

HERITAGE

- REDROW -

AMINGTON GARDEN VILLAGE

TAMWORTH





WELCOME TO AMINGTON GARDEN VILLAGE



A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES IN THE PRETTY MARKET TOWN OF TAMWORTH

Situated in a leafy district on the edge of a charming, thriving market town, and close to several vibrant cities, yet surrounded by picturesque countryside, Amington Garden Village offers a truly enviable quality of life. And that's before you've considered the style and elegance of these smart Heritage Collection homes, built for contemporary lifestyles but reflecting on the finery and meticulous attention to detail seen in the Arts and Crafts movement of the late 19th and early 20th centuries.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

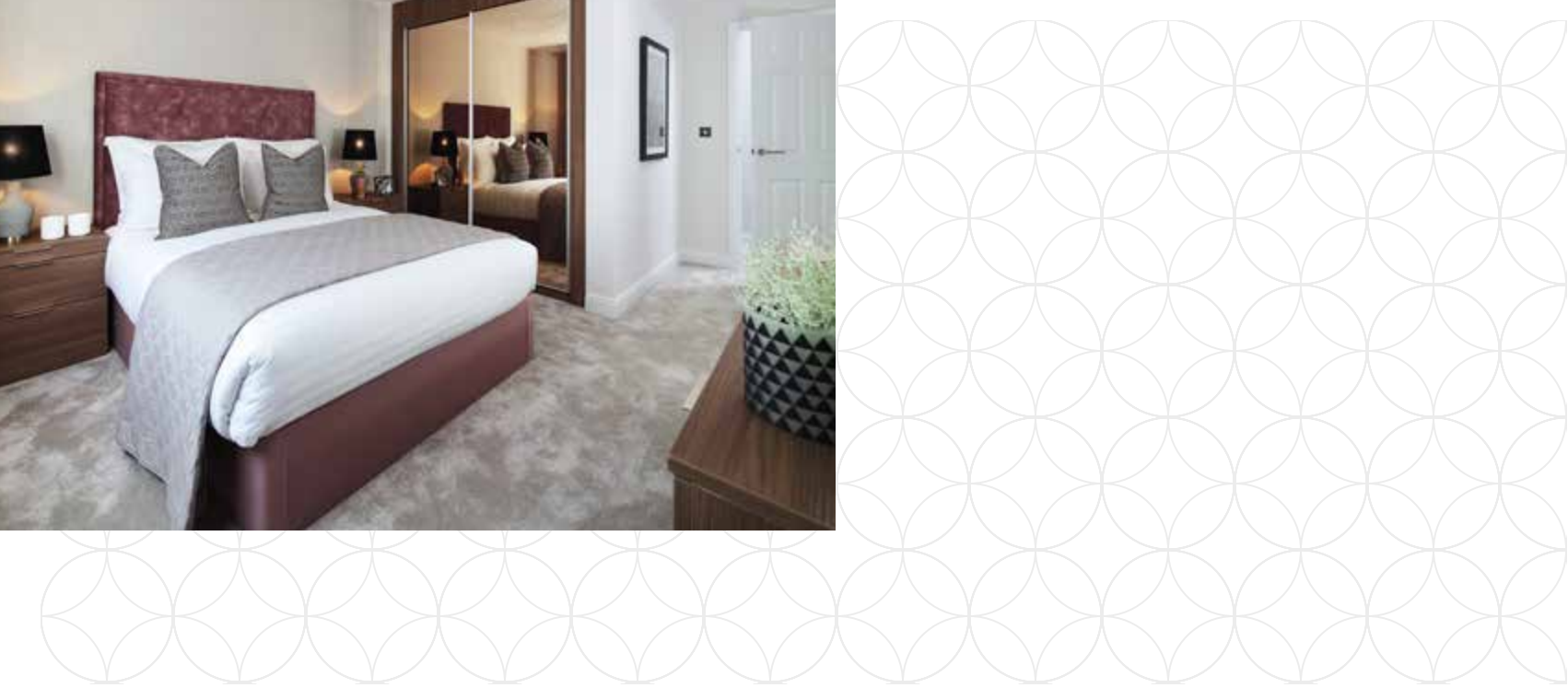
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

