



**Rectory Gardens  
Sutton Coldfield**

**millerhomes**

*the place to be®*

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.







Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Rectory Gardens.

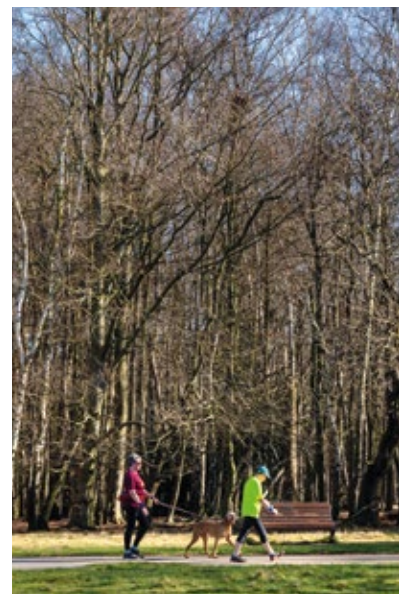
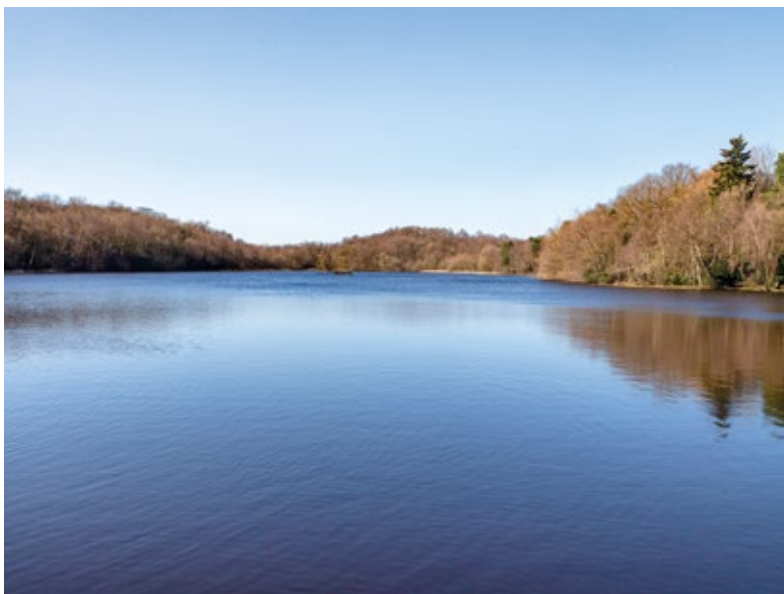


The Royal Town of Sutton Coldfield is ideally placed for travel throughout the Midlands, with Wolverhampton, Lichfield, Coventry and Leicester all within reach. Rectory Gardens is less than ten minutes' drive from the M42, and buses between Sutton Coldfield and Birmingham stop a few yards from the development, reaching Birmingham city centre in 40 minutes. Trains between Lichfield and Redditch call at Sutton Coldfield station, half an hour's walk from Rectory Gardens. Birmingham New Street is just 20 minutes away by rail.

A shopping precinct at Churchill Parade, ten minutes' walk away, includes a small supermarket and post office, a pharmacy, a newsagent, hairdressers and takeaways. The town centre, around 25 minutes' walk or a short bus trip from Rectory Gardens, includes two covered malls set in a pleasant, largely pedestrianised environment alongside a wide choice of supermarkets, pubs, restaurants and cafés.



Service	Operator	Destination
71	NXB	Chelmsley Wood
5	NXB	West Bromwich
X5	NXB	Birmingham
X14	NXB	Birmingham
907	NXB	Birmingham
168	CLA	Minworth
X5	NXB	Roughley
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The wide choice of sports and leisure amenities includes rugby union, football and cricket clubs as well as several golf clubs. Wyndley Leisure Centre near the town centre incorporates swimming pools, a gym and a sports hall. Sutton Arts Theatre, a volunteer-run organisation, presents a series of drama and musical theatre throughout the year. The venues and attractions of Birmingham are also in easy reach for evenings out.



# Welcome home

Set in open, leafy surroundings in the attractive Royal Town of Sutton Coldfield, around 9 miles from the centre of Birmingham, this beautifully landscaped selection of energy efficient two, three and four bedroom homes is within a short walk of shops, schools and other services. Offering easy access to the national motorway network and good public transport links, it also benefits from some outstanding local parks and green spaces. Welcome to Rectory Gardens...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.





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# Delmont

**Overview**

The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

**Ground Floor**

**Lounge**  
3.05m x 4.32m  
10'0" x 14'2"

**Kitchen/Dining**  
4.03m x 3.10m  
13'3" x 10'2"

**WC**  
1.49m x 1.11m  
4'11" x 3'8"

**First Floor**

**Principal Bedroom**  
4.03m x 3.71m  
13'3" x 12'2"

**En-Suite**  
1.08m x 2.34m  
3'5" x 7'8"

**Bedroom 2**  
4.03m x 2.66m  
13'3" x 8'9"

**Bathroom**  
1.86m x 2.15m  
6'1" x 7'1"

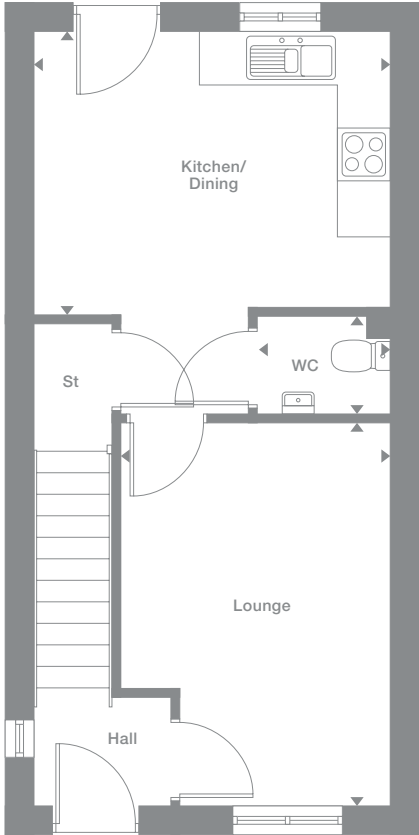
**Floor Space**

758 sq ft

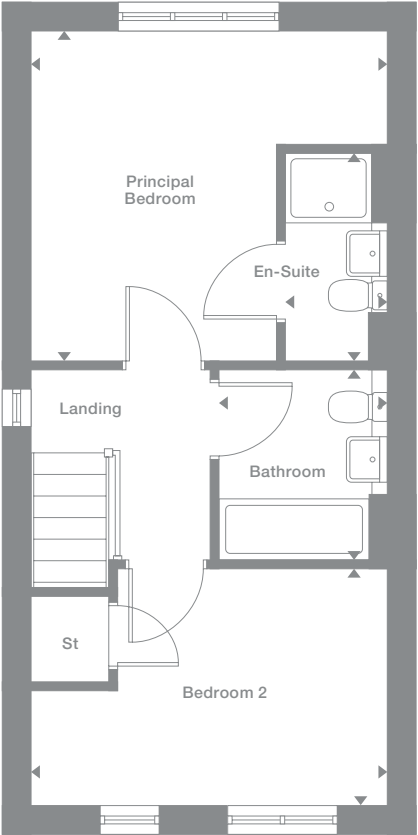
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Faramond

