



**AUSTEN DRIVE, TAMWORTH, STAFFORDSHIRE, B78 3BN**



**A STUNNING DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES**



**BARRATT**  
HOMES

# STUNNING HOMES IN A GREAT LOCATION

Dunstall Park is within walking distance to the well-known Ventura Park, with great shops, cafes and restaurants on your door step, or walk into the vibrant market town of Tamworth, explore the castle & local markets.

Bringing 2, 3, 4 & 5 bedroom homes we have something for everyone, whether you are looking for your first home, or need more space for the family.





# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

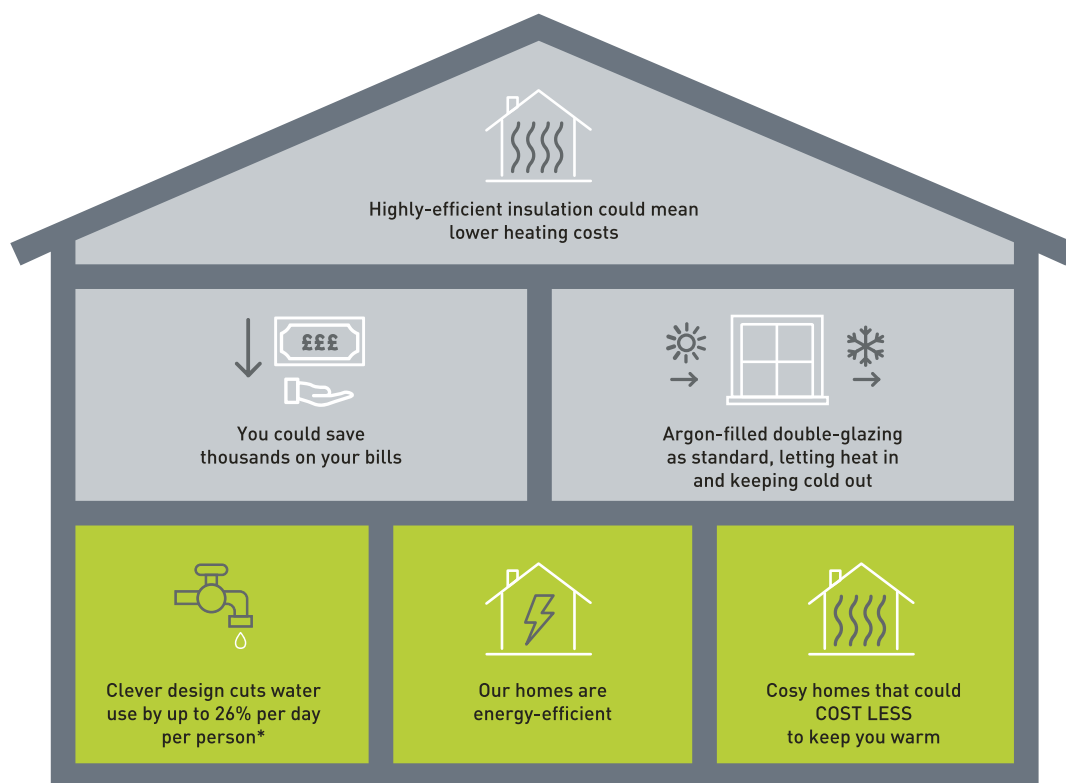
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



\*Indicative figures, based on HBF "Watt a Save" report published January 2024.

\*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website.

All images used are for illustrative purposes only. Information correct at time of publishing.



# DUNSTALL PARK

## PHASE 1 DEVELOPMENT LAYOUT

### KEY

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



[barratthomes.co.uk](http://barratthomes.co.uk)



DUNSTALL  
PARK



Previous development phase

Possible  
future development  
by others

Previous development phase








Development by another developer

Existing commercial  
area





Birmingham and Fazeley Canal



Birmingham and Fazeley Canal

- |                                                                                   |                     |                                                                                     |                    |
|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|--------------------|
|    | Maldon              |    | Kingsville         |
|                                                                                   | 2 bedroom apartment |                                                                                     | 3/4 bedroom home   |
|  | Ambersham           |  | Kingsley           |
|                                                                                   | 2 bedroom apartment |                                                                                     | 4 bedroom home     |
|  | Kenley              |  | Chester            |
|                                                                                   | 2 bedroom home      |                                                                                     | 4 bedroom home     |
|  | Roseberry           |  | Kennford           |
|                                                                                   | 2 bedroom home      |                                                                                     | 4 bedroom home     |
|  | Palmerston          |  | Alderney           |
|                                                                                   | 3 bedroom home      |                                                                                     | 4 bedroom home     |
|  | Ellerton            |  | Hale               |
|                                                                                   | 3 bedroom home      |                                                                                     | 4 bedroom home     |
|  | Moresby             |  | Lamberton          |
|                                                                                   | 3 bedroom home      |                                                                                     | 5 bedroom home     |
|  | Ennerdale           |  | Affordable Housing |
|                                                                                   | 3 bedroom home      |                                                                                     |                    |