Amenities are plentiful in the local area, and include a number of supermarkets, with a Sainsbury's, Aldi, two branches of Morrisons and several convenience stores all located within a 10 minute drive of home. You'll also find a post office and a pharmacy close by, both around two minutes away in the car. For retail therapy, the Ankerside shopping centre in the heart of Tamworth offers a wide variety of household name stores as well as some independent shops. The Ventura Retail Park on the edge of town is well worth a visit too, and there are markets in town every Tuesday, Friday and Saturday.

For eating and drinking out, you'll be spoilt for choice. Corey's Sports Bar is less than 10 minutes away in the car and offers a hearty menu of burgers, grills, pizzas and more, with multiple screens showing live sports fixtures. The Amington Inn offers a warm welcome and a good selection of traditional pub grub. Popular chain restaurants in town include Nando's, Pizza Express and Frankie and Benny's.



ENJOY AN ACTIVE LIFESTYLE

For leisure, pleasure, fun and fitness, there is plenty to enjoy, whether you prefer the Great Outdoors – or Indoors. Polesworth Sports Centre is just a seven minute drive from home and has a gym, four-court sports hall and squash court. The SnowDome in Tamworth, around the same drive time, is an indoor skiing and snowboarding centre which also has a swimming pool and gym.

Golfers can enjoy a round at Drayton Park Golf Club, while the beautiful Kingsbury Water Park is around 20 minutes away in the car and has 15 boating and fishing lakes, walking and bike trails, all spread over some 600 acres.

