

# Apley Manor

TELFORD

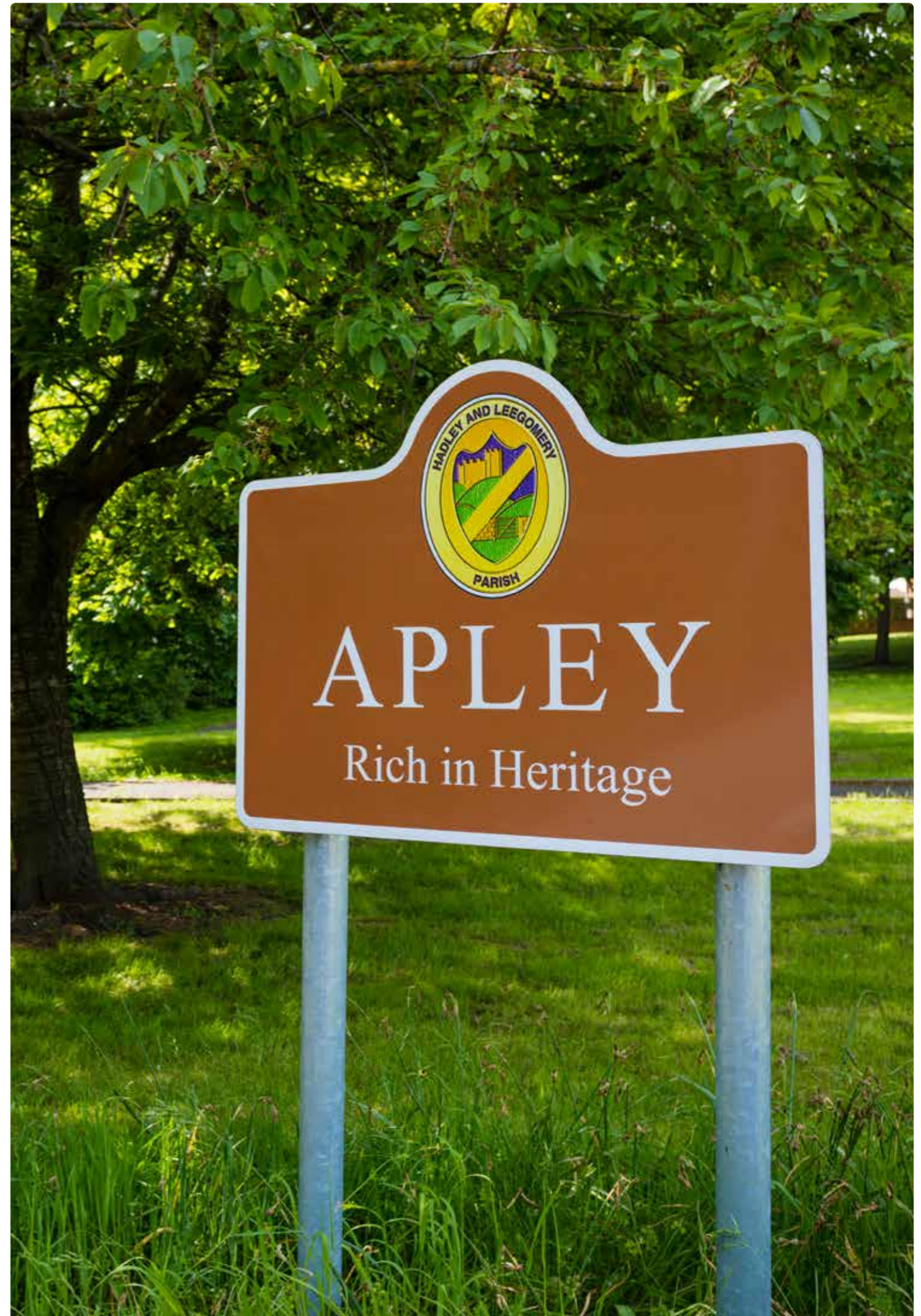


# Apley Manor Telford, Shropshire

## DISCOVER YOUR NEW HOME

Apley Manor is an exceptional collection of luxury two, three and four bedroom homes near Apley Woods nature reserve on the outskirts of Wellington, Shropshire.

With Telford's vibrant town centre just 5 miles away, and a wide range of shops, restaurants and entertainment on the doorstep, Apley Manor is the perfect place to put down roots.



## ENTERTAINMENT

Apley Manor is just 5 miles from the centre of Telford, with its comprehensive choice of shops, restaurants and family entertainment. The Forge Retail Park includes a Nuffield Health gym and swimming pool, while the Telford Centre is host to a Puregym, Odeon and Cineworld, as well as an ice rink, ten pin bowling and inflatable park.