**Overview**  
The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.08m x 4.28m 10'2" x 14'1"	Principal Bedroom 4.06m x 3.64m 13'4" x 11'11"
Kitchen/Dining 4.06m x 3.11m 13'4" x 10'2"	En-Suite 1.11m x 2.22m 3'8" x 7'4"
WC 1.50m x 1.11m 4'11" x 3'8"	Bedroom 2 4.06m x 2.70m 13'4" x 8'10"
	Bathroom 1.90m x 2.15m 6'3" x 7'1"

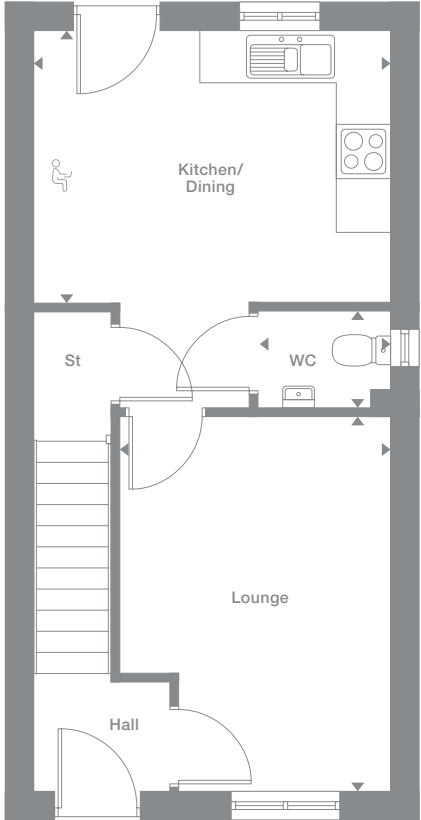
**Floor Space**  
761 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

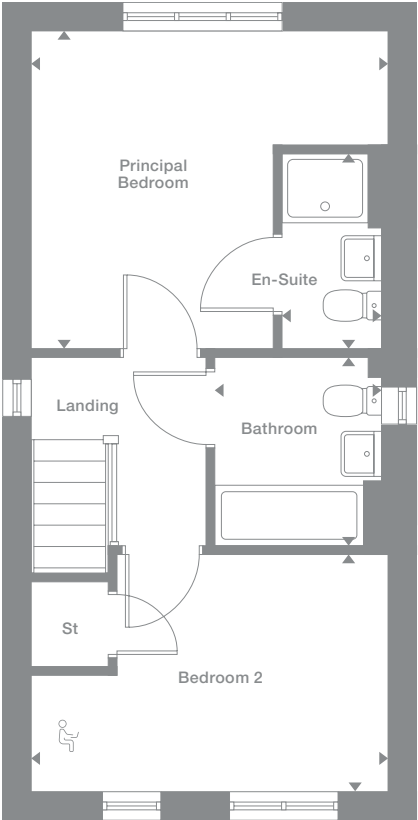
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Harrison

## Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

## Ground Floor

**Lounge**  
3.60m x 4.49m  
11'10" x 14'9"

**Kitchen/Dining**  
3.37m x 4.66m  
11'1" x 15'4"

**Laundry**  
1.08m x 2.91m  
3'7" x 9'7"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

## First Floor

**Principal Bedroom**  
4.55m x 2.75m  
14'11" x 9'0"

**Bedroom 2**  
2.15m x 4.30m  
7'1" x 14'2"

**Bedroom 3**  
2.30m x 3.27m  
7'7" x 10'9"

**Bathroom**  
1.94m x 2.00m  
6'5" x 6'7"

## Floor Space

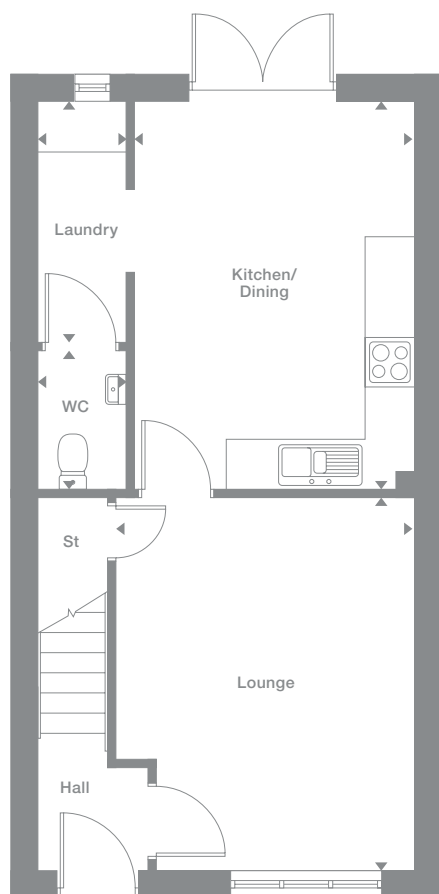
907 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

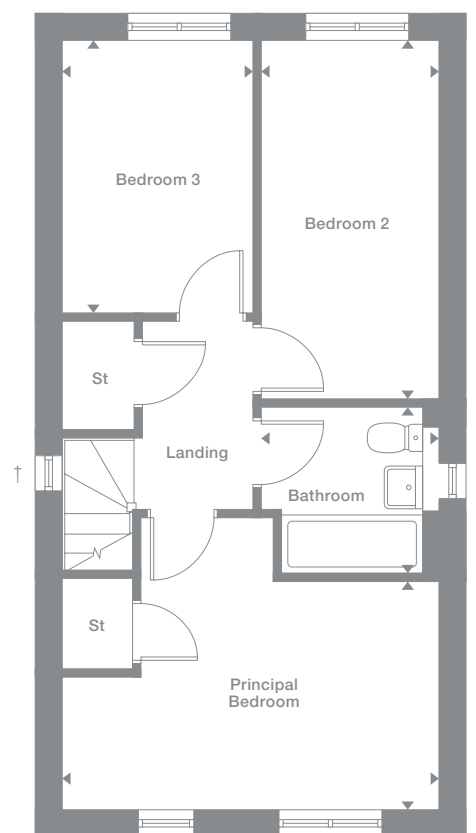
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## Ground Floor



