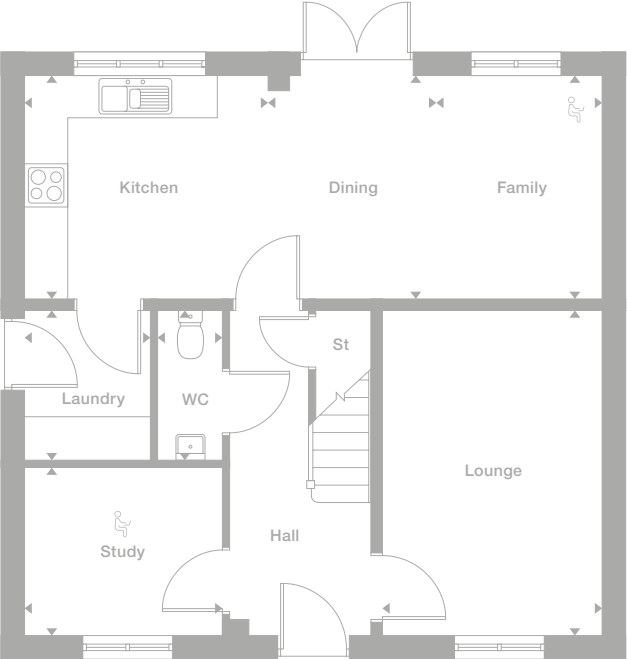
Overview

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

Floor Space

1,330 sq ft

Ground Floor

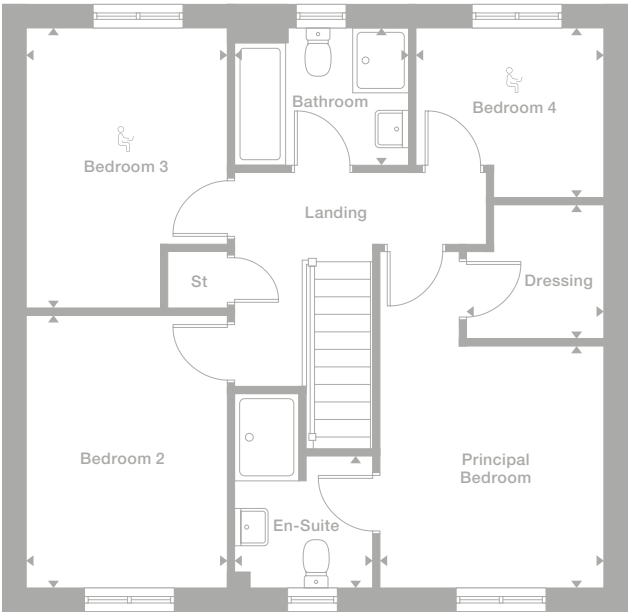


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Office space area

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First Floor



Greenwood

Overview
The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

Floor Space
1,342 sq ft

Ground Floor	
Lounge	3.63m x 5.27m 11'11" x 17'4"
Kitchen	3.99m x 3.46m 13'1" x 11'4"
Laundry	1.95m x 1.83m 6'5" x 6'0"
Dining/Family	5.09m x 2.33m 16'9" x 7'8"
WC	1.00m x 1.83m 3'3" x 6'0"

First Floor	
Principal Bedroom	3.05m x 5.42m 10'0" x 17'10"
En-Suite	2.61m x 1.26m 8'7" x 4'2"
Bedroom 2	3.63m x 3.82m 11'11" x 12'6"
Bedroom 3	2.55m x 4.04m 8'5" x 13'3"
Bedroom 4	2.88m x 3.00m 9'5" x 9'10"
Bathroom	2.55m x 2.19m 8'5" x 7'3"



Ground Floor	
Lounge	3.40m x 4.36m 11'2" x 14'4"
Kitchen	3.36m x 3.26m 11'0" x 10'8"
Laundry	2.30m x 1.74m 7'7" x 5'9"
Dining	2.70m x 2.96m 8'10" x 9'9"
Family	2.52m x 2.96m 8'3" x 9'9"
Study	2.49m x 2.23m 8'2" x 7'4"
WC	0.95m x 1.97m 3'1" x 6'6"