## LOCATION

An ideal location for commuters, Apley Manor has excellent local transport links with easy access to junction 6 of the M54. There are also direct train links to Shrewsbury, Birmingham and London from Wellington train station (1 mile) and Telford Central (just under 5 miles).

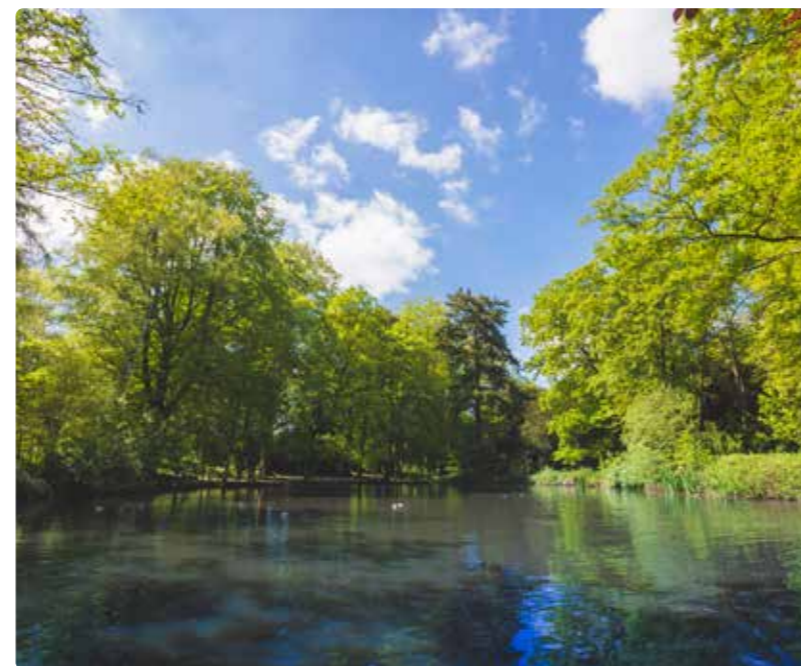


## SCHOOLS

Schools are an essential deciding factor for families looking to buy a new home. At Apley Manor you will be spoilt for choice, with a range of good OFSTED primary and secondary schools within 1-2 miles. There are also a number of independent schools, including Wrekin College and Old Hall School, just over 1 mile away.

## COUNTRYSIDE

Woodland walks are on the doorstep in Apley Woods, a beautiful nature reserve with 56 acres of meadows, pools and 19th century historic woodland. Further afield lies the Wrekin, part of the Shropshire Hills AONB, and global heritage site Ironbridge Gorge, offering plenty of opportunities to enjoy the great outdoors.





## Welcome to Apley Manor



### A RELAXED WAY OF LIFE

Apley Manor is a superb new development of two, three and four bedroom homes. Whether you are a first-time buyer or moving up the property ladder, there is sure to be a home to suit you.

Pickstock Homes properties are carefully and thoughtfully designed, featuring generous plot sizes and plenty of green, open spaces. They are low maintenance and highly efficient, built to the latest in building excellence standards. Blending traditional exteriors with stylish and contemporary interiors, the homes at Apley Manor offer the very best for a modern way of life.

# Apley Manor

## SITE PLAN



		
<b>Tweed</b>	<b>Burwell / Swindale</b>	<b>Roeburn</b>
2 bedroom semi-detached house	3 bedroom semi-detached house	3 bedroom detached house
		
<b>Witham</b>	<b>Tetbury</b>	<b>Stamford</b>
3 bedroom detached house	3 bedroom detached house	4 bedroom detached house
		
<b>Hertford</b>	<b>Stretford</b>	<b>Sherbourne</b>
4 bedroom detached house	4 bedroom detached house	4 bedroom detached house





