



DUNSTALL
PARK



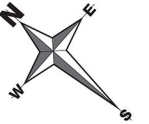
TAMWORTH-PHASE 4

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0333 355 8475

PHASE 4 DEVELOPMENT LAYOUT

KEY

	Ambersham	2 bedroom apartment		Palmerston	3 bedroom home		Chester	4 bedroom home		Alderney	4 bedroom home	BCP - Bin Collection Point			
	Maldon	2 bedroom apartment		Ellerton	3 bedroom home		Kingsley	4 bedroom home		Hale	4 bedroom home	BC - Bin Store			
	Kenley	2 bedroom home		Moresby	3 bedroom home		Kingsville	4 bedroom home		Lamberton	5 bedroom home	CS - Cycle Store			
	Roseberry	2 bedroom home		Ennerdale	3 bedroom home		Kennford	4 bedroom home		Affordable Housing			Substation		Visitor Parking Space



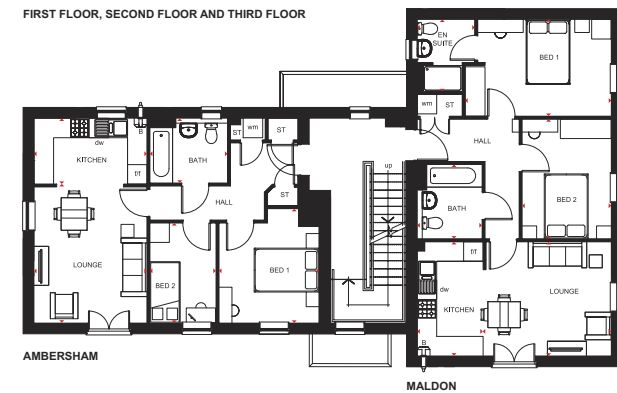
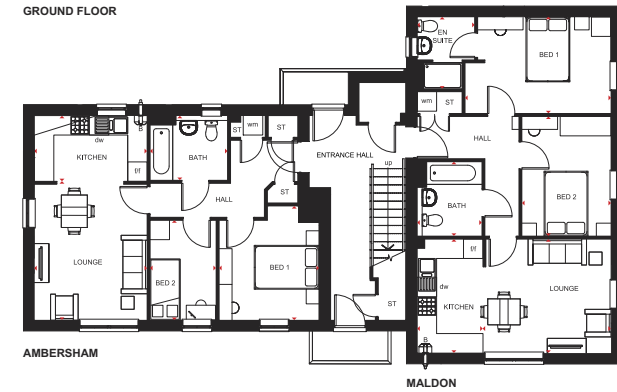
AMBERSHAM & MALDON

THE CLASSIC
COLLECTION

2 BEDROOM APARTMENTS - PLOTS 343 - 348 & 535 - 536



- Spacious open-plan living area featuring a Juliet balcony to first, second and third floor apartments
- The Ambersham has a double bedroom, a single bedroom and a bathroom
- The Maldon includes two sizeable double bedrooms, one featuring an en suite and a bathroom
- Single allocated parking space per apartment



**Ambersham
Plots - 343, 345, 347, 535**

Lounge	4172 x 3456mm	13'6" x 11'3"
Kitchen	3456 x 2010mm	11'3" x 6'5"
Bedroom 1	3503(max) x 2986mm	11'4"(max) x 9'7"
Bedroom 2	2999 x 1985mm	9'8" x 6'5"
Bathroom	2340 x 1990mm (max)	7'6" x 6'5" (max)

(Approximate dimensions)

**Maldon
Plots - 344, 346, 348, 536**

Lounge	3837 x 3491mm	12'5" x 11'4"
Kitchen	3491 x 1957mm	11'4" x 6'4"
Bedroom 1	4470 (max) x 2937mm	14'6"(max) x 9'6"
En suite	1765 x 1321mm	5'7" x 4'3"
Bedroom 2	3568 x 2728mm	11'7" x 8'9"
Bathroom	2199 x 1995 (max)	7'2" x 6'5"

(Approximate dimensions)