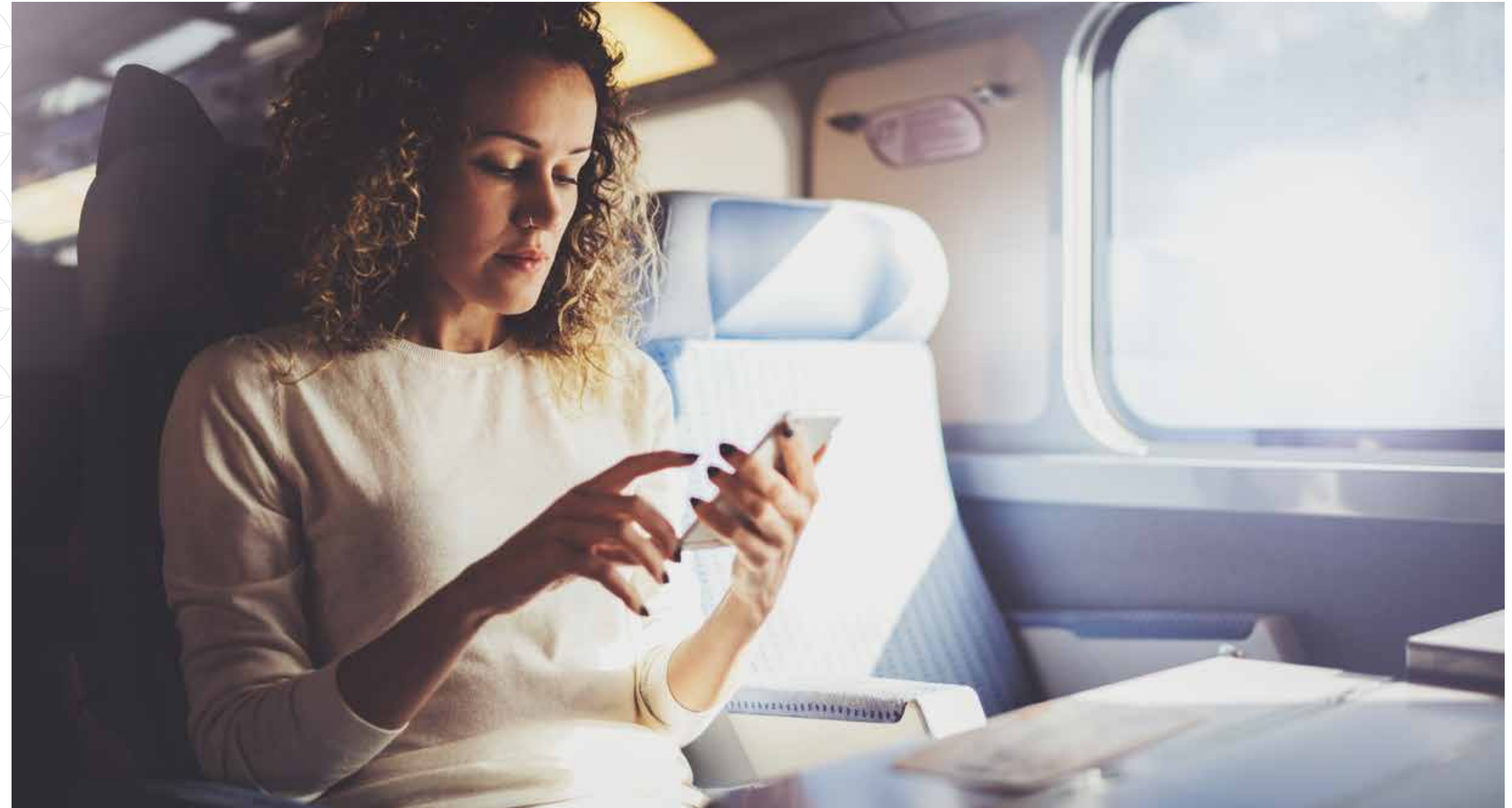
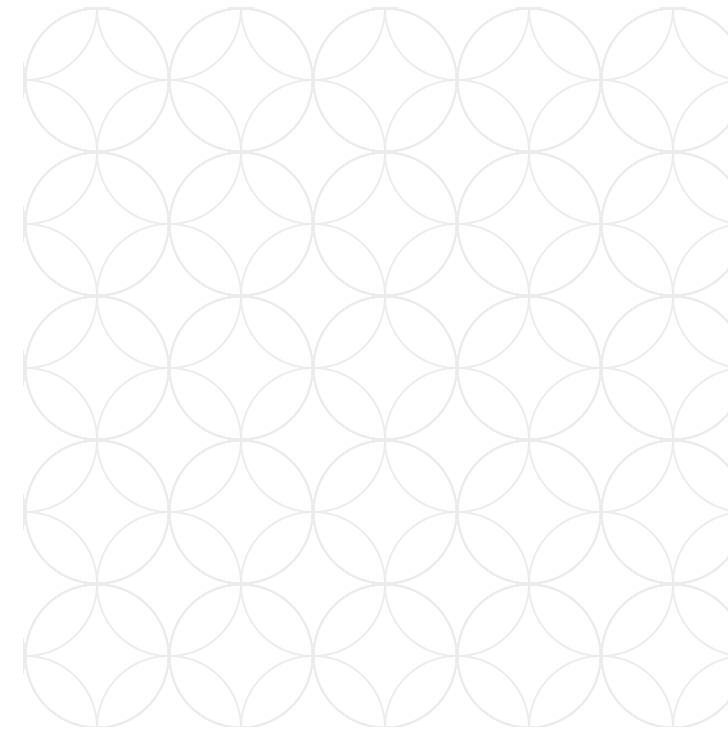
For family days out, Drayton Manor Theme Park is just over four miles away and has a zoo and fun rides to enjoy, plus some 6,000 square metres of picturesque parkland to explore. For history and heritage, the Grade 1 listed, Norman Tamworth Castle, and ornate, 12th century Lichfield Cathedral are also well worth a visit.

Those seeking indoor entertainment can catch the latest blockbusters at the Odeon cinema in Tamworth, and enjoy a varied programme of performing arts at Tamworth Assembly Rooms.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters at different stages in their educational journeys. Amington Heath Primary School and Nursery is three minutes away in the car and is rated 'Good' by Ofsted, while Landau Forte Academy Greenacres is a similar drive time and has the same rating.

For older students, Landau Forte Academy is around the same distance from home and caters for youngsters aged from 11 to 16, with a separate site providing education for sixth formers.