# The Tweed

2 BEDROOM SEMI-DETACHED



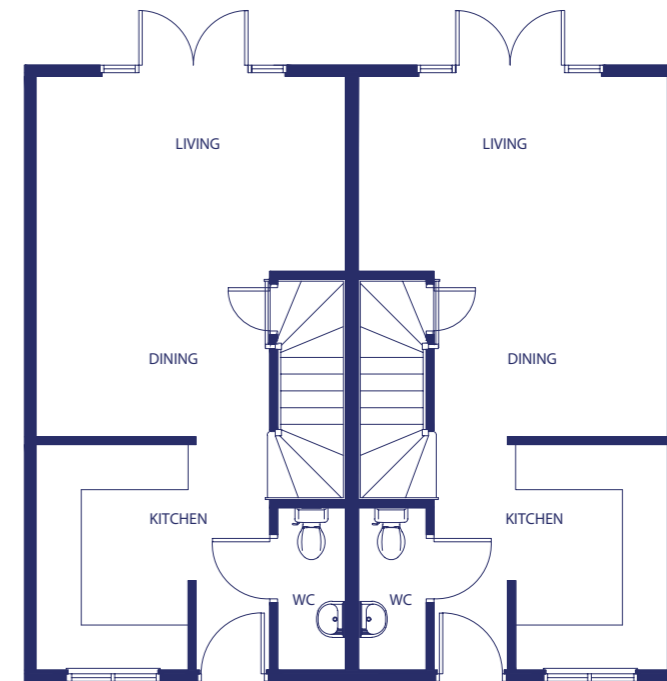
## DIMENSIONS

### Ground Floor

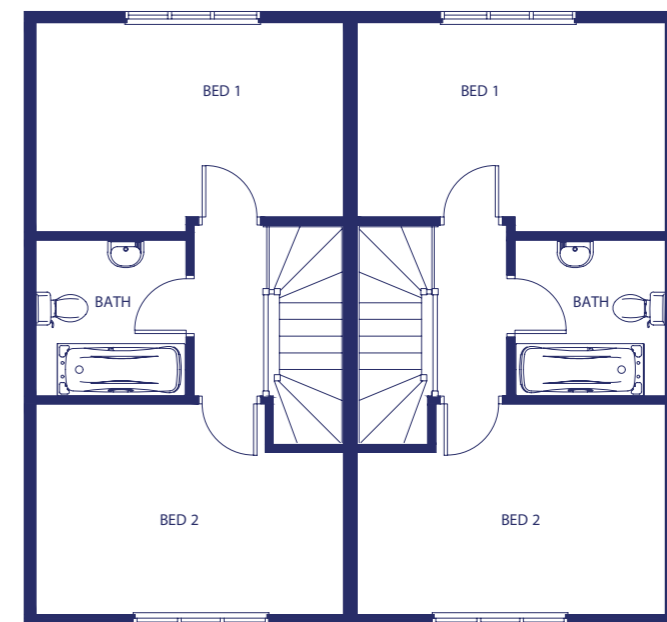
Living / dining	4.11m x 4.79m	13' 5" x 15' 8"
Kitchen	2.21m x 3.00m	7' 3" x 9' 10"
Cloakroom	0.90m x 2.16m	2' 11" x 7' 1"

### First Floor

Bedroom 1	2.79m x 4.11m	9' 1" x 13' 5"
Bedroom 2	2.81m x 4.11m	9' 2" x 13' 5"
Bathroom	2.00m x 2.08m	6' 6" x 6' 9"