KEY

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



**BARRATT
HOMES**



All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

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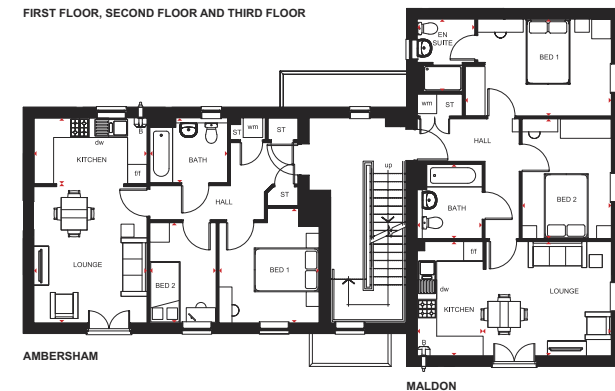
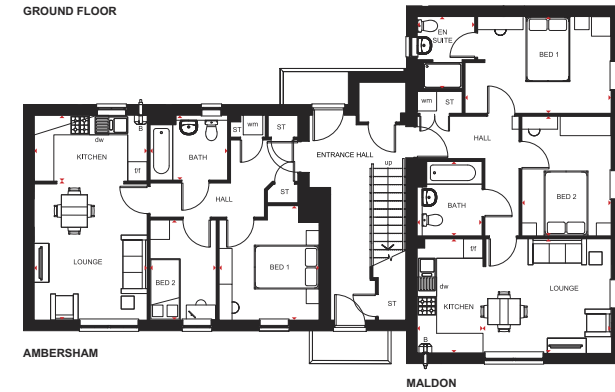
AMBERSHAM & MALDON

THE CLASSIC
COLLECTION

2 BEDROOM APARTMENTS - PLOTS 367-372 & 537-538



- Spacious open-plan living area featuring a Juliet balcony to first, second and third floor apartments
- The Ambersham has a double bedroom, a single bedroom and a bathroom
- The Maldon includes two sizeable double bedrooms, one featuring an en suite and a bathroom
- Single allocated parking space per apartment



Ambersham Plots - 367, 369, 371, 537

Lounge	4172 x 3456mm	13'6" x 11'3"
Kitchen	3456 x 2010mm	11'3" x 6'5"
Bedroom 1	3503(max) x 2986mm	11'4"(max) x 9'7"
Bedroom 2	2999 x 1985mm	9'8" x 6'5"
Bathroom	2340 x 1990mm (max)	7'6" x 6'5" (max)

(Approximate dimensions)

Maldon Plots - 368, 370, 372, 538

Lounge	3837 x 3491mm	12'5" x 11'4"
Kitchen	3491 x 1957mm	11'4" x 6'4"
Bedroom 1	4470 (max) x 2937mm	14'6"(max) x 9'6"
En suite	1765 x 1321mm	5'7" x 4'3"
Bedroom 2	3568 x 2728mm	11'7" x 8'9"
Bathroom	2199 x 1995 (max)	7'2" x 6'5"

(Approximate dimensions)