GETTING AROUND

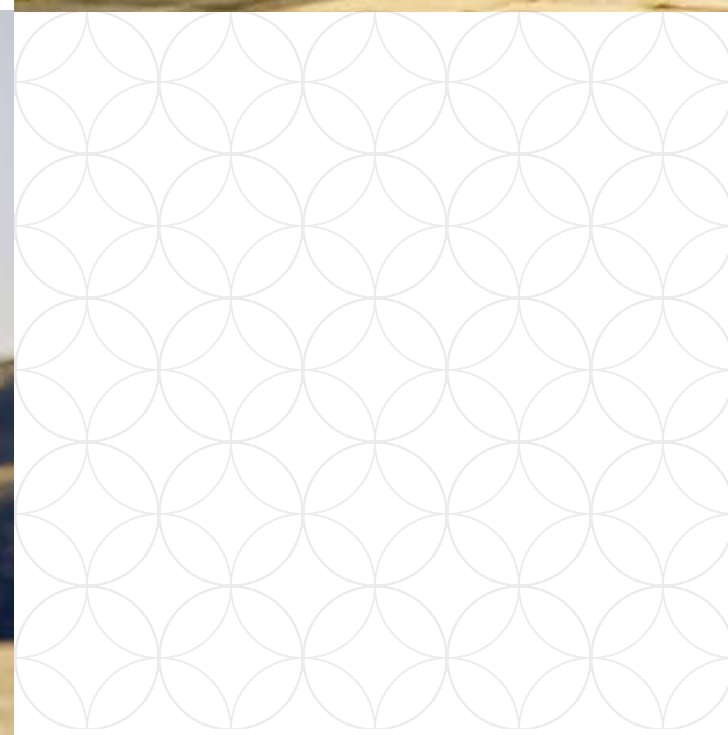
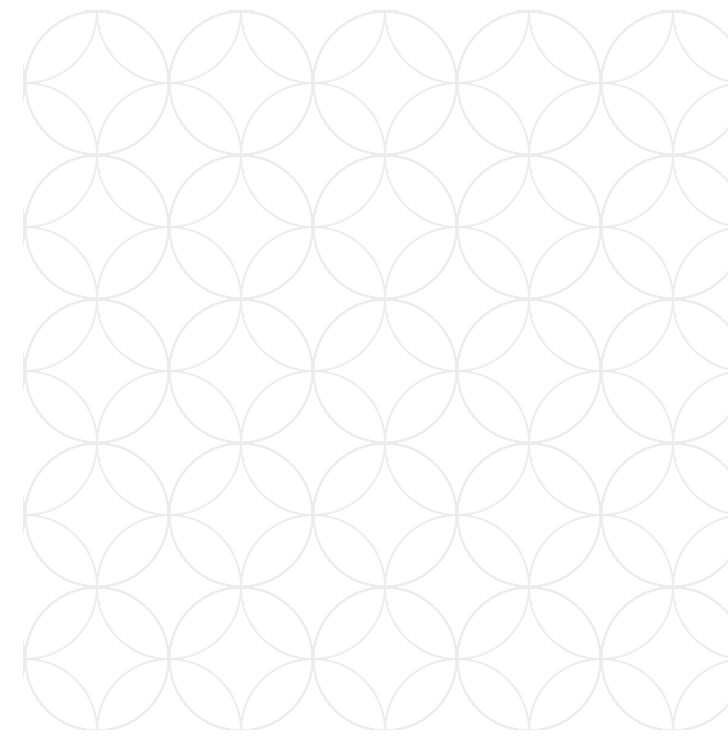
Travel and transport connections are excellent at Amington Garden Village, whether you're travelling by car, train or plane. Junction 10 of the M42 is just 10 minutes away for links to the M6, for onward travel to Birmingham (27 minutes) and Manchester (1 hour and 46 minutes), and to the M1 for journeys to Central London (2 hours and 29 minutes). Derby and Nottingham are also both under an hour's drive.