Ground Floor

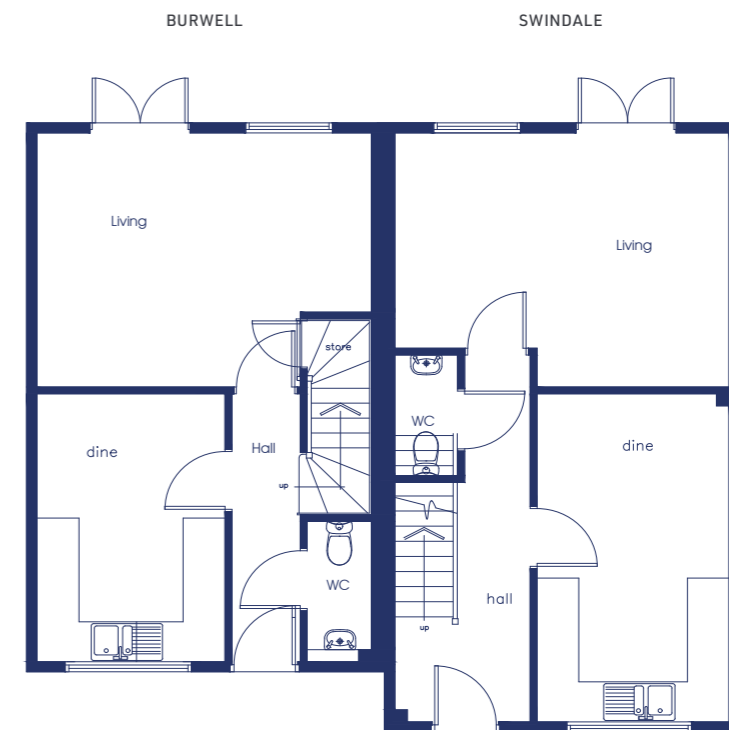


First Floor

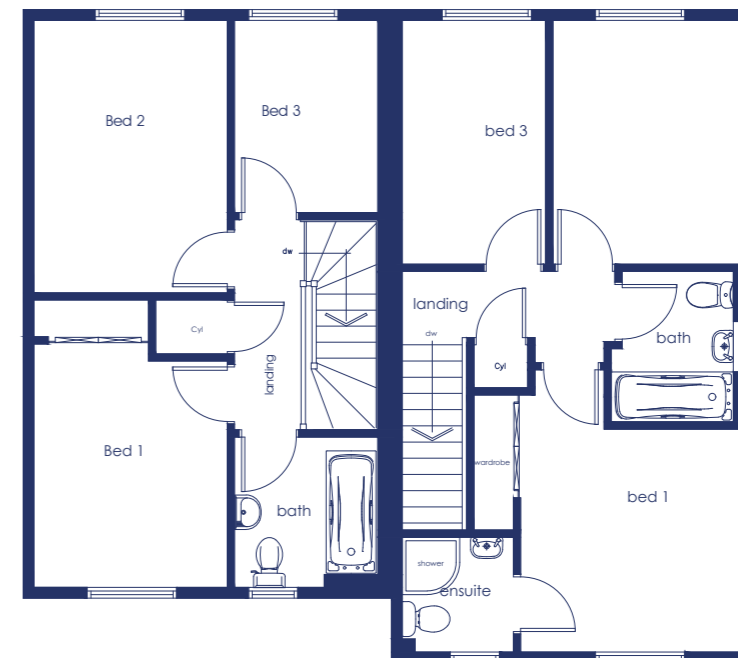


# The Burwell

3 BEDROOM SEMI-DETACHED



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.80m x 4.79m	12' 5" x 15' 8"
Kitchen / dining	2.69m x 4.00m	8' 10" x 13' 1"
Cloakroom	0.9m x 1.9m	3' 0" x 6' 3"

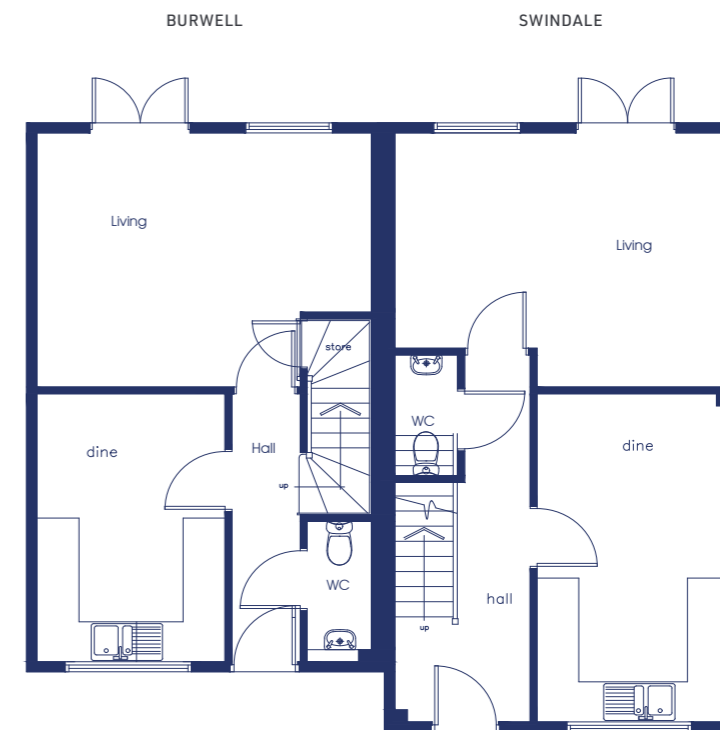
### First Floor

Bedroom 1	2.69m x 3.29m	8' 10" x 10' 9"
Bedroom 2	2.69m x 3.80m	8' 10" x 12' 5"
Bedroom 3	2.00m x 2.68m	6' 6" x 8' 9"
Bathroom	2.00m x 2.09m	6' 6" x 6' 10"