- |     |                        |
|-----|------------------------|
| V   | Visitors Parking Space |
| BCP | Bin Collection Point   |
| S/S | Sub Station            |
| CS  | Cycle Store            |
| BS  | Bin Store              |

-  New tree line
  -  Existing trees
  -  Birmingham and Fazeley Canal
  -  Please refer to working drawings for specific PV information

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

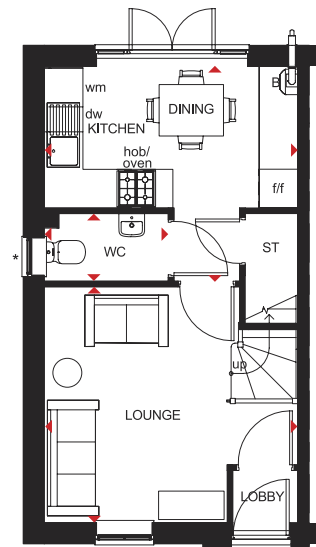




## KENLEY 2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

Austen Drive, Tamworth B78 3BN

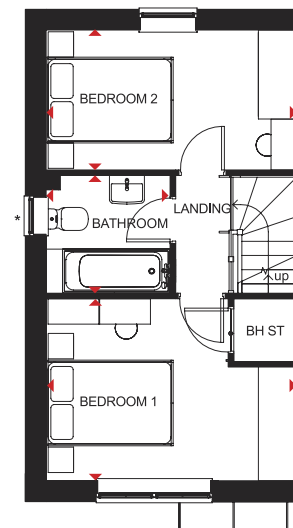


### Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

\* Window only applicable to certain plots, please speak to Sales Adviser for details.



### First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

\* Window only applicable to certain plots, please speak to Sales Adviser for details.

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



# KENLEY

## 2 BEDROOM HOME

  
Waste Water Heat  
Recovery  
Systems

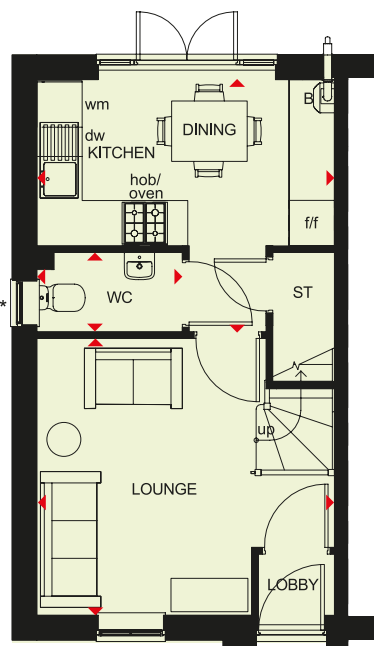
  
Argon-filled  
double-glazing

  
Flue Gas Heat  
Recovery

  
Decentralised  
mechanical  
extract ventilation  
(d-MEV)

  
Photovoltaic  
panels

  
Highly-efficient  
insulation

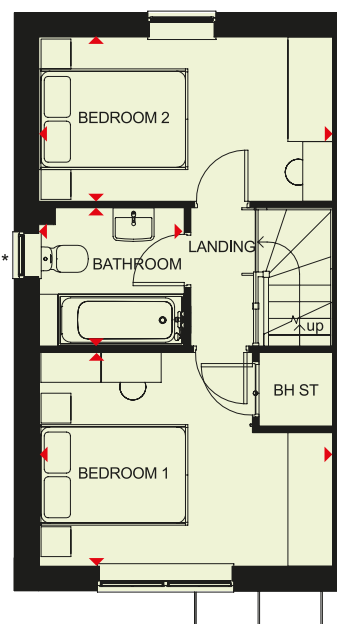


### Ground Floor

Lounge	3943 x 3668 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1888 x 1050 mm	6'2" x 3'5"

[Approximate dimensions]

\* Window only applicable to certain plots, please speak to a Sales Adviser for details.



### First Floor

Bedroom 1	3943 x 2865 mm	12'11" x 9'5"
Bedroom 2	3943 x 2316 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

\* Window only applicable to certain plots, please speak to a Sales Adviser for details.