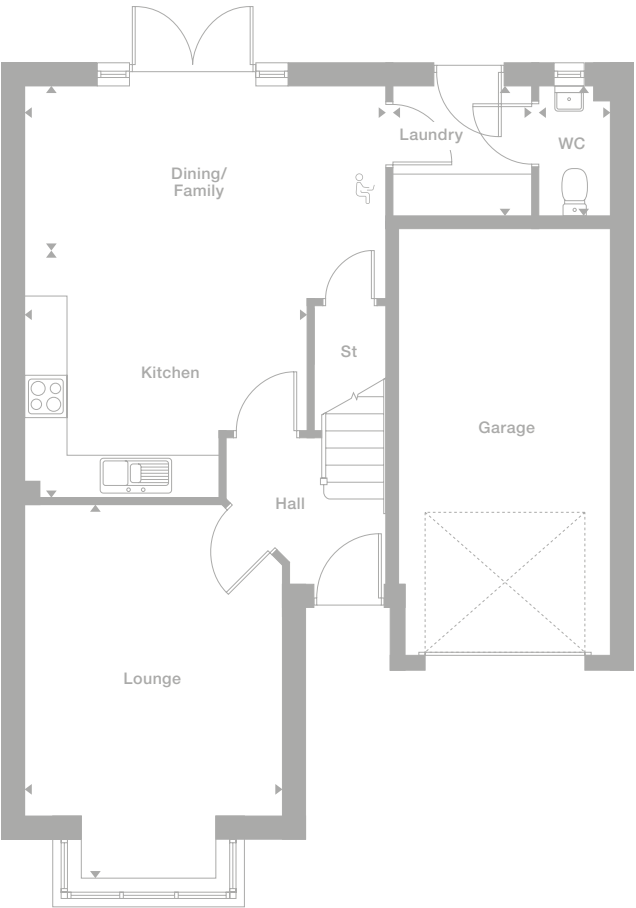
First Floor	
Principal Bedroom	3.53m x 3.19m 11'7" x 10'6"
Dressing	2.36m x 2.00m 7'9" x 6'7"
En-Suite 1	2.36m x 1.63m 7'9" x 5'4"
Bedroom 2	2.49m x 3.27m 8'2" x 10'9"
En-Suite 2	1.74m x 1.62m 5'9" x 5'4"
Bedroom 3	2.49m x 3.65m 8'2" x 12'0"
Bedroom 4	2.88m x 2.40m 9'6" x 7'10"
Bathroom	2.09m x 1.94m 6'10" x 6'4"