## First Floor



 Office space area

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# Chilton

## Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

## Ground Floor

**Lounge**  
5.20m x 3.22m  
17'1" x 10'7"

**Kitchen**  
3.07m x 2.74m  
10'1" x 9'0"

**Dining**  
2.12m x 2.46m  
7'0" x 8'1"

**WC**  
1.87m x 1.00m  
6'2" x 3'3"

## First Floor

**Principal Bedroom**  
3.78m x 3.22m  
12'5" x 10'7"

**En-Suite**  
1.10m x 2.86m  
3'7" x 9'5"

**Bedroom 2**  
2.96m x 3.54m  
9'9" x 11'8"

**Bedroom 3**  
2.15m x 3.55m  
7'1" x 11'8"

**Bathroom**  
1.70m x 2.11m  
5'7" x 6'11"

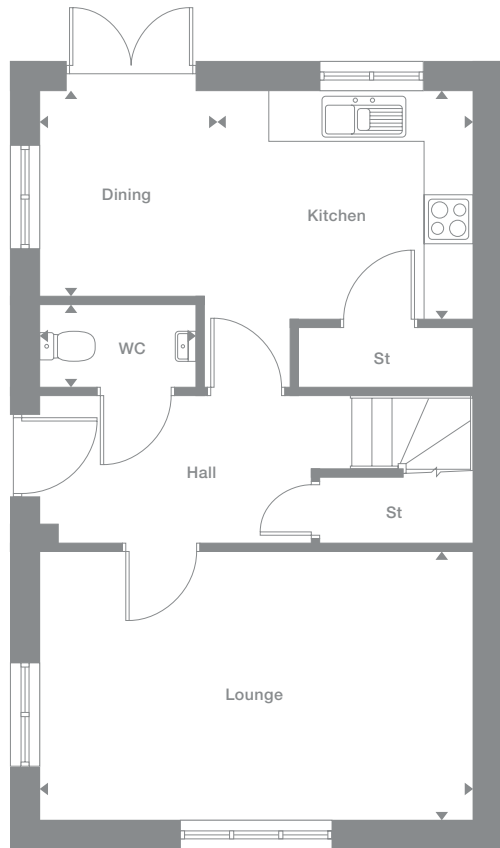
## Floor Space

979 sq ft

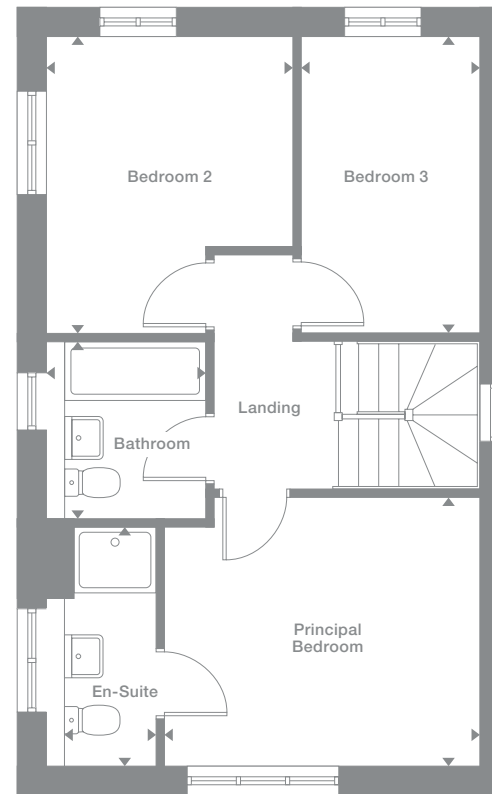
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Bryson

## Overview

Dominated by a striking bay window, the superb dual aspect lounge perfectly complements the practical kitchen, where a dual aspect dining area, opening to the garden via french doors, will make entertaining a special pleasure. One bedroom is en-suite, and another features dual aspect windows.