### KEY

B Boiler  
ST Store  
BH ST Bulkhead storage

wm Washing machine space  
dw Dishwasher  
f/f Fridge/freezer space

◀ ▶ Dimension location



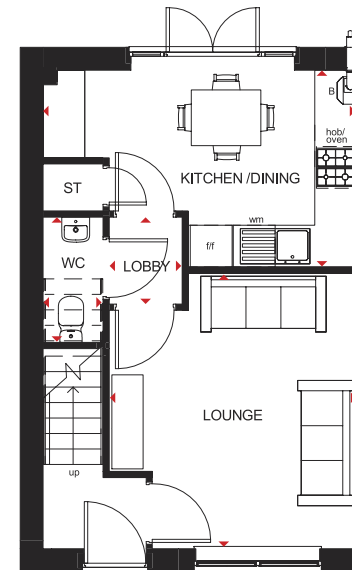


## ROSEBERRY

### 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

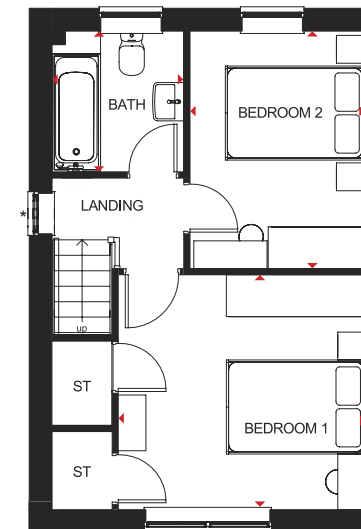
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Lounge	3557 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'10" x 5'11"

[Approximate dimensions]



#### First Floor

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

[Approximate dimensions]

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

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

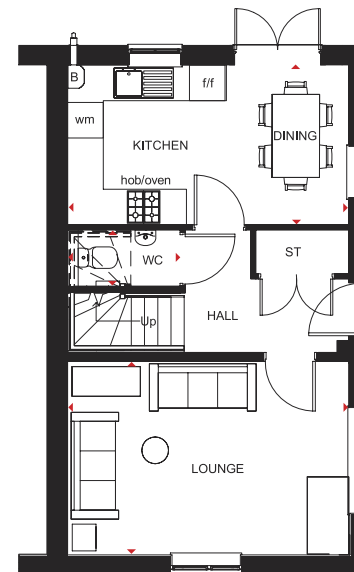


## MORESBY

### 3 BEDROOM HOME

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

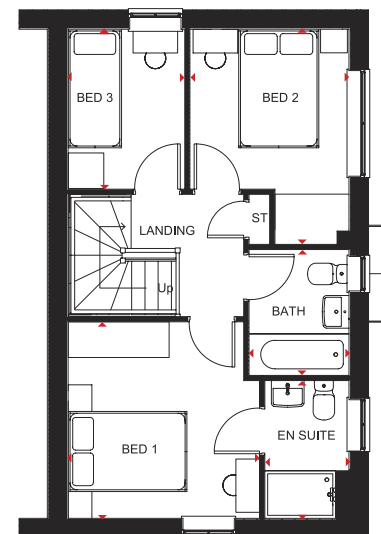
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
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 4'7"
Bedroom 2	2682 x 3628mm	8'9" x 11'10"
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



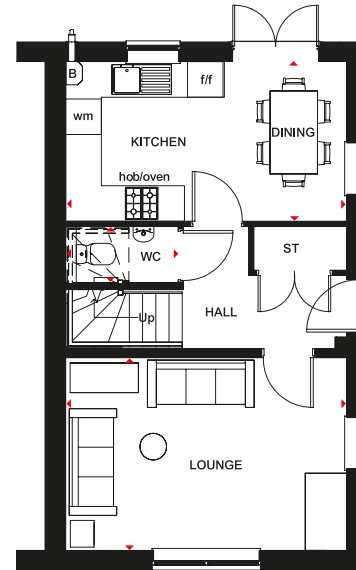


## MORESBY

### 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 main with en suite, a single bedroom and family bathroom

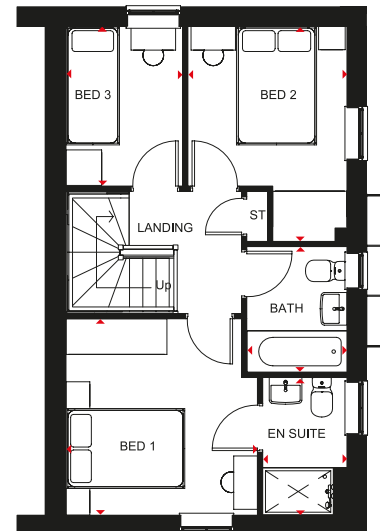
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