KEY

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



BARRATT
HOMES

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

NEW
HOMES
QUALITY
CODE

BDW001208/JUNE22

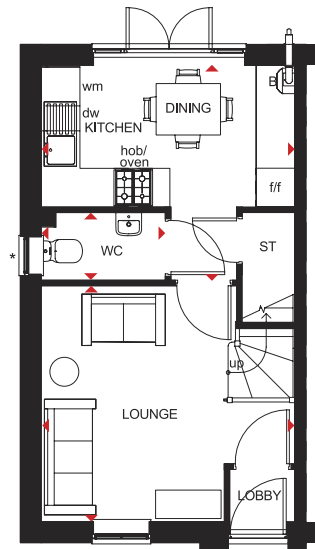


KENLEY

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

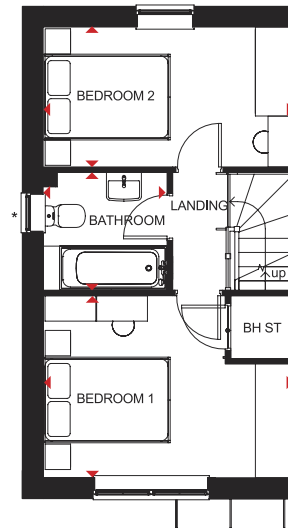


Ground Floor

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	

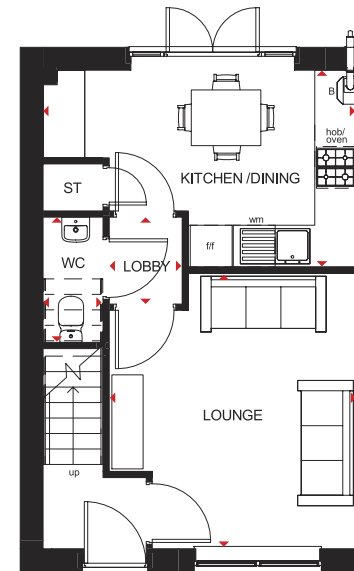


ROSEBERRY

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

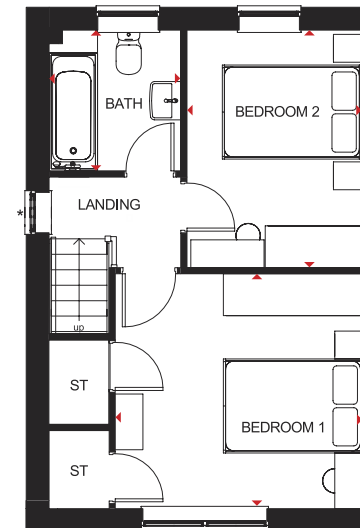
Austen Drive, Tamworth B78 3BN



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.

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

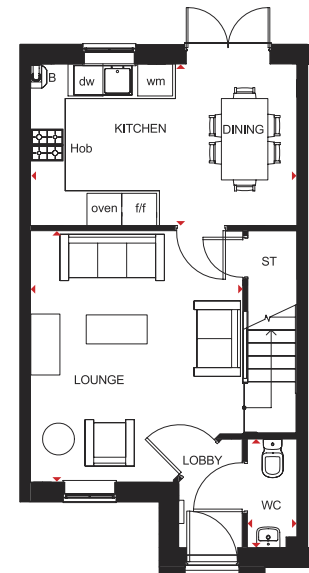


PALMERSTON

3 BEDROOM HOME

- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and the family bathroom

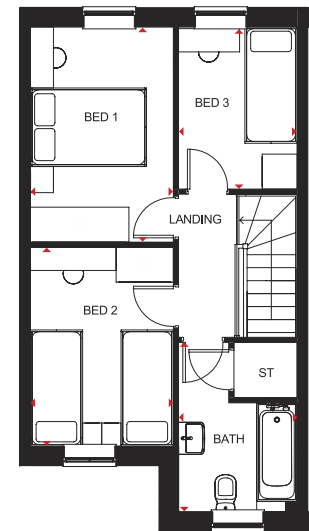
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Ground Floor

Lounge	3700 x 4416mm	12'2" x 14'6"
Kitchen/Dining	4590 x 2706mm	15'1" x 8'11"
WC	1956 x 886mm	6'4" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	3700 x 2462mm	12'1" x 8'0"
Bedroom 2	3422 x 2462mm	11'2" x 8'0"
Bedroom 3	2706 x 2041mm	8'10" x 6'8"
Bathroom	2913 x 2041mm	9'6" x 6'8"

(Approximate dimensions)

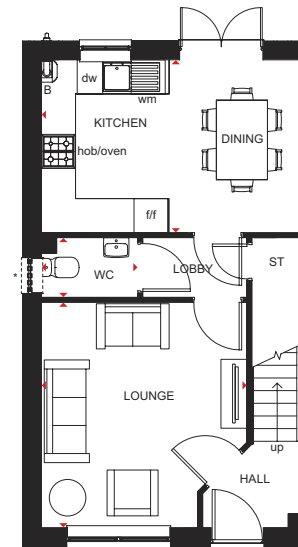
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