Cedarwood

Overview
From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

Floor Space
1,448 sq ft

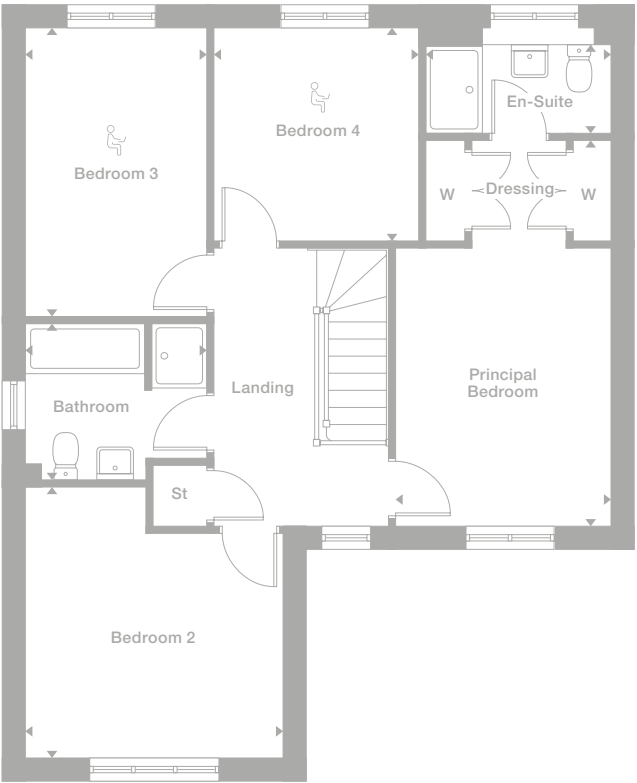
Ground Floor



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Office space area

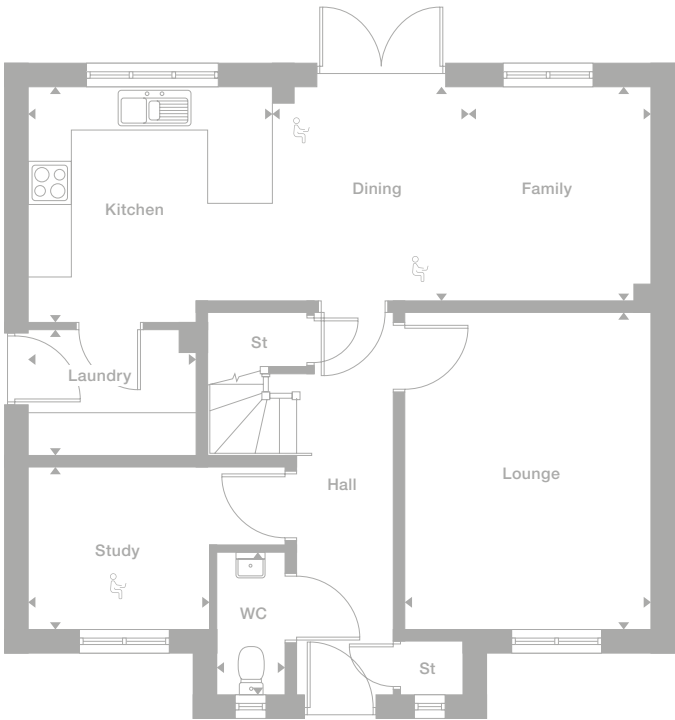
First Floor



W Please note: wardrobes are optional

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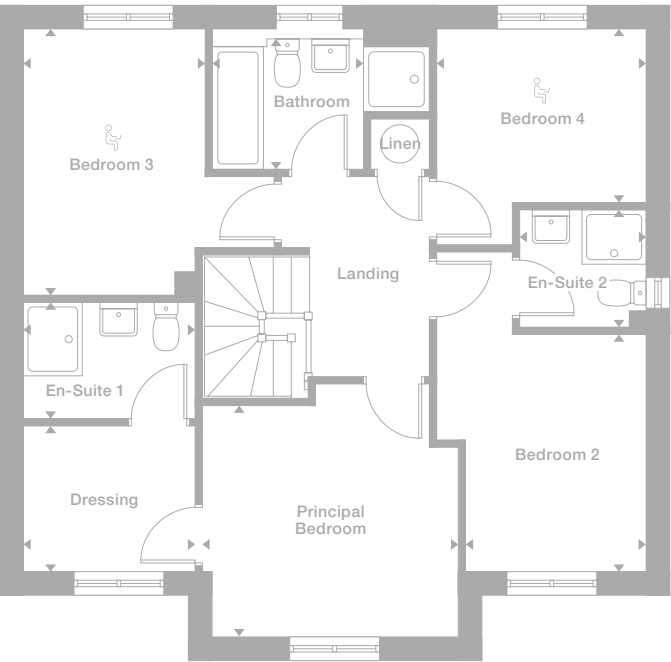
Ground Floor