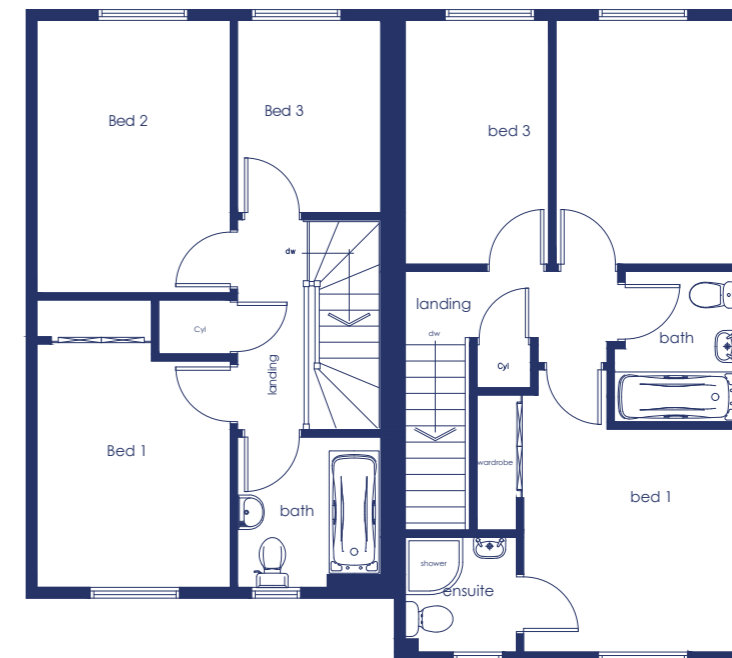


# The Swindale

3 BEDROOM SEMI-DETACHED



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.80m x 4.79m	12' 5" x 15' 8"
Kitchen / dining	2.75m x 4.90m	9' 1" x 16' 1"
Cloakroom	0.9m x 1.8m	2' 11" x 5' 11"

### First Floor

Bedroom 1	3.10m x 3.14m	10' 2" x 10' 3"
En suite	1.55m x 1.60m	5' 1" x 5' 2"
Bedroom 2	2.69m x 3.40m	8' 10" x 11' 1"
Bedroom 3	2.00m x 3.40m	6' 6" x 11' 1"
Bathroom	1.88m x 2.10m	6' 2" x 6' 10"





# The Roeburn

3 BEDROOM DETACHED + GARAGE



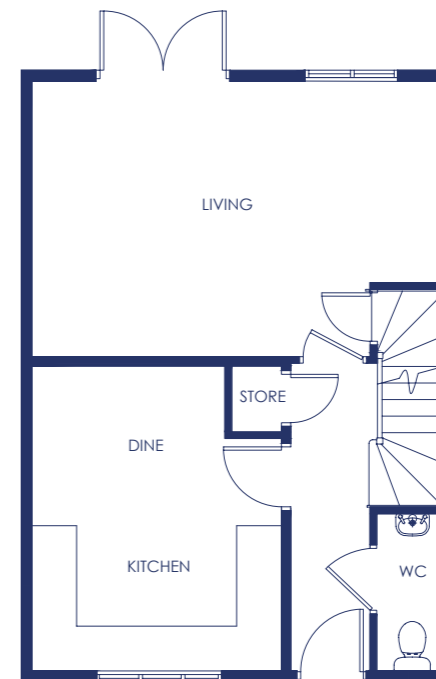
## DIMENSIONS

### Ground Floor

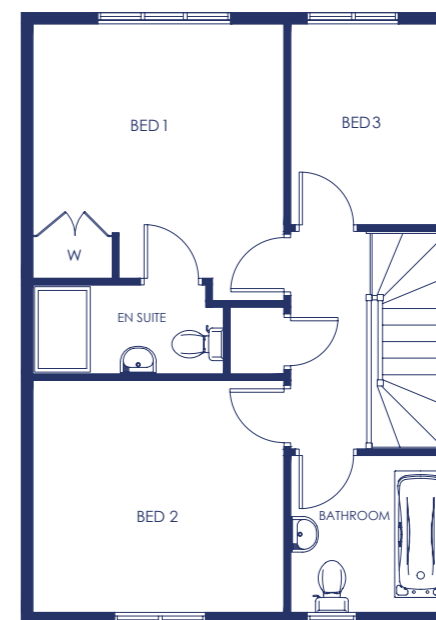
Living	3.70m x 5.56m	12' 1" x 18' 2"
Kitchen / dining	3.35m x 4.10m	10' 11" x 13' 5"
Cloakroom	0.93m x 2.11m	3' 0" x 6' 11"

### First Floor

Bedroom 1	3.37m x 3.72m	11' 0" x 12' 2"
En suite	1.20m x 2.56m	3' 11" x 8' 4"
Bedroom 2	3.12m x 3.37m	10' 2" x 11' 0"
Bedroom 3	2.09m x 2.70m	6' 10" x 8' 10"
Bathroom	2.09m x 2.11m	6' 10" x 6' 11"