## Ground Floor

**Lounge**  
5.24m x 4.04m  
17'2" x 13'3"

**Kitchen**  
3.08m x 2.74m  
10'1" x 9'0"

**Dining**  
2.16m x 2.52m  
7'1" x 8'3"

**WC**  
1.87m x 0.97m  
6'2" x 3'2"

## First Floor

**Principal Bedroom**  
3.88m x 3.14m  
12'9" x 10'4"

**En-Suite**  
1.04m x 2.78m  
3'5" x 9'2"

**Bedroom 2**  
2.99m x 3.59m  
9'10" x 11'10"

**Bedroom 3**  
2.16m x 3.59m  
7'1" x 11'9"

**Bathroom**  
1.70m x 2.10m  
5'7" x 6'11"

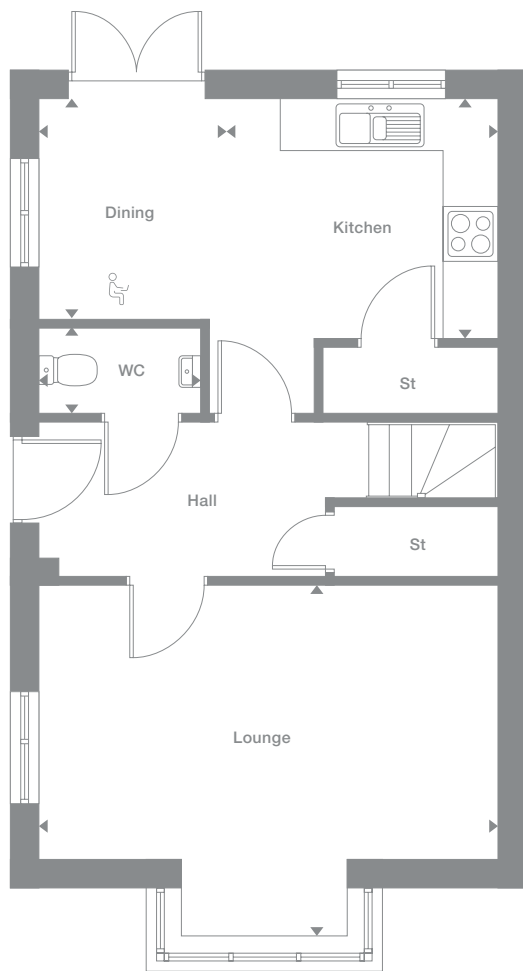
## Floor Space

999 sq ft

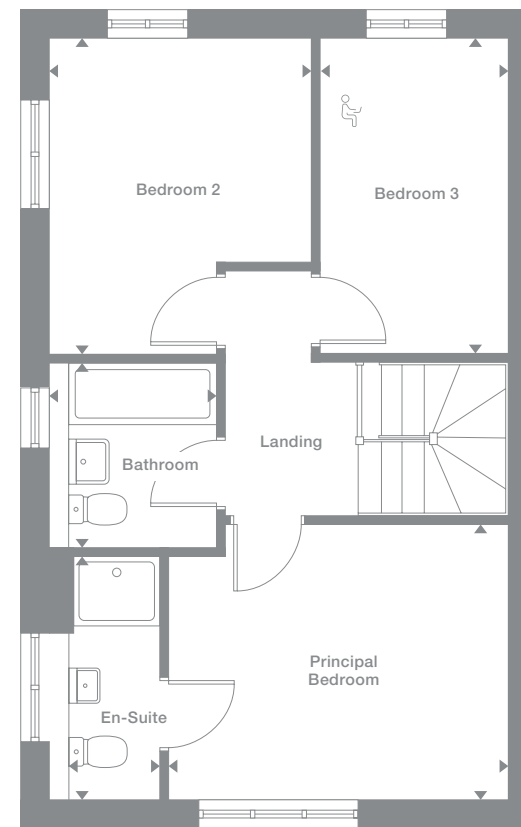
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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## Overview

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area with twin wardrobes.

## Ground Floor

**Lounge**  
3.51m x 3.60m  
11'6" x 11'10"

**Kitchen**  
2.45m x 3.14m  
8'1" x 10'4"

**Dining**  
3.08m x 3.14m  
10'1" x 10'4"

**WC**  
1.45m x 1.82m  
4'9" x 6'0"

## First Floor

**Principal Bedroom**  
2.80m x 3.15m  
9'2" x 10'4"

**En-Suite**  
2.42m x 1.18m  
7'11" x 3'11"

**Dressing**  
2.64m x 1.20m  
8'8" x 3'11"

**Bedroom 2**  
3.25m x 3.30m  
10'8" x 10'10"

**Bedroom 3**  
2.19m x 3.42m  
7'2" x 11'3"

**Bathroom**  
1.90m x 2.15m  
6'3" x 7'1"

## Floor Space

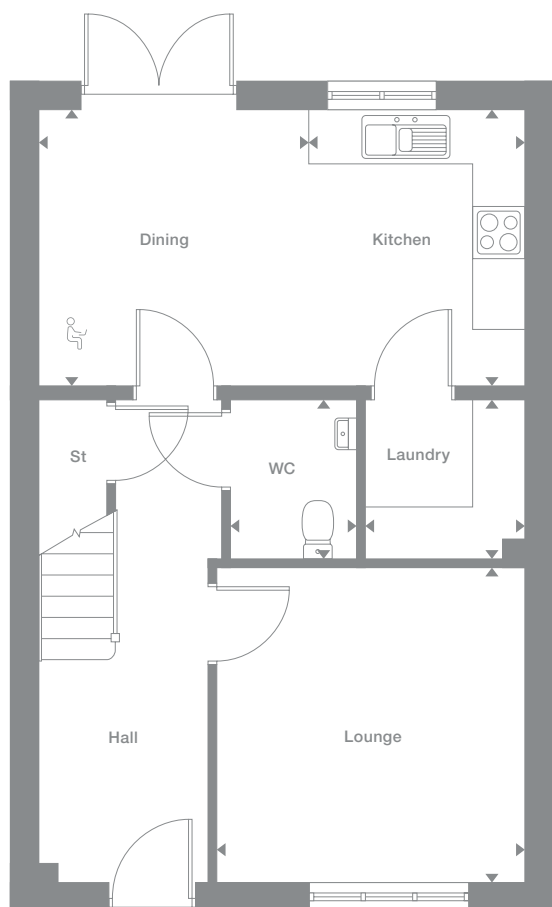
1,050 sq ft

W Please note:  
wardrobes are  
optional

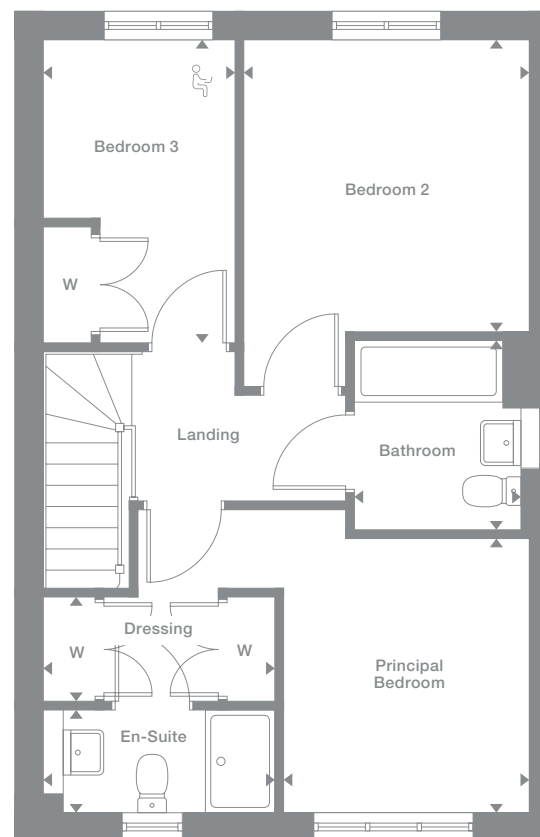
Plots may be  
a mirror image  
of the floor  
plans. Please see  
Development  
Sales Manager  
for details



## Ground Floor



## First Floor



Office space area

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your home  
your choice...

# Hampton

## Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing area.

