

# BROOKMILL MEADOW

Warton, Tamworth B79 0HU

3 & 4 BEDROOM  
NEW HOMES

Welcome to  
**Brookmill Meadow,**  
in the historic village  
of Warton, North  
Warwickshire.



A COLLECTION OF 3 & 4 BEDROOM HOMES

# Brookmill Meadow is ideally located just off the Orton Road.



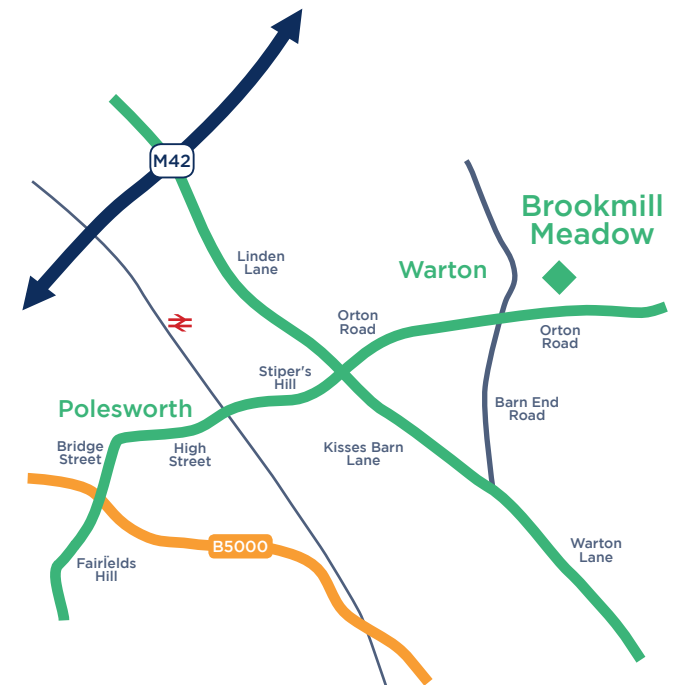
The Village of Warton is approximately 5 miles from Tamworth and located in the Civil Parish of Polesworth.

Brookmill Meadow is within easy reach of the M42 and A5. Polesworth Train Station is 1.5 miles away.

There is a public house (The Office at Warton) and local convenience store in the village, with the nearest supermarkets being located in Tamworth which also has a retail Park (Ventura) which benefits from all major retail outlets for clothing, food and homewares. Tamworth snowdome is approximately a 15 minute drive away.

There is a public house, and a working mens club which is located on the park and there is also a fishing lake on the outskirts, towards Orton on the Hill.

Warton benefits from a Nethersoles Primary School is Rated Good by OFSTED and is located just under half a mile away from the development, with a further 2 Primary Schools being located in nearby Polesworth and Birchwood (approximately 2 miles away) secondary schools and colleges are all in Tamworth having access to apprenticeships, college degrees, and vocational qualifications for all ages.