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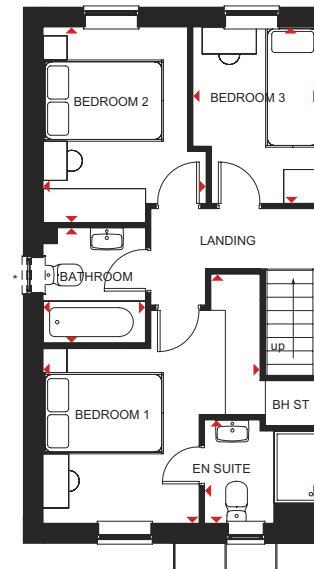


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

*Window only applicable to certain plots



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

*Window only applicable to certain plots

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

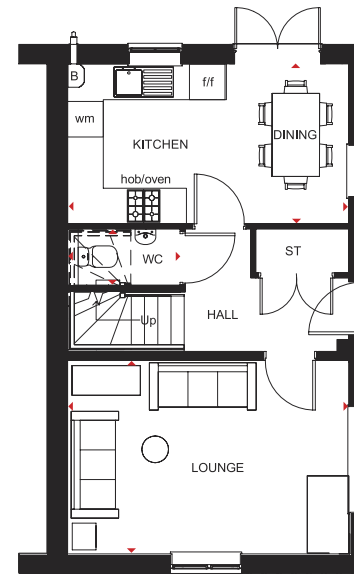


MORESBY

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

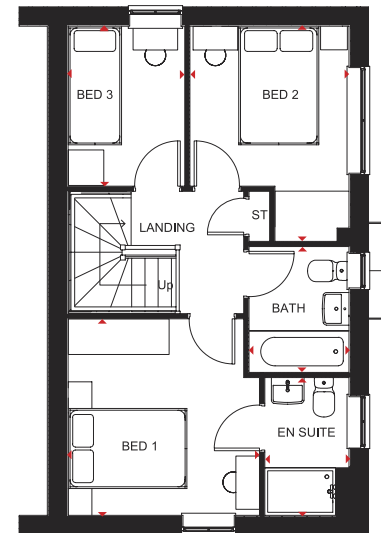
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Ground Floor

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		

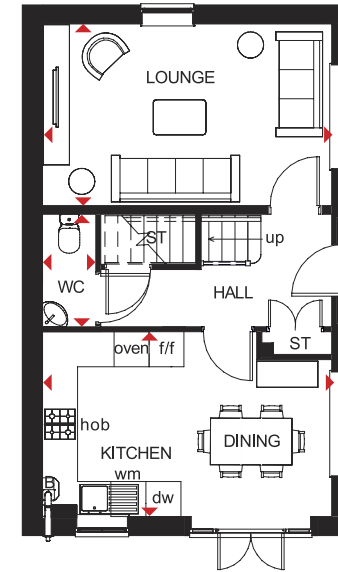


ENNERDALE

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

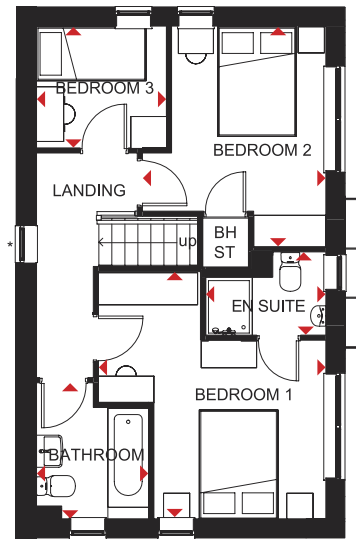
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Ground Floor

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.