## Ground Floor

**Lounge**  
3.42m x 3.57m  
11'3" x 11'9"

**Kitchen**  
3.43m x 3.06m  
11'3" x 10'0"

**Family/Dining**  
5.47m x 2.38m  
17'11" x 7'10"

**WC**  
1.95m x 1.47m  
6'5" x 4'10"

## First Floor

**Principal Bedroom**  
3.30m x 3.15m  
10'10" x 10'4"

**En-Suite**  
2.18m x 1.87m  
7'2" x 6'2"

**Dressing**  
2.07m x 1.69m  
6'10" x 5'7"

**Bedroom 2**  
2.81m x 3.85m  
9'3" x 12'8"

**Bedroom 3**  
2.56m x 3.65m  
8'5" x 12'0"

**Bathroom**  
1.98m x 2.21m  
6'6" x 7'3"

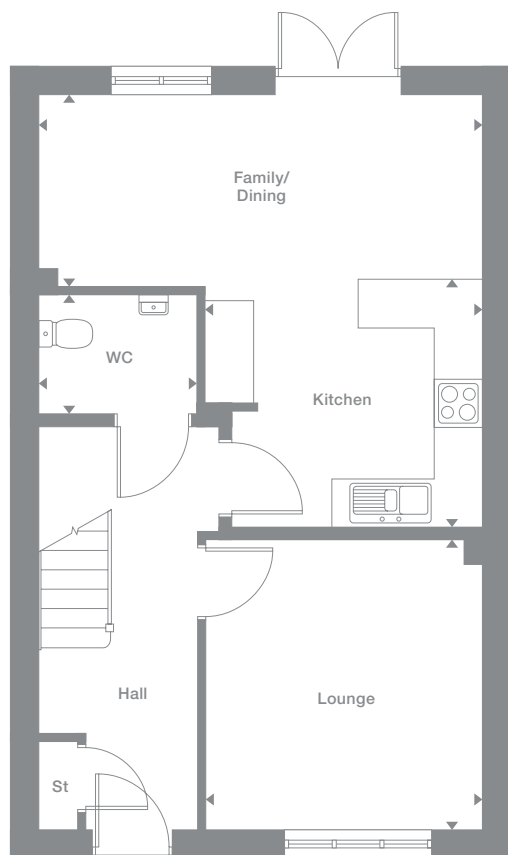
## Floor Space

1,069 sq ft

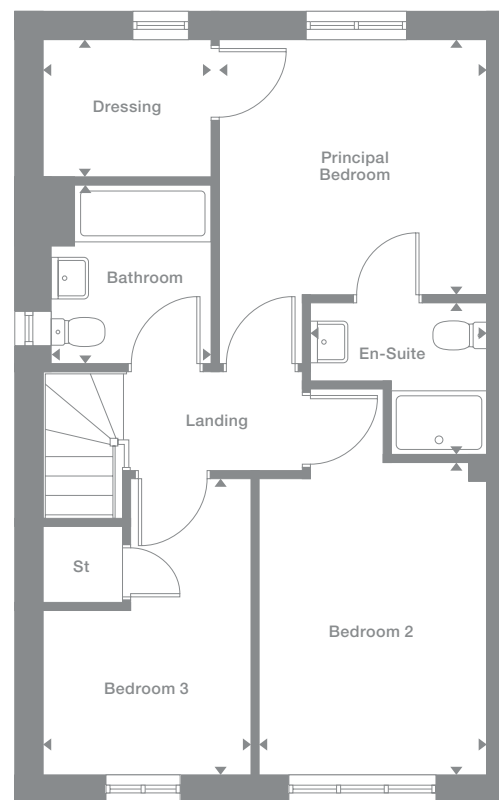
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Pierson

## Overview

With its bright lounge and attractive, ergonomic kitchen, where stylish french doors enhance the dining area, this is a substantial and flexible family home. The en-suite principal bedroom, a delightful dual-aspect retreat with a dormer window and a generously sized wardrobe, has a special charm.

## Ground Floor

**Lounge**  
2.56m x 4.77m  
8'5" x 15'8"

**Kitchen**  
2.65m x 3.66m  
8'8" x 12'0"

**Dining**  
2.08m x 3.04m  
6'10" x 10'0"

**WC**  
0.90m x 2.32m  
2'11" x 7'8"

## First Floor

**Bedroom 2**  
4.74m x 3.08m  
15'7" x 10'2"

**Bedroom 3**  
4.74m x 3.19m  
15'7" x 10'2"

**Bathroom**  
2.37m x 2.10m  
7'10" x 6'11"

## Second Floor

**Principal Bedroom**  
4.74m x 4.75m  
15'7" x 15'7"

**En-Suite**  
1.33m x 2.44m  
4'5" x 8'0"

## Floor Space

1,167 sq ft

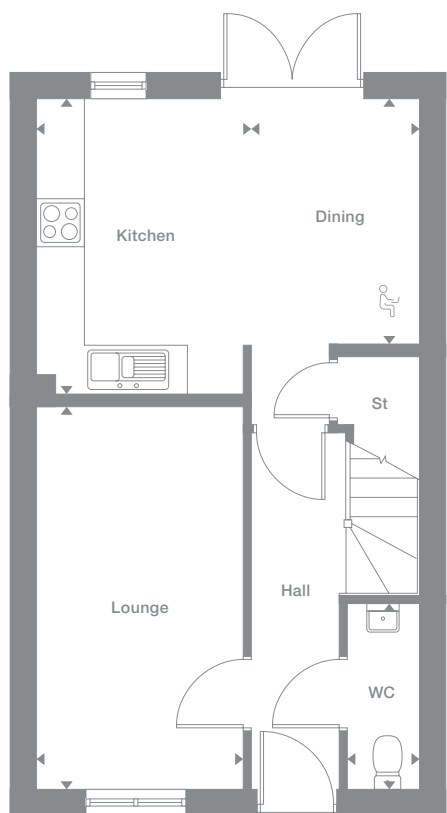
W Please note: wardrobes are optional

† Windows only applicable to some plots. Please see Development Sales Manager for details

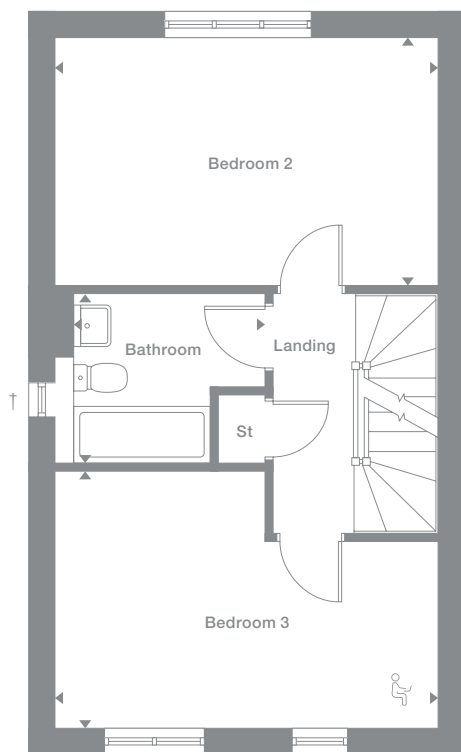
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