Atherstone



Tamworth



Burton-on-Trent



Birmingham

# Brookmill Meadow

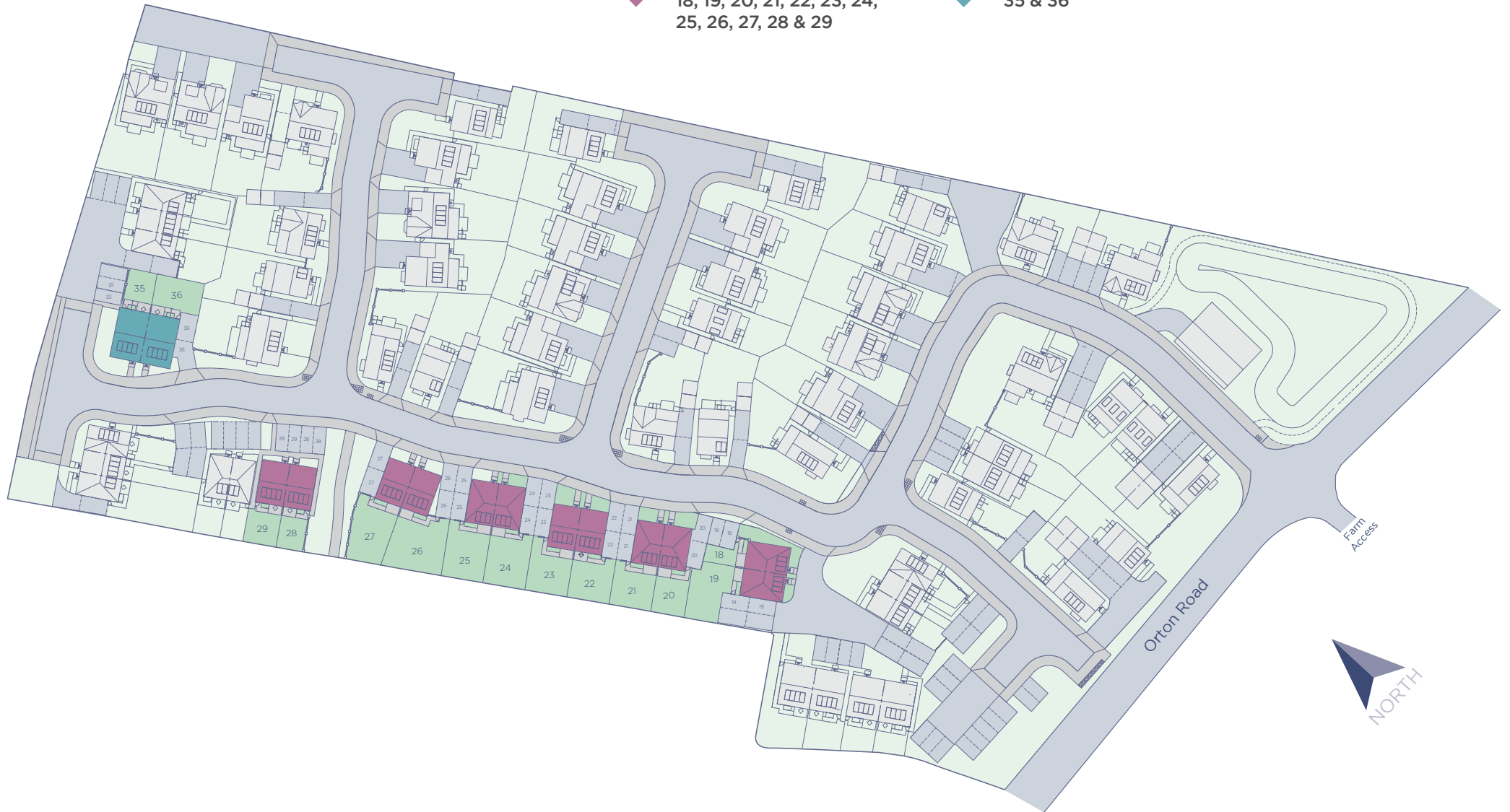
## Site Layout



**The Cedar**  
3 Bed Semi-Detached  
18, 19, 20, 21, 22, 23, 24,  
25, 26, 27, 28 & 29



**The Maple**  
4 Bed Semi-Detached  
35 & 36







Computer generated image shown.

## The Cedar

3 Bed Semi-Detached home

The Cedar is a stylish three bed semi-detached new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

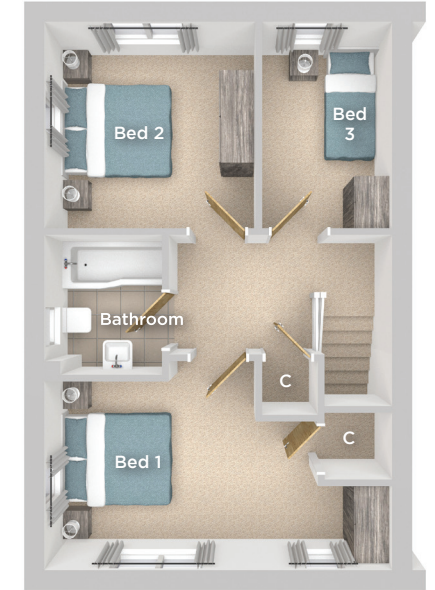
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.00m x 2.80m	9'10" x 9'2"
Dining	3.90m x 2.50m	12'10" x 8'2"
Living	3.90m x 2.60m	12'10" x 8'6"