For train travel, Tamworth station is just eight minutes away by road and offers services to London Euston (1 hour and 30 minutes), Bristol (1 hour and 43 minutes) and Birmingham (22 minutes).

For international travel, Birmingham Airport is around 24 minutes away by road and East Midlands Airport is around a 28 minute drive, with both offering flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Amington Garden Village**.



SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

EXPLORE AMINGTON GARDEN VILLAGE



FUTURE
PHASES

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

SKILFUL EXECUTION

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Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

40mm Square Edged worktops.
Customer choice from range.

Upstand

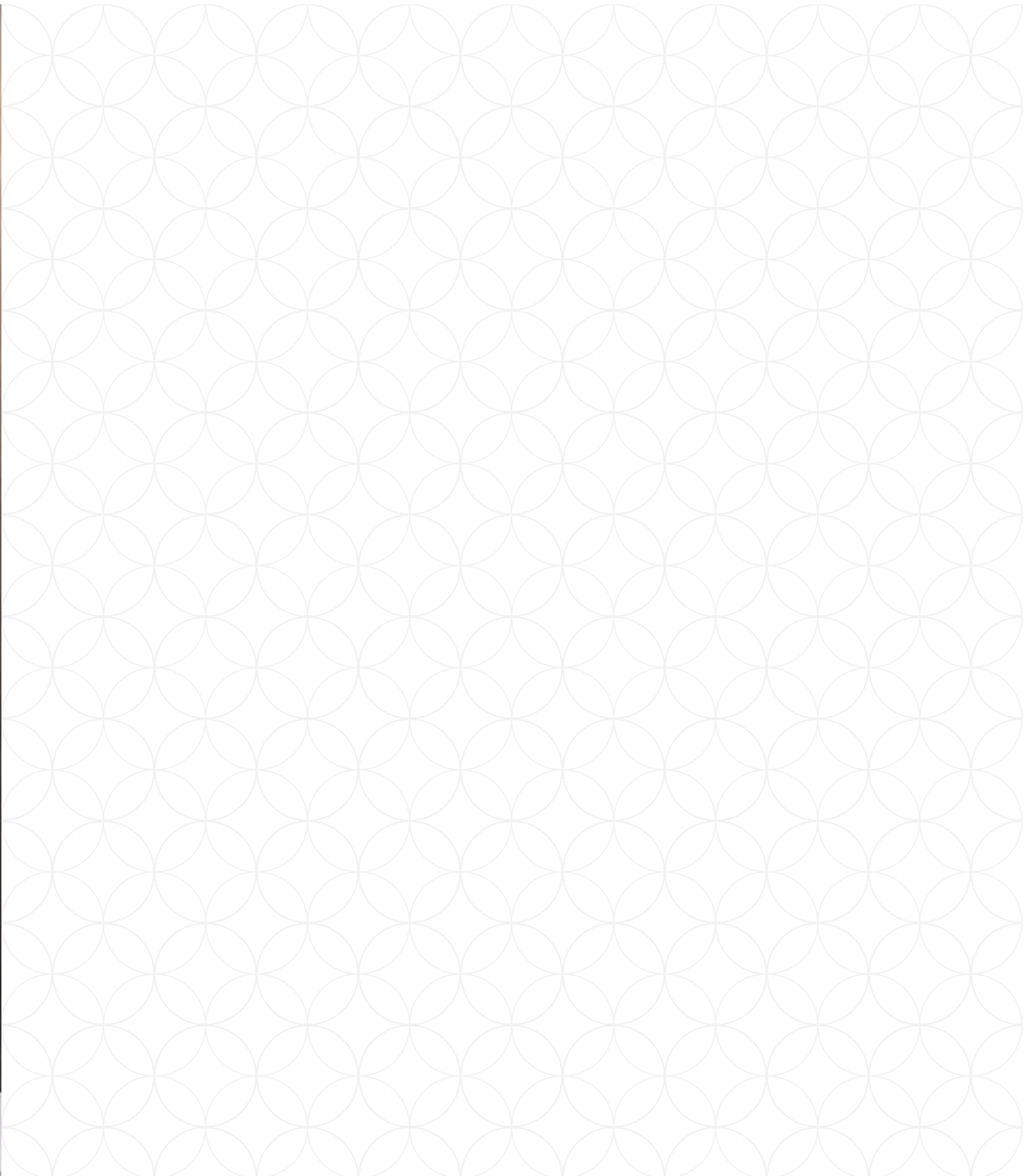
95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

Bowl & Tap

Stainless steel bowl sink with chrome mixer tap.