#### 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"
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(Approximate dimensions)

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

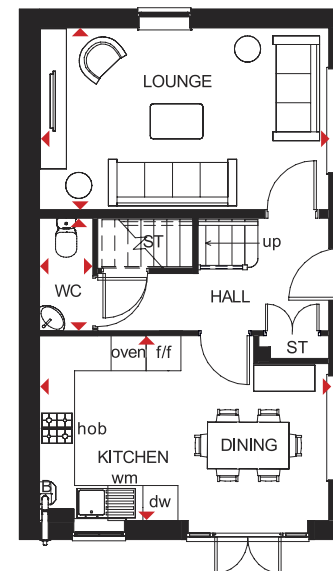


## ENNERDALE

### 3 BEDROOM 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 main with en suite, and a single bedroom and family bathroom

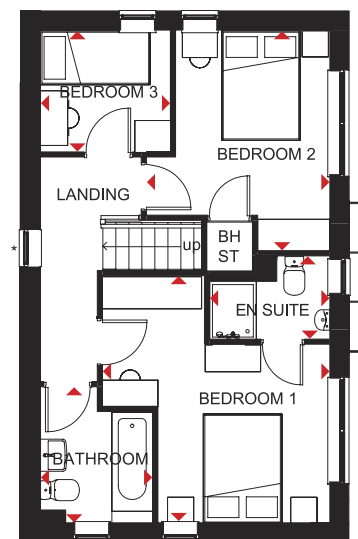
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



#### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
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]

\* Window only applicable to certain plots, please speak to Sales Adviser for details.

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



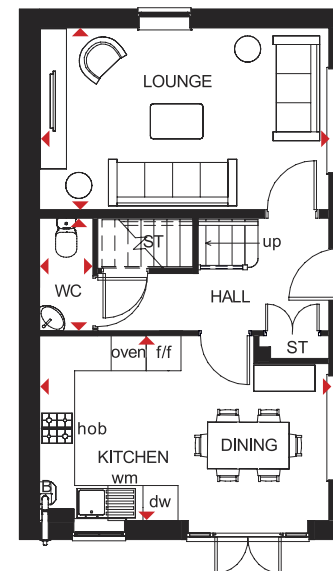


## ENNERDALE

### 3 BEDROOM 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 main with en suite, and a single bedroom and family bathroom

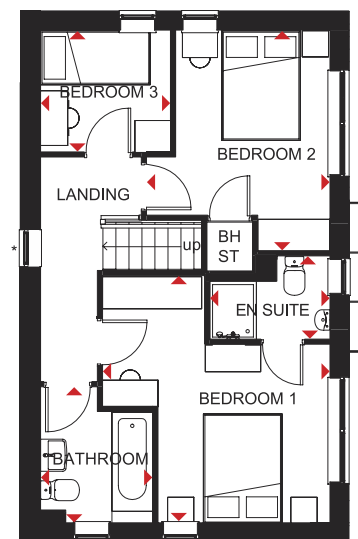
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



#### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
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[Approximate dimensions]

\* Window only applicable to certain plots, please speak to Sales Adviser for details.

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



# ENNERDALE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



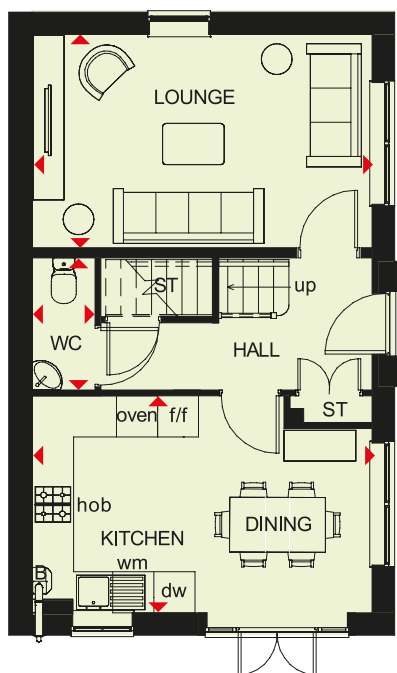
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