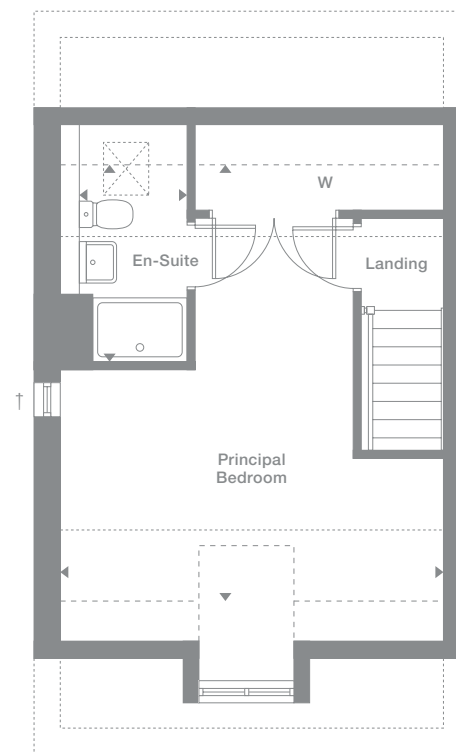
Ground Floor



First Floor



Second Floor



Office space area

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**Overview**

This beautifully planned home features a superb, airy family dining kitchen with garden access, creating a natural, lively hub for everyday life. The principal bedroom is en-suite, and the practical details include a walk-in cupboard in the hall, perfect for large items like sports equipment.

**Ground Floor**

- Lounge**  
3.00m x 4.55m  
9'10" x 14'11"
- Kitchen**  
2.74m x 3.98m  
8'11" x 13'1"
- Family/Dining**  
3.36m x 3.98m  
11'1" x 13'1"
- WC**  
1.45m x 2.01m  
4'9" x 6'8"

**First Floor**

- Principal Bedroom**  
3.50m x 3.10m  
11'6" x 10'2"
- En-Suite**  
2.50m x 1.09m  
8'3" x 3'7"
- Bedroom 2**  
2.90m x 3.97m  
9'6" x 13'1"
- Bedroom 3**  
3.11m x 3.56m  
10'3" x 11'8"
- Bathroom**  
1.89m x 2.15m  
6'3" x 7'1"

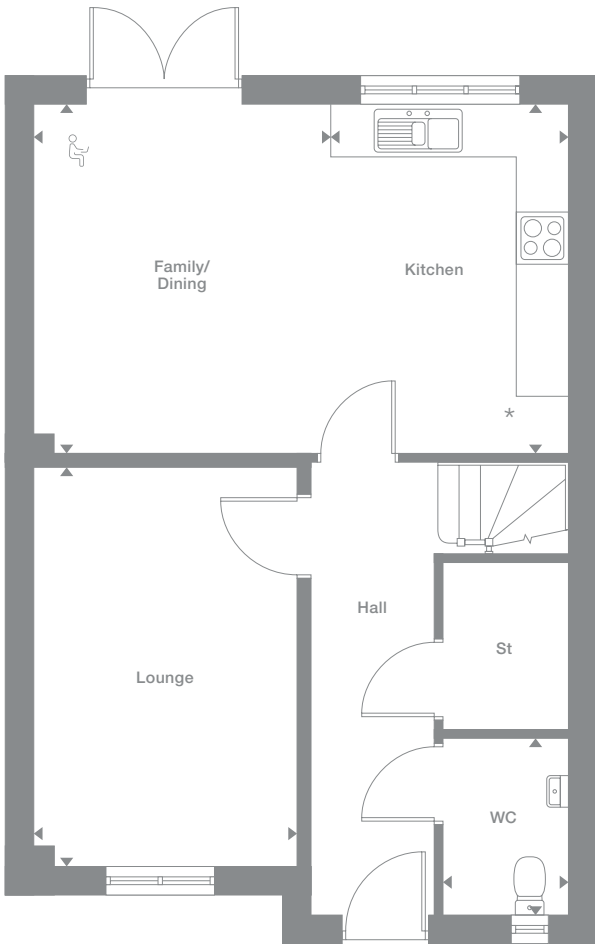
**Floor Space**

1,178 sq ft

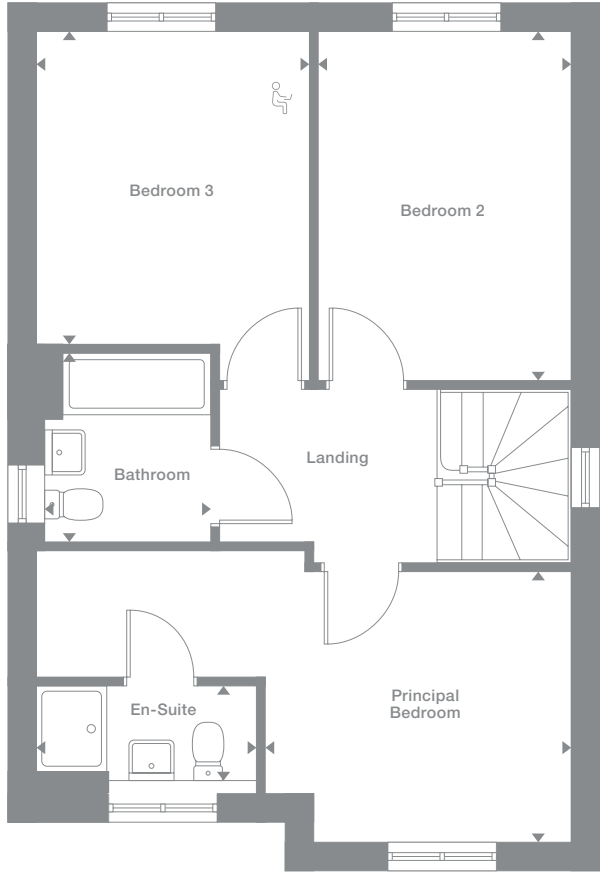
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**Ground Floor**



**First Floor**



Office space area

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# Greenwood

**Overview**

The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

**Ground Floor**

- Lounge**  
3.63m x 5.27m  
11'11" x 17'4"
- Kitchen**  
3.99m x 3.46m  
13'1" x 11'4"
- Laundry**  
1.95m x 1.83m  
6'5" x 6'0"
- Dining/Family**  
5.09m x 2.33m  
16'9" x 7'8"
- WC**  
1.00m x 1.83m  
3'3" x 6'0"