Appliances

- Ceramic Hob
- Double oven
- Cooker Hood



INTERIOR

Walls

Crown Pale Cashew emulsion paint finish.

Internal Doors

7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass, Chrome floor mounted door stops to be fitted where required.

Architrave

'Torus' profile mdf, 69mm high to be fitted to ground floors. "Torus" profile mdf, 58mm high to be fitted to upper floors. (69mm high to houses over 1400ft2) All to be satin white paint finish.

Skirting Boards

"Torus" profile mdf, 194mm high to ground floors, "Torus" profile mdf 119mm high to be fitted to upper floors. (194mm high to houses over 1400ft2). All with satin white paint finish.

Staircase

41mm (f) Square plain spindles with 90mm (f) square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and square newel caps finished in clear varnish/lacquer.

Ceilings

Flat skim finish with Crown White Emulsion paint decoration

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses by Worcester Bosch. Refer to drawings for boiler type (Heat only or Combi). Mains pressure domestic hot water provided to all houses either by Unvented Joule pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

White electrical switch & socket plates with round-edge profile by BG together with BG pendant and batten lighting points.

Lighting

Pendant and batten lighting points.

Consumer Unit

Consumer units shall be manufactured by BG. The Consumer unit is to be metal either surface mounted or semi flush with factory fitted Surge Protection Device.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

Sottini Tesino basin mixer. Slotted basin waste click plug.

Sottini Tesino Mini basin mixer. Slotted basin waste click plug.

Sottini Tesino 1TH Bath filler. Slotted bath waste click plug.

Mira shower valve & screen to be provided above the bath where there is NO separate Shower enclosure within the Bathroom. Mira thermostatic Shower valve (as development specification) above the Bath including Bath Screen.

Bath

Tempo Arc Bath 700 wide by 1700 long with slotted click waste.