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First Floor



Office space area

The Miller Difference

your home
your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

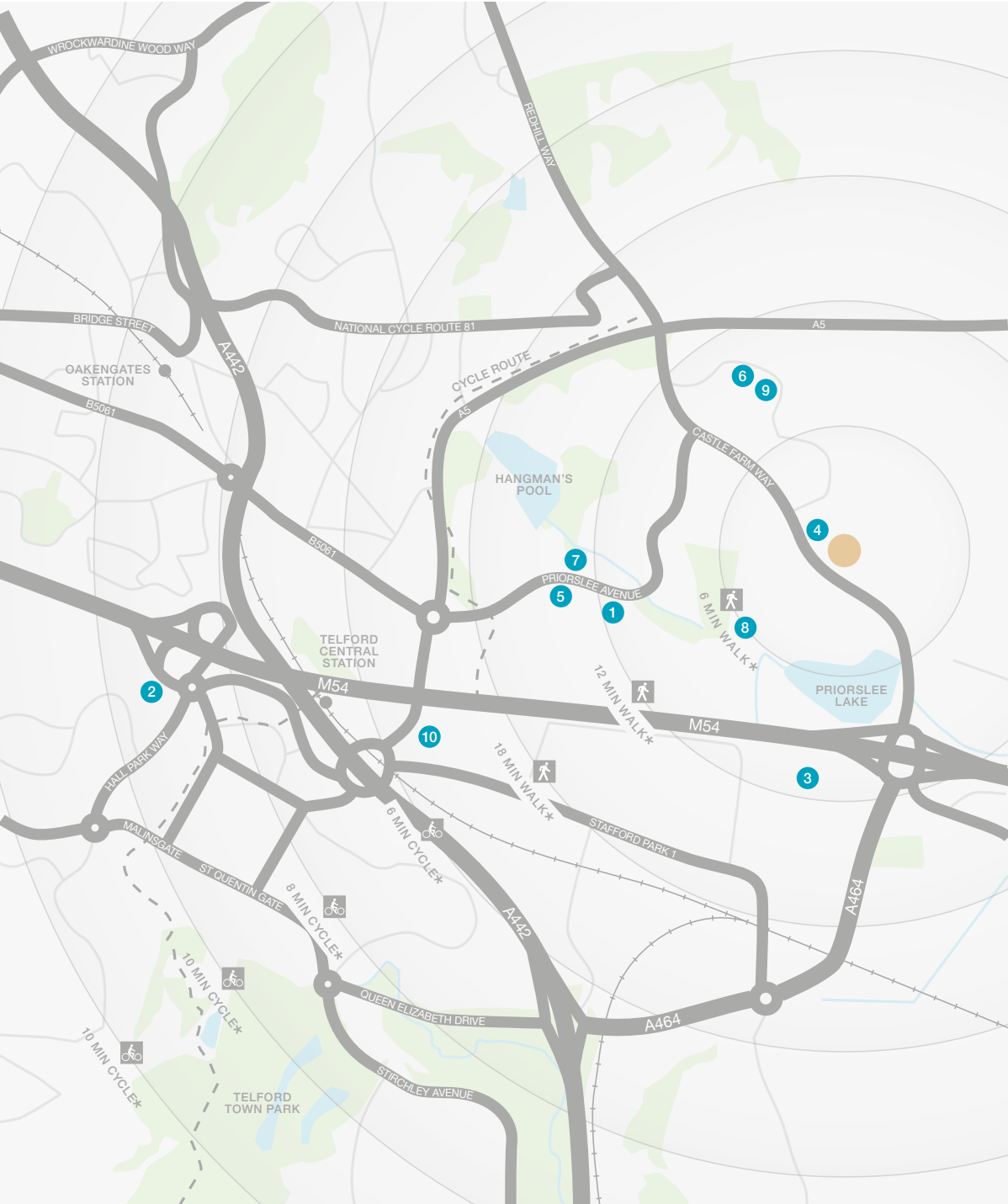


There are many superb outdoor amenities in easy reach, both close to Earl's Grange and in Telford town centre. Priorslee Lake, a few yards away and the home of Telford Sailing Club, is also popular with anglers and bird watchers. There is a second nearby fishing lake at Hangman's Pool. Telford's magnificent, award-winning town park contains more than 14 miles of paths connecting nature reserves, play and adventure areas, pools, lakes and formal gardens. There are several golf courses around the town, the nearest being the Shropshire Golf Course and the beautiful par 71 course at Shifnal Golf Club. Shropshire Hills AONB and Ironbridge Gorge World Heritage Site lie to the west and south respectively.

Leapfrog Day Nursery is situated next to the Co-op at Priorslee Farm Local Centre, and Earl's Grange is in the catchment areas for Redhill Academy and Priorslee Academy primary schools and Holy Trinity Academy secondary and sixth form. All are less than 15 minutes' walk away, and all three are assessed as 'Good' by Ofsted. Shifnal and Priorslee Medical Practice is the nearest of two local health centres.