**First Floor**

- Principal Bedroom**  
3.05m x 5.42m  
10'0" x 17'10"
- En-Suite**  
2.61m x 1.26m  
8'7" x 4'2"
- Bedroom 2**  
3.63m x 3.82m  
11'11" x 12'6"
- Bedroom 3**  
2.55m x 4.04m  
8'5" x 13'3"
- Bedroom 4**  
2.88m x 3.00m  
9'5" x 9'10"
- Bathroom**  
2.55m x 2.19m  
8'5" x 7'3"

**Floor Space**

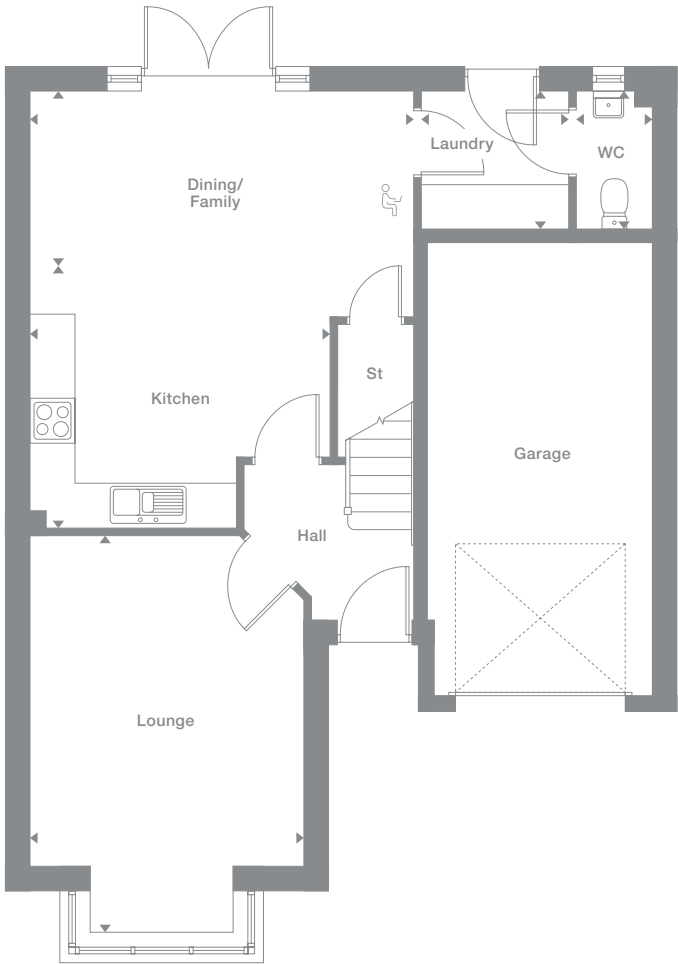
1,342 sq ft

W Please note: wardrobes are optional

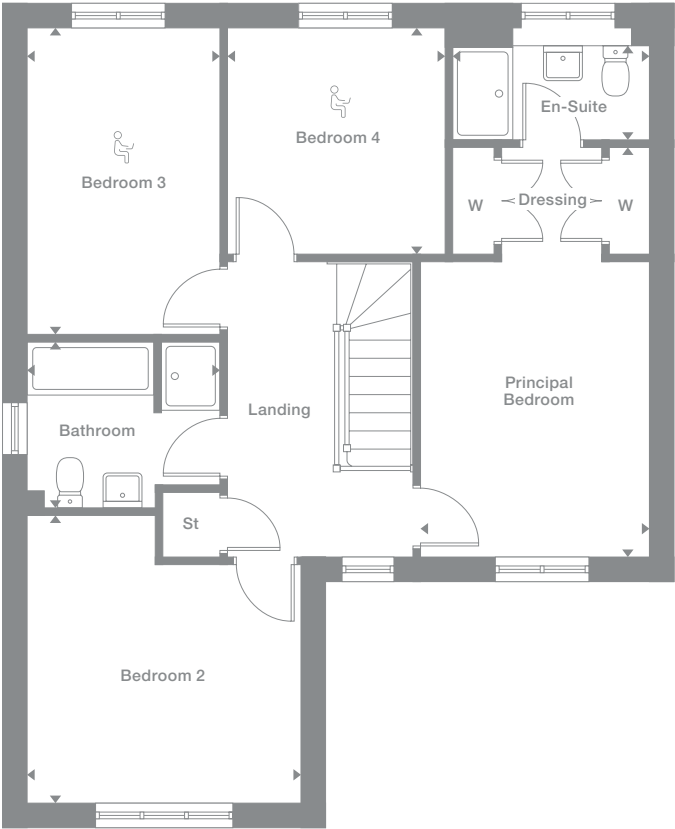
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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## Overview

A light, natural space for everyday family life, the magnificent, expansive kitchen and breakfast room complements a welcoming lounge and a formal dining room that will make entertaining very special. Upstairs, two of the four bedrooms are en-suite, and one features a walk-in dressing room.