### FIRST FLOOR

Bedroom 1	5.10m x 2.70m	16'9" x 8'10"
Bedroom 2	3.10m x 3.00m	10'2" x 9'10"
Bedroom 3	3.00m x 1.90m	9'10" x 6'3"
Bathroom	2.00m x 1.70m	6'7" x 5'7"

### TOTAL FLOOR AREA

81.37m<sup>2</sup> - 875.81 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





Computer generated image shown.

## The Maple

4 Bed Semi-Detached home

The Maple is a modern four bed semi-detached new home comprising of a well appointed kitchen with dining area with access to the turfed rear garden. The living space is located to the front of the property allowing in plenty of light

Upstairs you will find four bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.40m x 2.90m	11'2" x 9'6"
Dining	4.30m x 2.30m	14'1" x 7'7"
Living	5.20m x 4.80m	17'1" x 15'9"



### FIRST FLOOR

Bedroom 1	3.90m x 3.00m	12'10" x 9'10"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Bedroom 3	3.70m x 2.80m	12'2" x 9'2"
Bedroom 4	3.90m x 2.70m	12'10" x 8'10"
Bathroom	2.10m x 1.70m	6'11" x 5'7"

**TOTAL FLOOR AREA**  
107.65m<sup>2</sup> - 1158.76 sq.ft

△ External access    C Cupboard/Storage

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# Brookmill Meadow, Warton

Tamworth, B79 0HU.