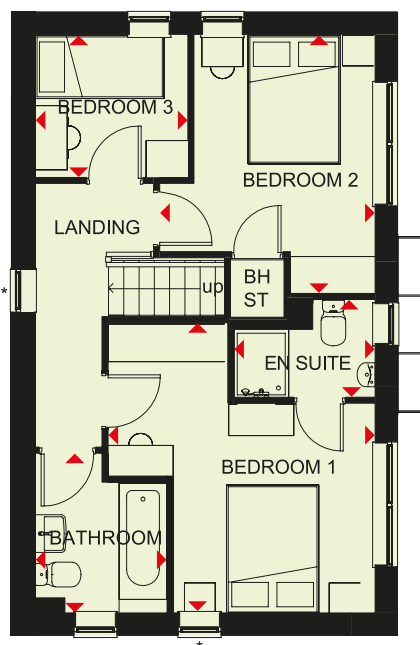
Highly-efficient insulation



### Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170 mm	16'3" x 10'5"
WC	1929 x 911 mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4239 x 3898 mm	13'11" x 12'9"
En Suite	2061 x 1427 mm	6'9" x 4'8"
Bedroom 2	3783 x 3145 mm	12'5" x 10'4"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	2334 x 1924 mm	7'8" x 6'4"

[Approximate dimensions]

\* Window only applicable to certain plots, please speak to a Sales Adviser for details.

#### KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

wm	Washing machine space
f/f	Fridge/freezer space
dw	Dishwasher space

◀ ▶ Dimension location

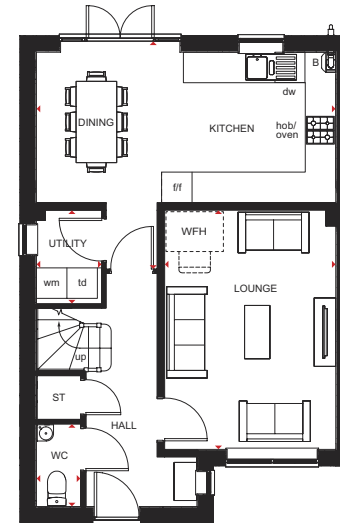




## KINGSLEY

### 4 BEDROOM DETACHED HOME

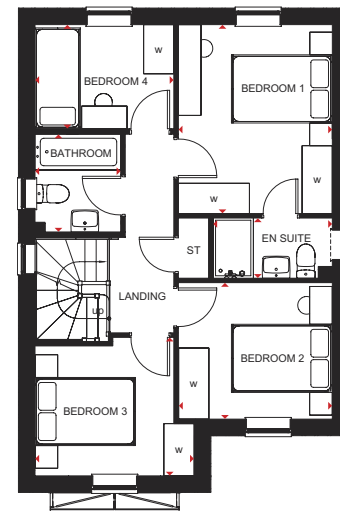
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



#### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 2960mm	19'4" x 9'9"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	884 x 1627mm	2'9" x 5'3"

[Approximate dimensions]



#### First Floor

Bedroom 1	3054 x 3743mm	10'10" x 12'2"
En Suite	2363 x 1188mm	7'7" x 3'9"
Bedroom 2	3054 x 2703mm	10'0" x 8'8"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'8"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to a Sales Adviser for plot-specific details.

<b>KEY</b>	<b>B</b> Boiler	<b>f/f</b> Fridge/freezer spa	<b>WFH</b> Working from home space
	<b>ST</b> Store	<b>dw</b> Dishwasher space	<b>W</b> Wardrobe space
	<b>wm</b> Washing machine space	<b>td</b> Tumble dryer space	<b>◀▶</b> Dimension location

# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



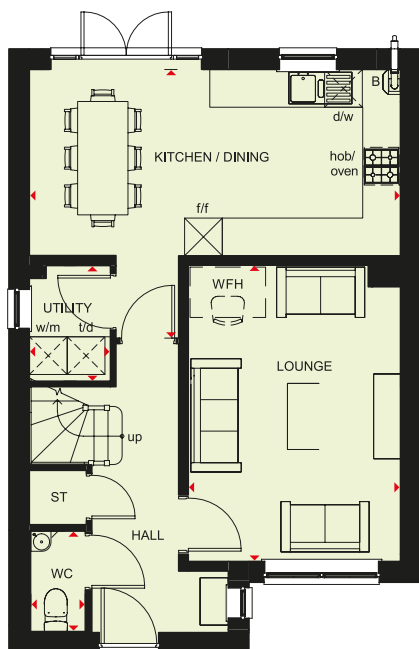
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

