



## A castle on the hill.

A new lifestyle on the horizon. A home at Cedar Park.

Set in an historic town where two rivers meet, a place where proud heritage meets some of the most impressive modern leisure facilities around, Cedar Park is where the appeal of traditional style meets the stylish layout and up-to-date energy efficiency of a brand-new home. A brand new development from award-winning national housebuilder Bellway Homes, Cedar Park presents an ideal opportunity to own a two, three or four bedroom home within reach of town.

There is a range of local shopping in nearby Masefield Drive, and Tamworth itself is a bustling town where markets continue to thrive, as they have through the ages, from Market Street to George Street and St Editha's Square. Ankerside Shopping Centre is a hub of modern shopping with names from Poundland to Iceland, while the Ventura Park retail park offers Sainsbury's and JJB Sports, Asda, M&S and Next under two miles from Cedar Park. When it comes to eating out, Tamworth is home to Indian and family-run Italian, pub fayre and fast-food pizzas and American fast-food in the centre and near leisure venues - which include a multi-screen Odeon as well as Strykers 26-lane Bowl.

Fitness and health clubs include Bannatyne's with its classes and gym, studios, swimming, sauna and spa, while the Arena health and fitness club and the SnowDome's pool and flume, fitness classes and unique Fitbox area can be found at the action-packed 'Leisure Island'. SnowDome is a premier skiing and snowboarding centre with real snow and slopes, fun and family activities. At Cedar Park relaxation is all-year-round, with a Summer Festival and carnival while the Castle's Pleasure Grounds the place to enjoy the floral terraces, picnics or walks down on the riverbank, the sounds of brass band concerts or a quiet moment at the café.

Golfers will find tranquillity on Tamworth's 18 hole parkland course with views across four counties, while Cedar Park is ideally placed to head for more wide open spaces from Pooley Country Park to Kingsbury Water Park, a mini Lake District set in 600 acres, offering wildlife and woodland walks, birdlife and bike tracks. Tamworth Station is about a mile and a half from Cedar Park, with services to Birmingham New Street in under half an hour, and London Euston via Rugby in under an hour and a half. Road connections are excellent with the A5 and M42 easily accessed, and Birmingham Airport about 20 miles away.





# Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

# Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

**Kitchens:** Granite worktops • Integrated or freestanding washer/dryer  
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob  
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

**Flooring:** Choose from carpets, vinyl or ceramic

**Tiling:** Full and half height tiling • Comprehensive upgrade options

**Plumbing:** Water filter tap • Heated towel rail

**Security:** Intruder alarms • Security lights

**Electrical:** Additional sockets • Additional switches • Chrome sockets • Chrome switches  
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls  
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points  
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

**Miscellaneous:** Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes  
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories  
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE  
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

# Two great ways to help you move

## PART EXCHANGE

The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

### The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No estate agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

### The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices and on our website
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 110232/09/10.

# How to find us



Area Map



Local Map

Maps not to scale

Bellway Homes Ltd, (West Midlands Division)  
 Bellway House, Relay Point, Relay Drive, Tamworth, Staffordshire B77 5PA  
 Telephone 01827 255755 Fax 01827 255766 www.bellway.co.uk