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

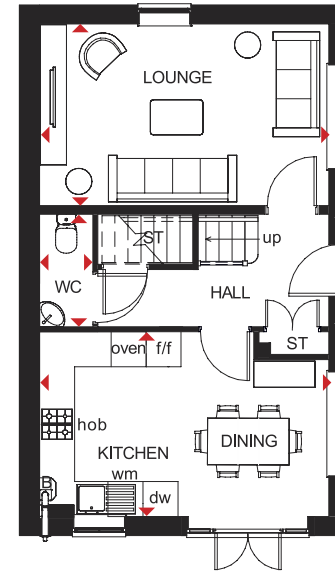


ENNERDALE

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

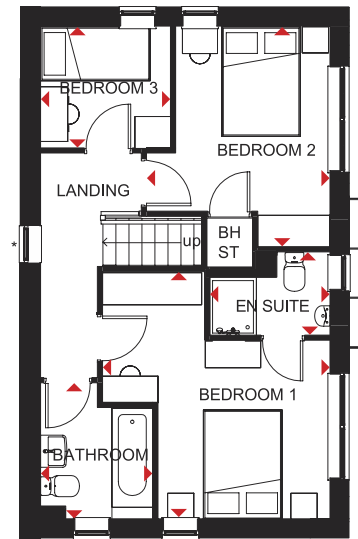
Austen Drive, Tamworth B78 3BN



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"
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.

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

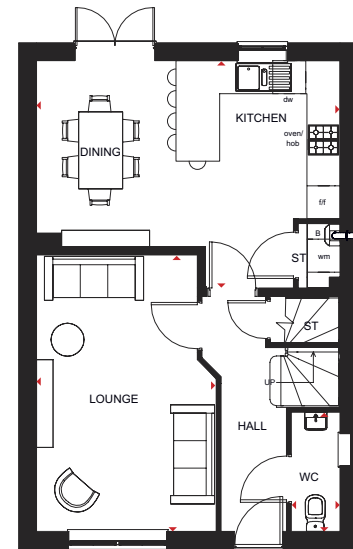


CHESTER

4 BEDROOM DETACHED HOME

- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors to the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom

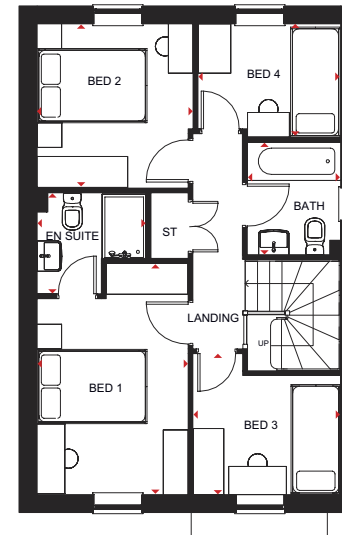
Austen Drive, Tamworth B78 3BN



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 894mm	7'1" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	2058 x 1835mm	6'8" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

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

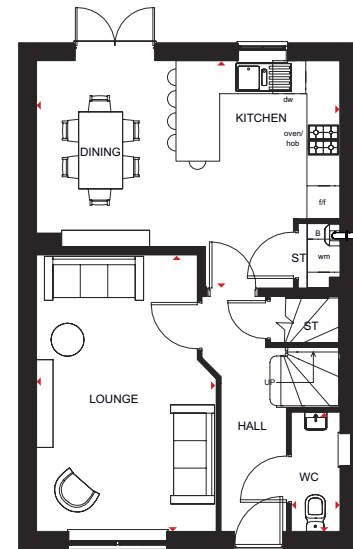


CHESTER

4 BEDROOM DETACHED HOME

- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors to the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom

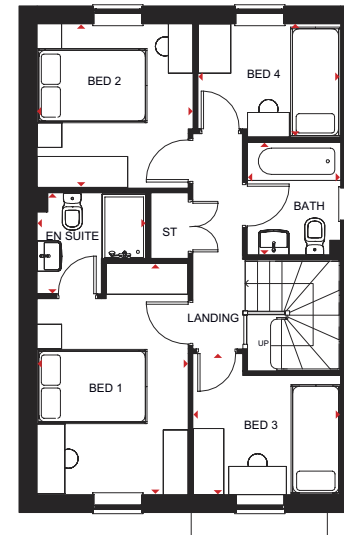
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Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 894mm	7'1" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	2058 x 1835mm	6'8" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