## Ground Floor

**Lounge**  
3.24m x 5.22m  
10'8" x 17'2"

**Family/Breakfast**  
5.10m x 3.47m  
16'9" x 11'5"

**Kitchen**  
3.02m x 3.47m  
9'11" x 11'5"

**Laundry**  
1.76m x 1.88m  
5'9" x 6'2"

**Dining**  
2.73m x 3.25m  
8'11" x 10'8"

**WC**  
0.87m x 1.88m  
2'11" x 6'2"

## First Floor

**Principal Bedroom**  
2.95m x 3.82m  
9'8" x 12'7"

**En-Suite**  
1.69m x 2.09m  
5'7" x 6'10"

**Dressing**  
1.72m x 1.70m  
5'8" x 5'7"

**Bedroom 2**  
3.28m x 3.35m  
10'9" x 11'0"

**En-Suite 2**  
2.26m x 1.82m  
7'5" x 6'0"

**Bedroom 3**  
2.42m x 3.47m  
7'11" x 11'5"

**Bedroom 4**  
2.61m x 3.13m  
8'7" x 10'4"

**Bathroom**  
2.89m x 1.69m  
9'6" x 5'7"

## Floor Space

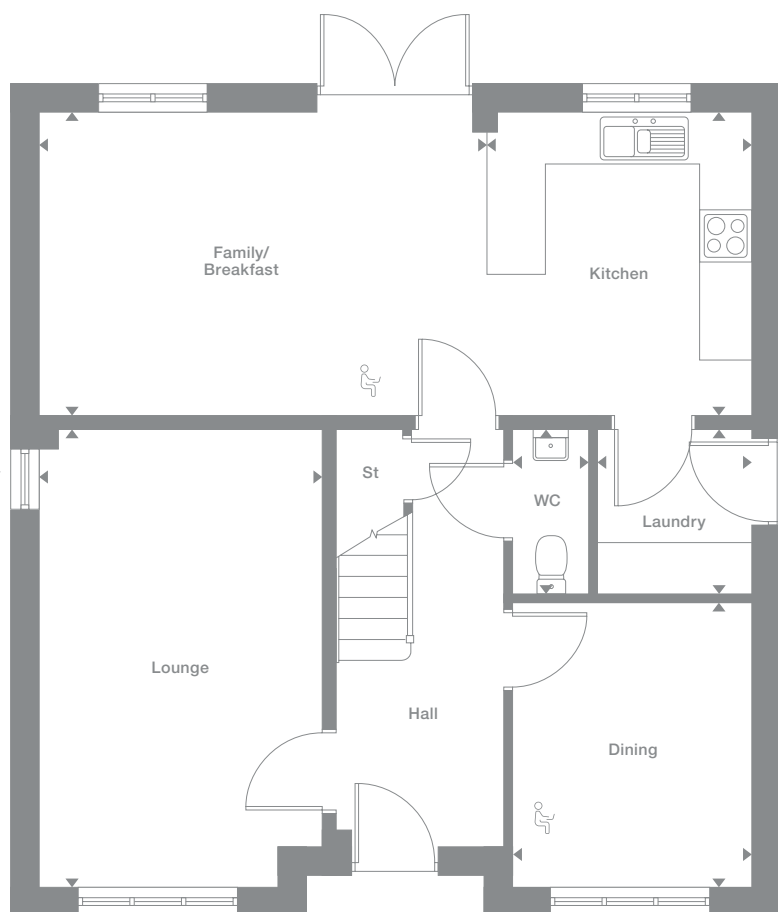
1,524 sq ft

† Additional window to plot II

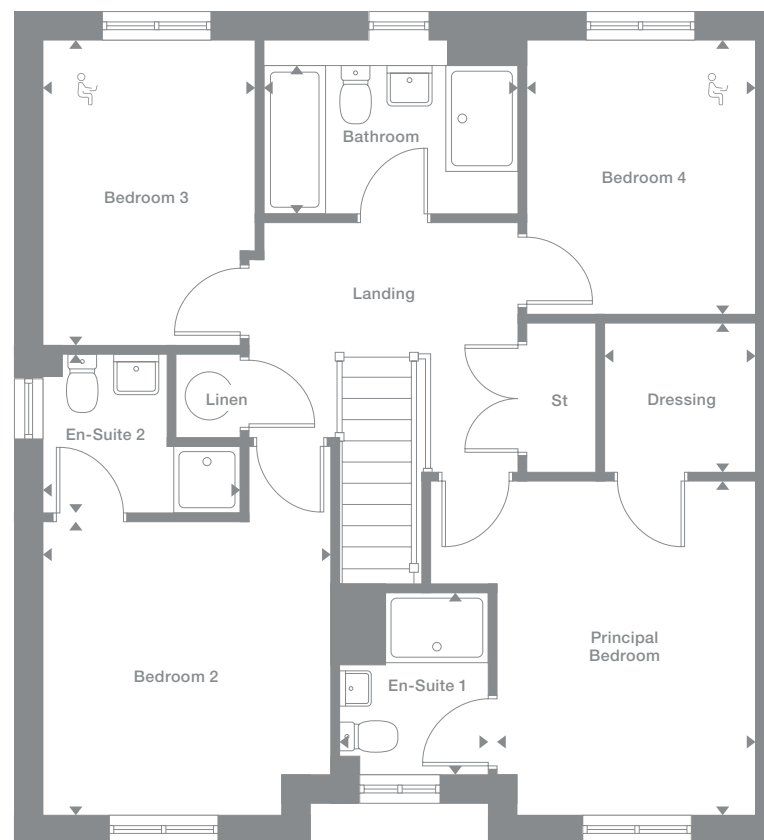
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.



# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

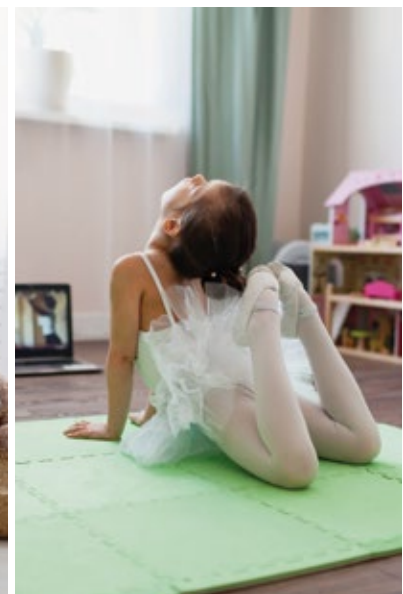
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

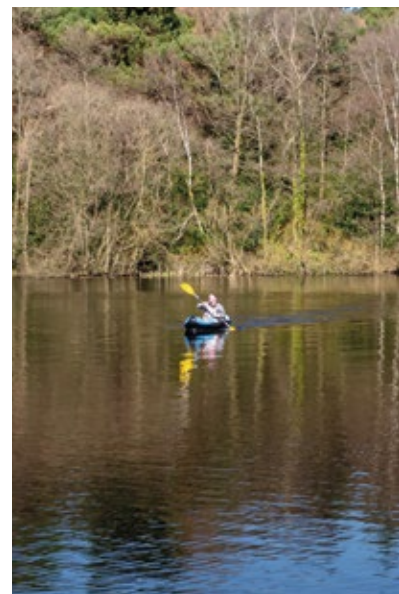
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...





One of the most appealing features of the town is the choice and quality of parks and outdoor recreational spaces. These include a park to the north of the development and the larger Rectory Park ten minutes' walk to the west, both of which include children's playgrounds. Sutton Park, one of the largest urban parks in the country, presents a nature reserve, woodlands, angling and sailing pools, a donkey sanctuary and a wealth of paths for running, cycling and horse riding.



Educational and childcare provision includes Twiglets nursery school, around a quarter of a mile away, and there are two primary schools, Hollyfield and New Hall, and two high schools, John Willmott School and Fairfax Academy, within three-quarters of a mile. All the schools which have been assessed by Ofsted are rated 'Good', while the new John Willmott School is awaiting assessment. Sutton Coldfield Group Medical Practice operates a full-time surgery in the Falcon Medical Centre, a short walk away and, for emergency care, the round-the-clock A&E department of Good Hope Hospital is less than a mile from the development.



# Contact us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 628135

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.



Registered Developer

*the place to be®*

## Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 628135

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