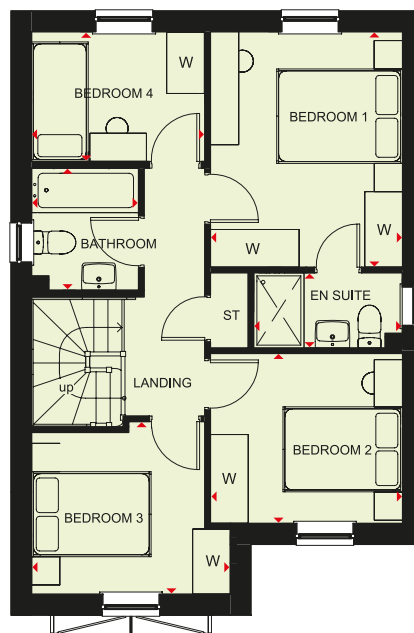


Highly-efficient insulation



### Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



### First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

#### KEY

B	Boiler	td	Tumble dryer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location





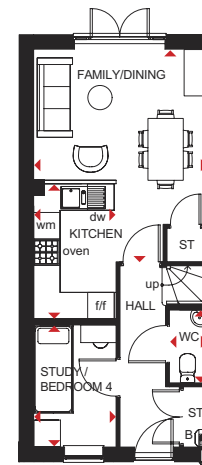


## KINGSVILLE

### 4 BEDROOM HOME

- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom

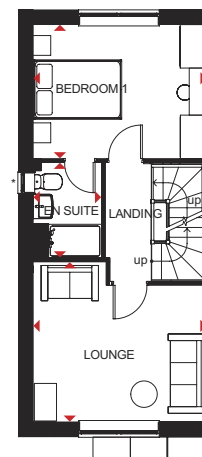
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Bedroom 4/ Study	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

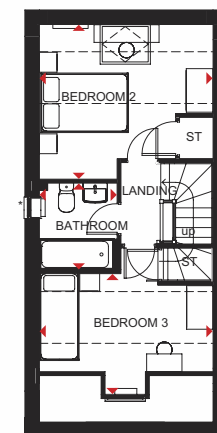


#### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



#### Second Floor

Bedroom 2	3936 x 3508mm†	12'11" x 11'6"†
Bedroom 3	3936 x 3325mm†	12'11" x 10'11"†
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

†Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

# KINGSVILLE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



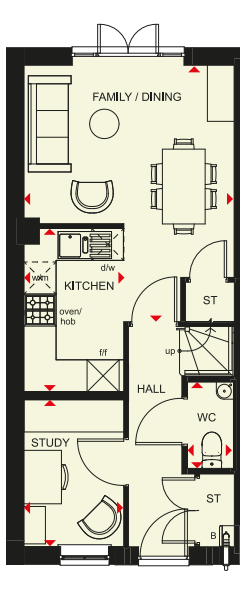
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

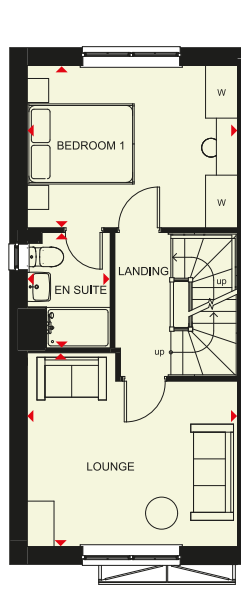


Highly-efficient insulation



### Ground Floor

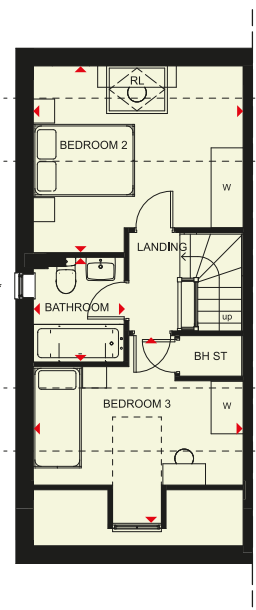
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