Ground Floor

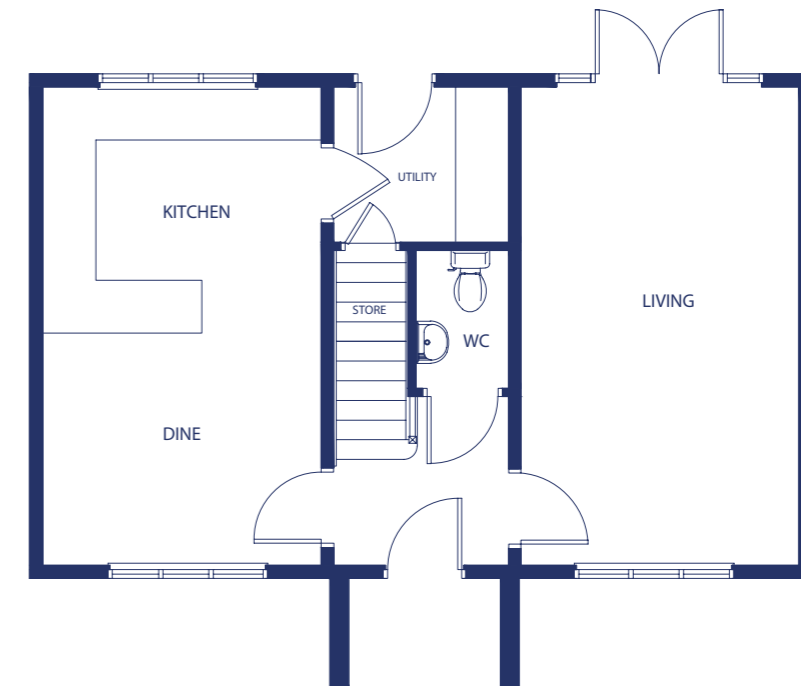


First Floor

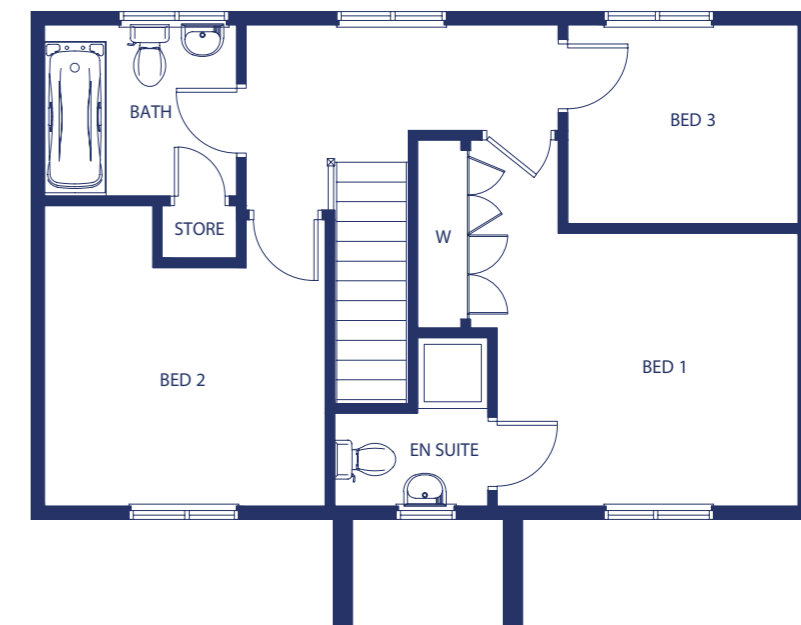


# The Witham

3 BEDROOM DETACHED + GARAGE



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.15m x 5.42m	10'4" x 17'9"
Kitchen / dining	3.15m x 5.42m	10'4" x 17'9"
Utility	1.76m x 1.98m	5'9" x 6'5"
Cloakroom	1.05m x 1.56m	3'5" x 5'1"

### First Floor

Bedroom 1	3.10m x 3.42m	10'2" x 11'2"
En suite	1.82m x 1.98m	5'11" x 6'7"
Bedroom 2	3.19m x 3.37m	10'5" x 11'0"
Bedroom 3	2.25m x 2.62m	7'4" x 8'7"
Bathroom	2.0m x 2.21m	6'6" x 7'3"