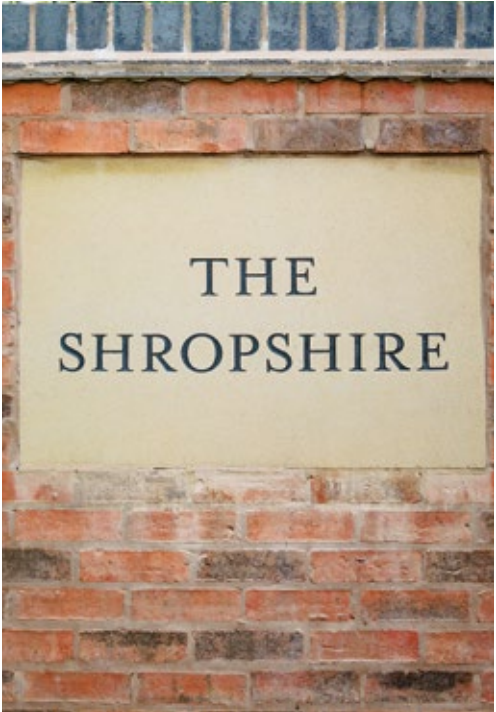
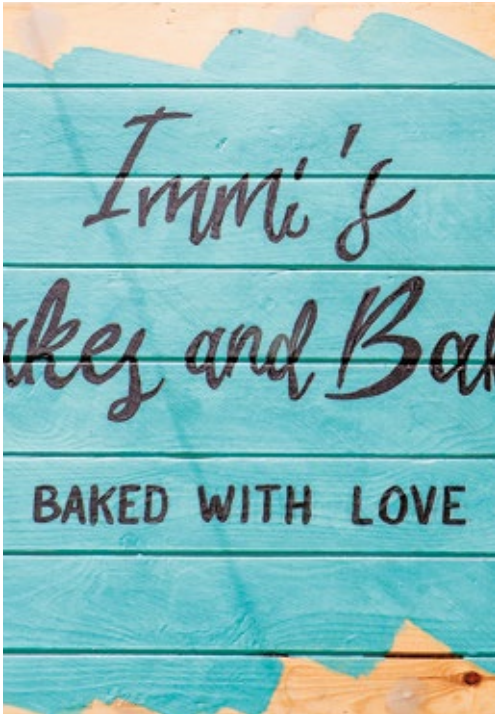


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Priorslee Pharmacy
The Barn,
Priorslee Avenue
01952 290 658
- 2 Nuffield Health Gym
Forge Retail Park,
Colliers Way
01952 293 444
- 3 Foundry Gym
Unit 4B,
Kendall Business Park
01922 640 404
- 4 Green Fields Farm Shop
Woodhouse Lane
01952 200 696
- 5 Leapfrog Day Nursery
Priorslee Avenue
01952 201 727
- 6 Redhill Primary Academy
Gatcombe Way
01952 327 170
- 7 Priorslee Academy
Priorslee Avenue
01952 387 927
- 8 Holy Trinity Academy
Teece Drive
01952 386 100
- 9 Shifnal and Priorslee
Medical Practice
Gatcombe Way
01952 460414
- 10 Mydentist
Hollinswood Court
Stafford Park
01952 290869

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle



Development
Opening Times:
Please see
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or call 03301 739 294

From the M54
Leave the M54 at junction
4 to join the A4640 for
Priorslee. Half a mile on,
Earl's Grange is on
the right

From the north
From M6 junction 15,
leave the motorway
for Derby via the A50
and take the third
roundabout exit for
Eccleshall. Stay on the
A519 for 17 miles then
in Forton take the first
roundabout exit, for
Wolverhampton, joining
the A41 for one and a half
miles. At the roundabout
beside a Lidl store take
the second exit to join
the A518. Four miles
on, at the Clock Tower
Roundabout take the
first exit, joining the
A4640, then after almost
a mile take the second
roundabout exit, for
Priorslee. Take the
second exit at the
Granville and Limekiln
Bank roundabouts, and
after three-quarters
of a mile, Earl's Grange
is on the left.

Sat Nav: TF2 9TT



The homes we build
are the foundations of
sustainable communities
that will flourish for
generations to come.
We work in harmony with
the natural environment,
protecting and preserving
it wherever we can. With
our customers, colleagues
and partners, we strive to
promote better practices
and ways of living. We're
playing our part in making
the world A Better Place.

a better place®

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

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Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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