### First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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



### Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

### KEY

B Boiler

ST Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

BH/ST Bulkhead Store

W Wardrobe space

◀▶ Dimension location



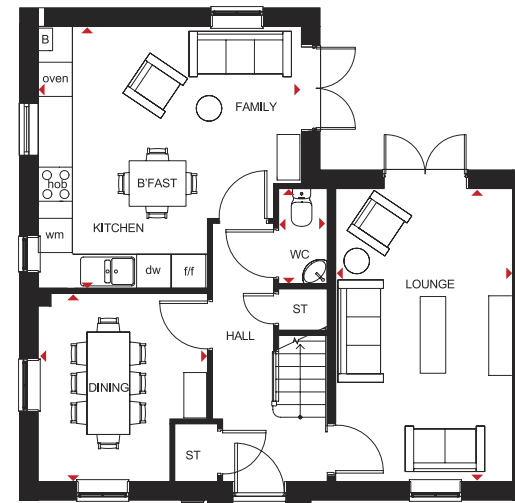


## ALDERNEY

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

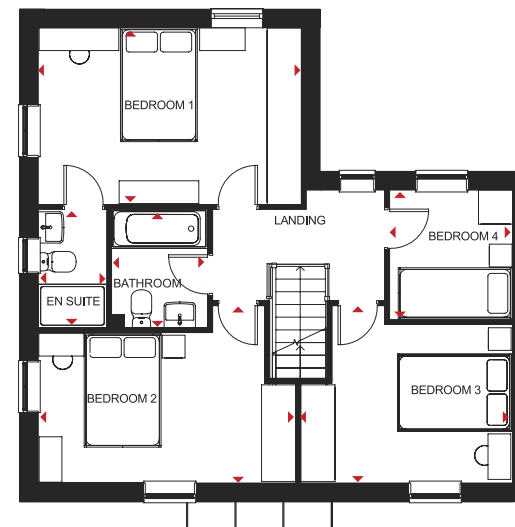
Austen Drive, Tamworth B78 3BN



#### 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]

<b>KEY</b>	B Boiler	f/f Fridge/freezer space
	ST Store	dw Dishwasher space
	wm Washing machine space	◄► Dimension location