# The Tetbury

3 BEDROOM DETACHED + GARAGE



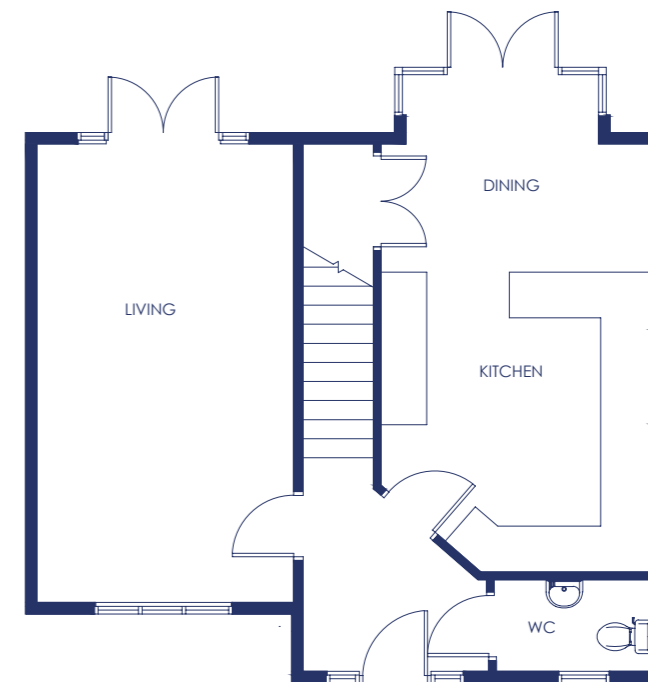
## DIMENSIONS

### Ground Floor

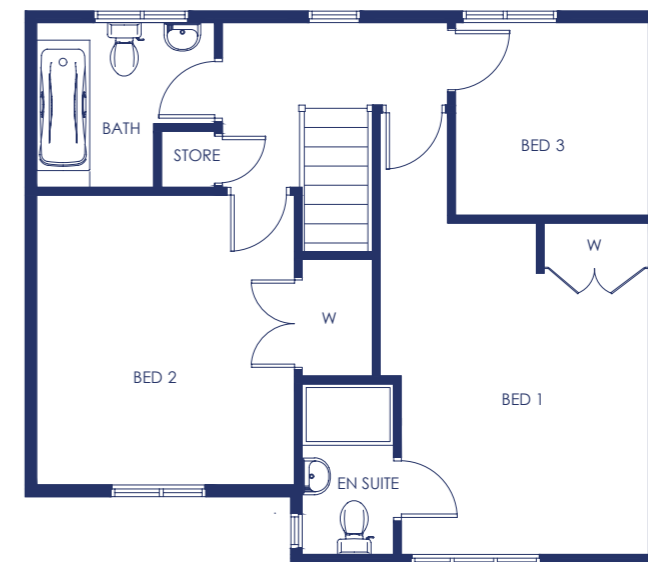
Living	3.36m x 6.01m	11' 0" x 19' 8"
Kitchen / dining	3.54m x 5.61m	11' 7" x 18' 4"
Cloakroom	1.21m x 2.05m	3' 11" x 6' 8"

### First Floor

Bedroom 1	3.54m x 4.30m	11' 7" x 14' 1"
En suite	1.20m x 2.77m	3' 11" x 9' 1"
Bedroom 2	3.40m x 3.78m	11' 1" x 12' 4"
Bedroom 3	2.51m x 2.55m	8' 2" x 8' 4"
Bathroom	2.14m x 2.33m	7' 0" x 7' 7"