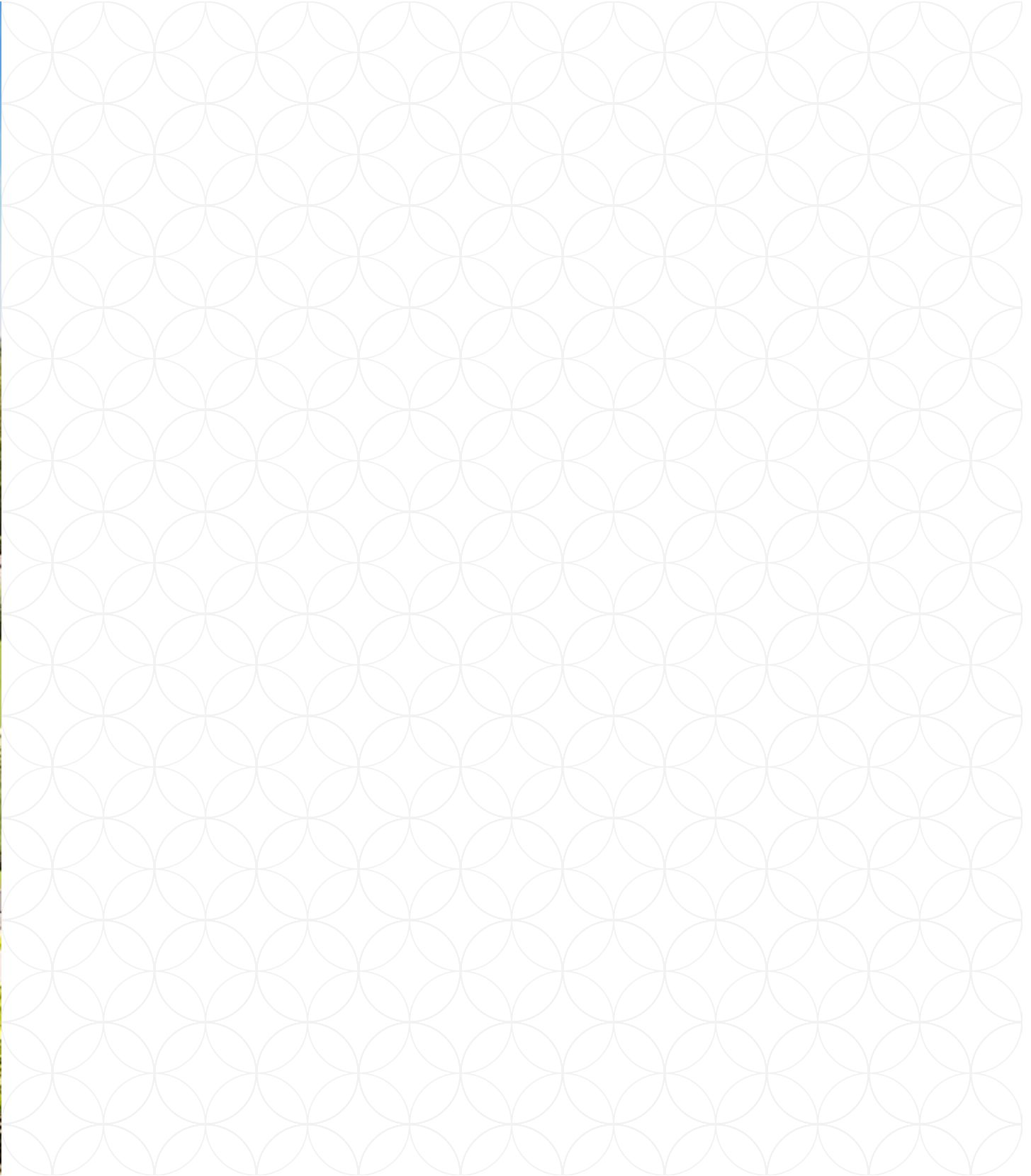
Wall Tiles to Cloakroom, Bathroom & En-suite

Areas as indicated on drawings, Porcelanosa Ceramic Tiles. 380mm wide x 1067mm high Mirror to be fitted above the Bathroom & Ensuite washbasins unless under window.

Shaver Socket to En-suite

(where applicable)

Finish to match electrical plates.



EXTERIOR

Fascia & Soffit

15mm Upvc fascia and vented soffit board, in White profile.

Rainwater System

The rainwater gutters and downpipes finish to be Black. "Deep flow gutters" to Canterbury, Henley & Ledsham housetype.

Windows

Sealed double glazed pvc-u windows, in White finish. Dummy casements to be provided to the front elevation all as indicated on the house type drawing.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, finished in solid colour externally & white finish internally. Frame to be UPVC + vent.

House Numeral

House number on numeral plaque to match colour of front door, except when white when plaque to be black.

Door Bell

Chrome effect bell push with transformer.

External Lights

Lantern to front entrance - style of lantern - Luceco LEXDCL6PB-01 small coach lantern to houses under 1400ft2, LEXDCL6PBL-01 Black over 1400ft2 Where the entrance is recessed, the Luceco LBDL4S40 in white - remote photo cell required.

Garage

Hörmann "Ilkley" style steel up & over with window panels to top. Door finish to be painted to match Front Door colour. Detached, Power to Garage for Light & Power (only if within plot boundary). Integral, Double socket point and lighting pendant.

Driveway

Tarmac drive (see site layout as some driveways block paved).

Patio/Paving

Buff riven faced flags as indicated on drawing.

External Fencing (dependent on enclosures plan)

Side Rail & post. 1.8m high.
Rear Vertical boarding 1.8m high.

Garden

Front. good standard turf to front garden. Refer to layout for landscaping details. Rear, topsoil in accord with NHBC requirements.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



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Eagle Drive, Amington, Tamworth, Staffs B77 4EG

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[redrow.co.uk](https://www.redrow.co.uk)