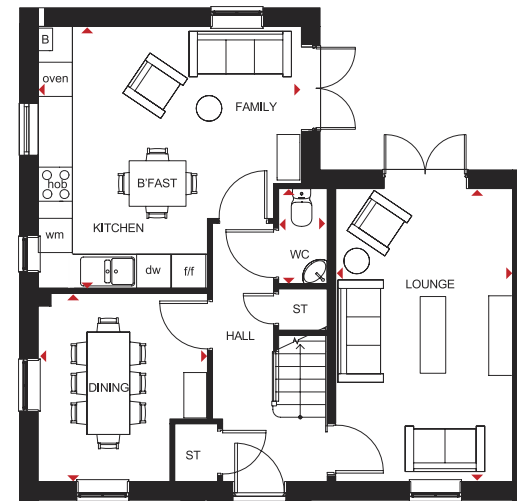


## ALDERNEY

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

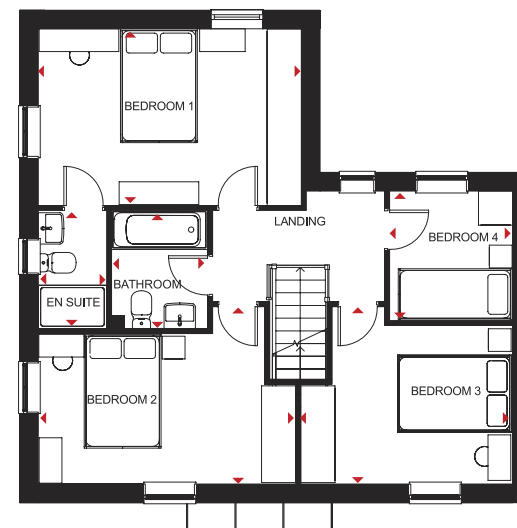
Austen Drive, Tamworth B78 3BN



#### 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]

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

# ALDERNEY

## 4 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
WFH Working from home space

W Wardrobe space  
◀▶ Dimension location



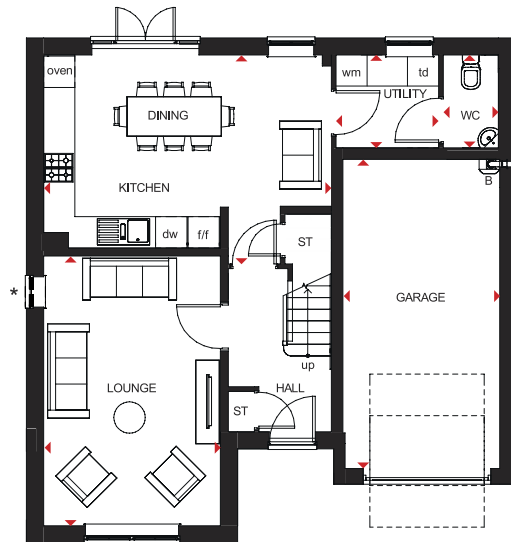


## HALE

### 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 main bedroom with en suite, and family bathroom

Austen Drive, Tamworth B78 3BN

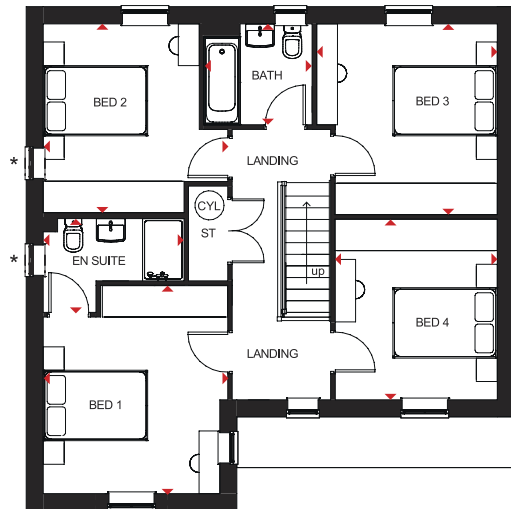


#### Ground Floor

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.

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



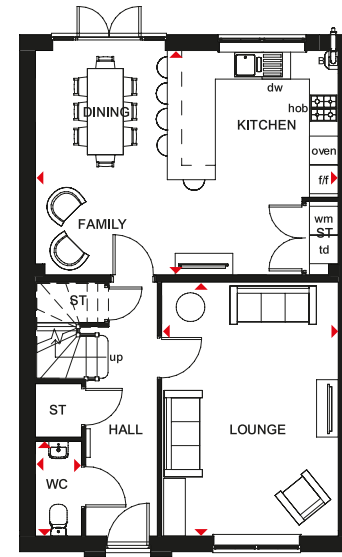


## CHERTSEY

### 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 main with en suite - a single bedroom and the family bathroom are on the first floor

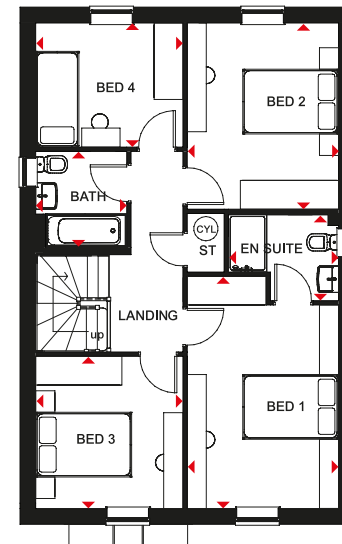
Dunstall Lane, Tamworth, Staffordshire, B78 3HJ



#### 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)

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

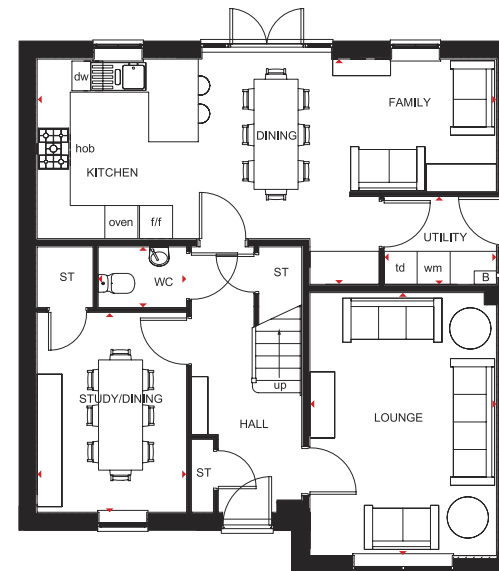


## LAMBERTON

### 5 BEDROOM DETACHED HOME

- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms - the main with en suite - a single bedroom and the family bathroom with shower are on the first floor

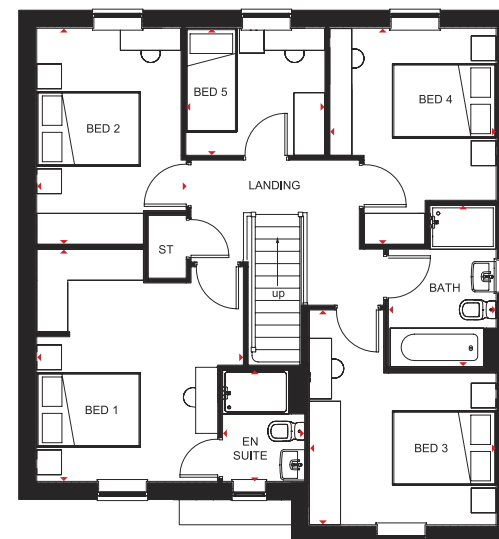
Austen Drive, Tamworth B78 3BN



#### Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1601 x 1101mm	5'3" x 3'7"

[Approximate dimensions]



#### First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

[Approximate dimensions]

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



# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.







# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with an NHBC warranty\* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

\*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



**barratthomes.co.uk**

**0333 355 8475**

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