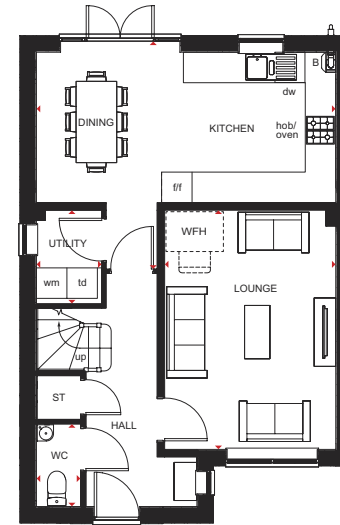
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



KINGSLEY

4 BEDROOM DETACHED HOME

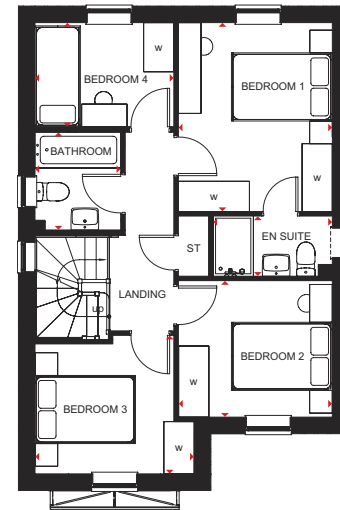
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms,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

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



KINGSVILLE

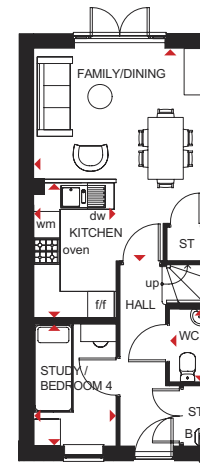
4 BEDROOM HOME

- 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



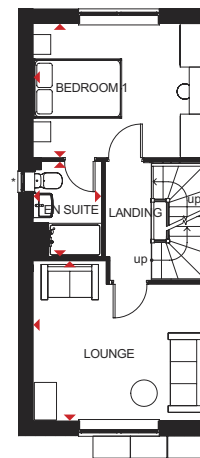
BARRATT
HOMES



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]

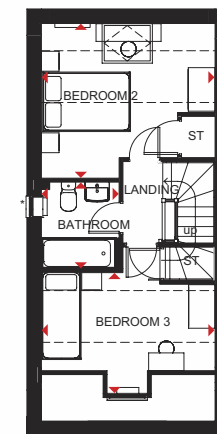


First Floor

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.

KEY	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		

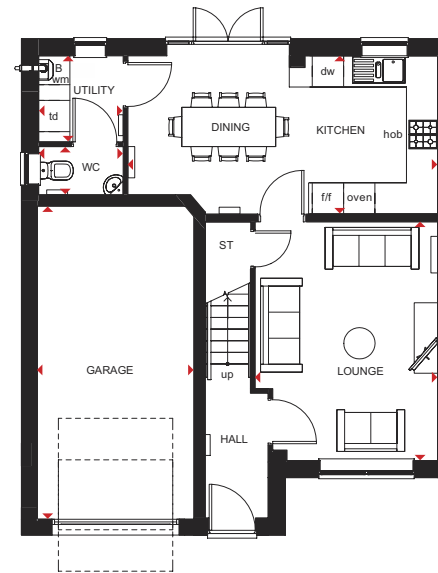


KENNFORD

4 BEDROOM HOME

- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite, and the family bathroom

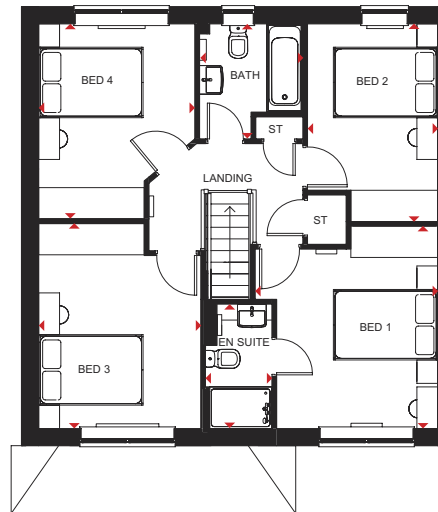
Austen Drive, Tamworth B78 3BN



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3108mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