House prices for all plots available



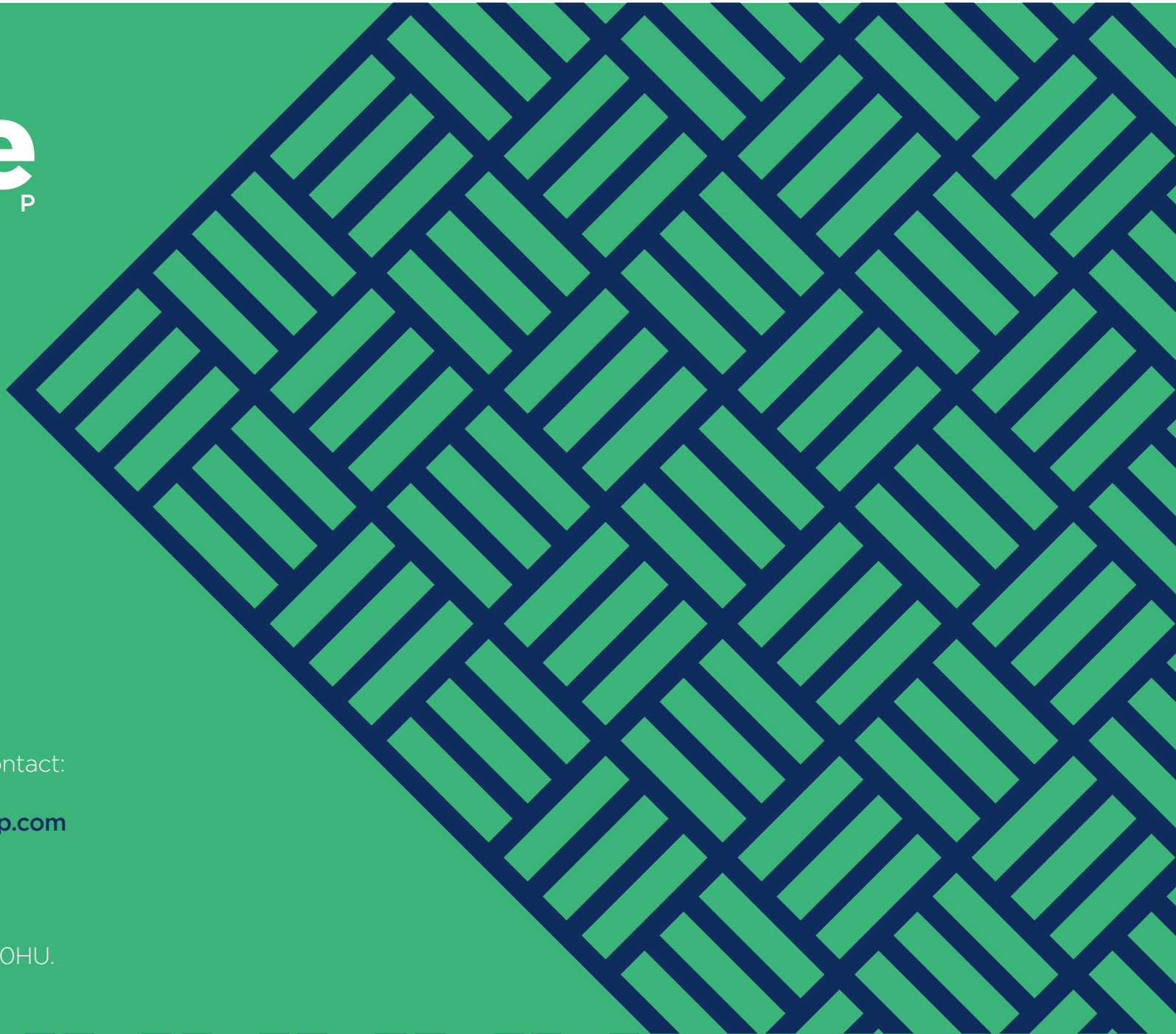
Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
18	<b>The Cedar</b> 3 Bed Semi-Detached House	35 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
19	<b>The Cedar</b> 3 Bed Semi-Detached House	33 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
20	<b>The Cedar</b> 3 Bed Semi-Detached House	37 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
21	<b>The Cedar</b> 3 Bed Semi-Detached House	39 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
22	<b>The Cedar</b> 3 Bed Semi-Detached House	41 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
23	<b>The Cedar</b> 3 Bed Semi-Detached House	43 Goldfinch Road Warton, Tamworth B79 0GZ.	April 2024	£300,000	£120,000	£412.50	TBC
24	<b>The Cedar</b> 3 Bed Semi-Detached House	45 Goldfinch Road Warton, Tamworth B79 0GZ.	May 2024	£300,000	£120,000	£412.50	TBC
25	<b>The Cedar</b> 3 Bed Semi-Detached House	47 Goldfinch Road Warton, Tamworth B79 0GZ.	May 2024	£300,000	£120,000	£412.50	TBC
26	<b>The Cedar</b> 3 Bed Semi-Detached House	49 Goldfinch Road Warton, Tamworth B79 0GZ.	May 2024	£300,000	£120,000	£412.50	TBC
27	<b>The Cedar</b> 3 Bed Semi-Detached House	51 Goldfinch Road Warton, Tamworth B79 0GZ.	May 2024	£300,000	£120,000	£412.50	TBC
28	<b>The Cedar</b> 3 Bed Semi-Detached House	53 Goldfinch Road Warton, Tamworth B79 0GZ.	July 2024	TBC	TBC	TBC	TBC
29	<b>The Cedar</b> 3 Bed Semi-Detached House	55 Goldfinch Road Warton, Tamworth B79 0GZ.	July 2024	TBC	TBC	TBC	TBC
35	<b>The Maple</b> 4 Bed Semi-Detached House	28 Goldfinch Road Warton, Tamworth B79 0GZ.	August 2024	TBC	TBC	TBC	TBC
36	<b>The Maple</b> 4 Bed Semi-Detached House	26 Goldfinch Road Warton, Tamworth B79 0GZ.	August 2024	TBC	TBC	TBC	TBC

For more information contact:  
[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
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0333 200 7304

Please note:  
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.



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**home**  
OWNERSHIP



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