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

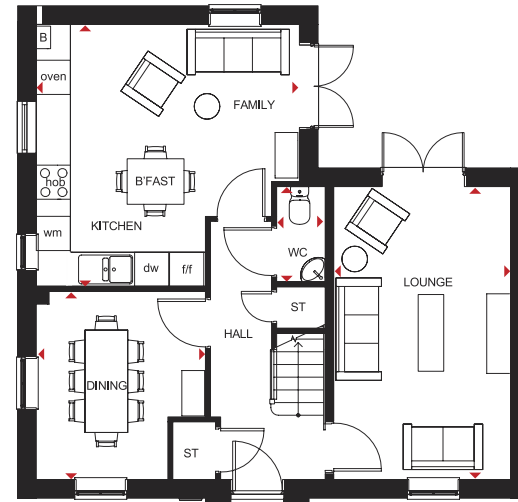


ALDERNEY

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

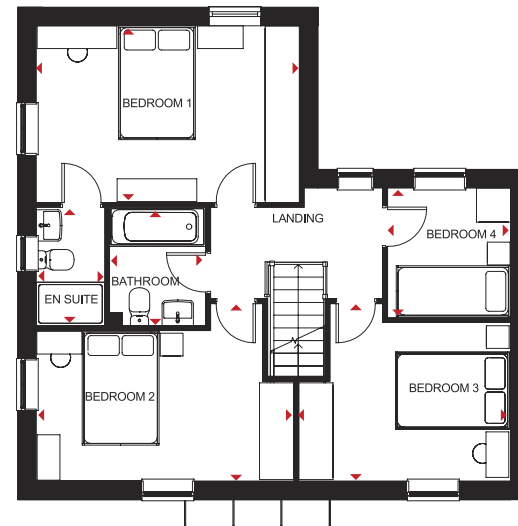
Austen Drive, Tamworth B78 3BN



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)

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

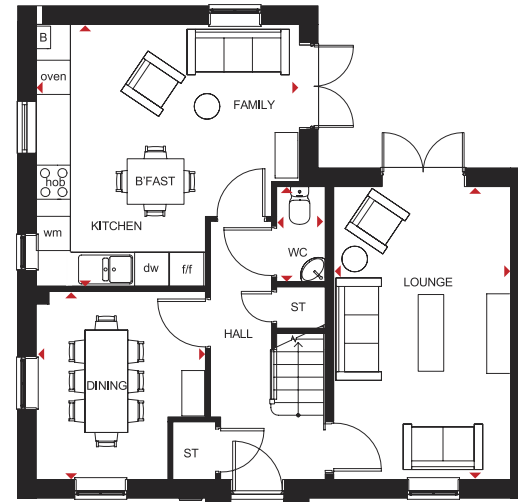


ALDERNEY

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

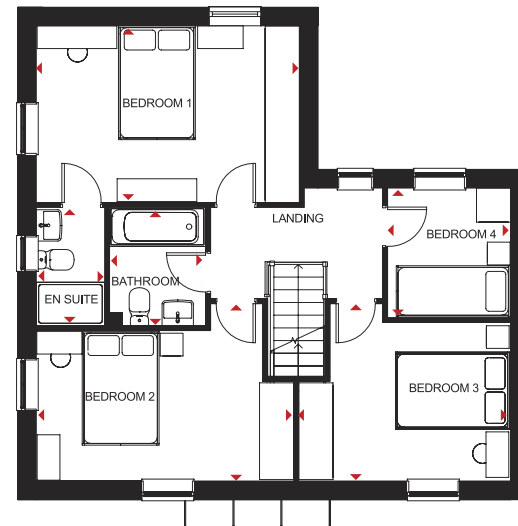
Austen Drive, Tamworth B78 3BN



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)

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

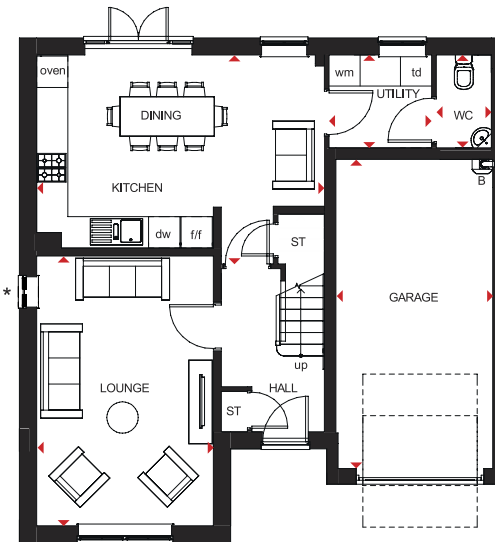


HALE

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

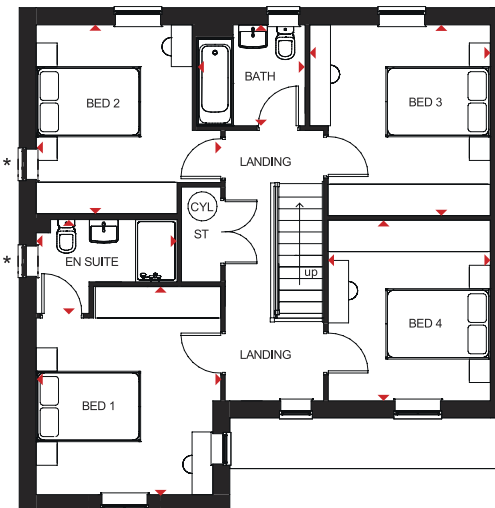


Ground Floor

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.

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

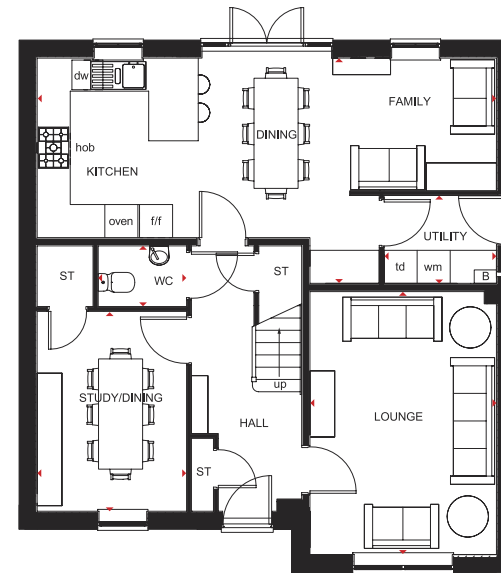


LAMBERTON

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

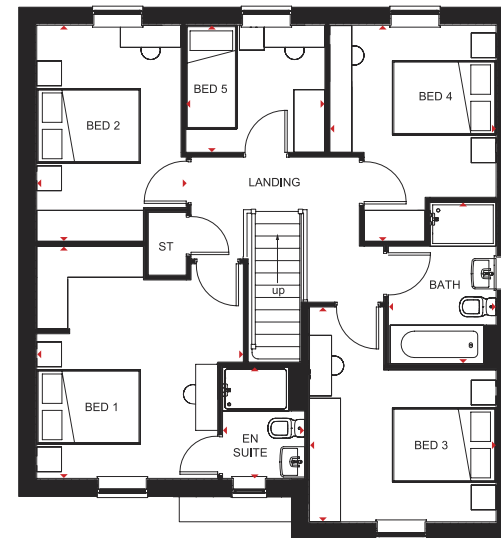
Austen Drive, Tamworth B78 3BN



Ground Floor

Lounge	3385 x 4773mm	11'11" 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)

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

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.



Dunstall Park, Dunstall Lane, Tamworth, Staffordshire B78 3HJ

barratthomes.co.uk

0333 355 8475

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