Ground Floor

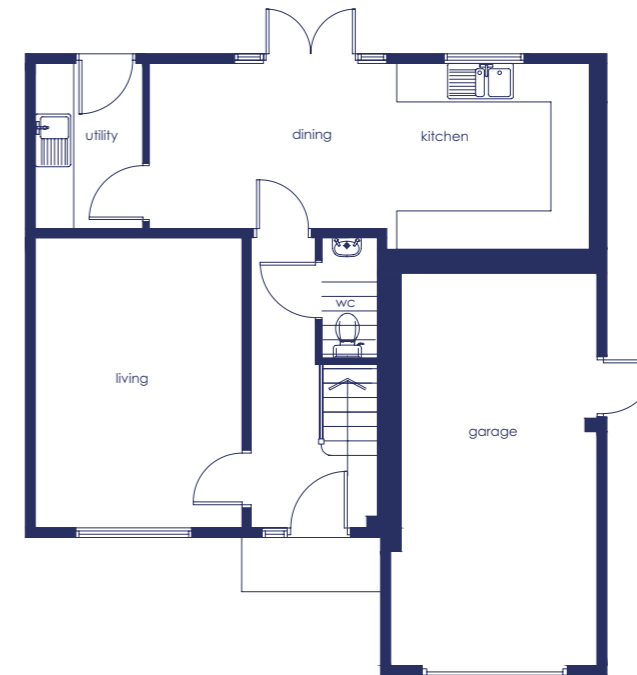


First Floor

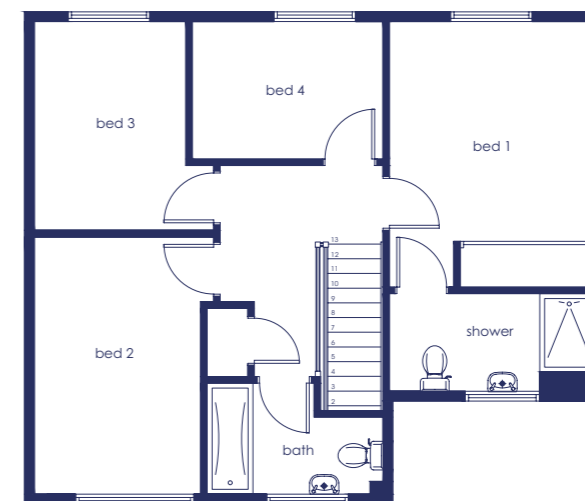


# The Stamford

4 BEDROOM DETACHED



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.22m x 4.52m	10' 7" x 14' 10"
Kitchen / dining	2.89m x 6.85m	9' 6" x 22' 6"
Utility	1.67m x 2.57m	5' 6" x 8' 5"
Garage	3.05m x 6.11m	8' 11" x 19' 1"

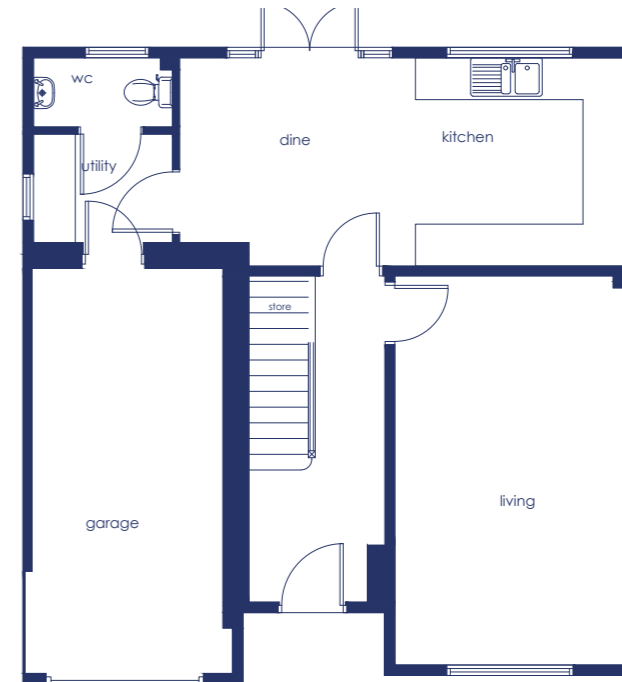
### First Floor

Bedroom 1	3.20m x 4.06m	10' 6" x 13' 4"
En suite	1.49m x 3.20m	4' 11" x 10' 6"
Bedroom 2	2.54m x 3.93m	8' 4" x 12' 11"
Bedroom 3	2.31m x 3.19m	7' 7" x 10' 6"
Bedroom 4	2.10m x 2.91m	6' 11" x 9' 7"
Bathroom	1.70m x 2.68m	5' 7" x 8' 10"

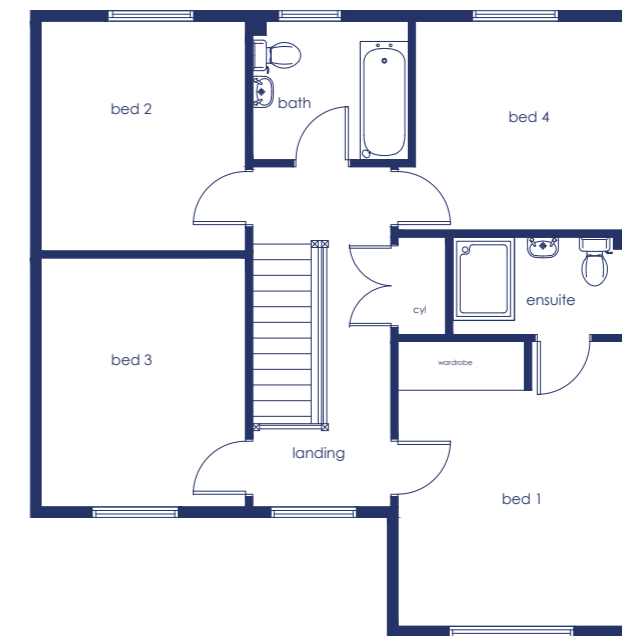


# The Hertford

4 BEDROOM DETACHED



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.29m x 5.57m	10' 9" x 18' 3"
Kitchen / dining	2.98m x 6.37m	9' 9" x 20' 11"
Utility	1.55m x 1.99m	5' 1" x 6' 6"
Cloakroom	0.99m x 1.99m	3' 3" x 6' 6"
Garage	2.73m x 5.79m	8' 11" x 19' 1"

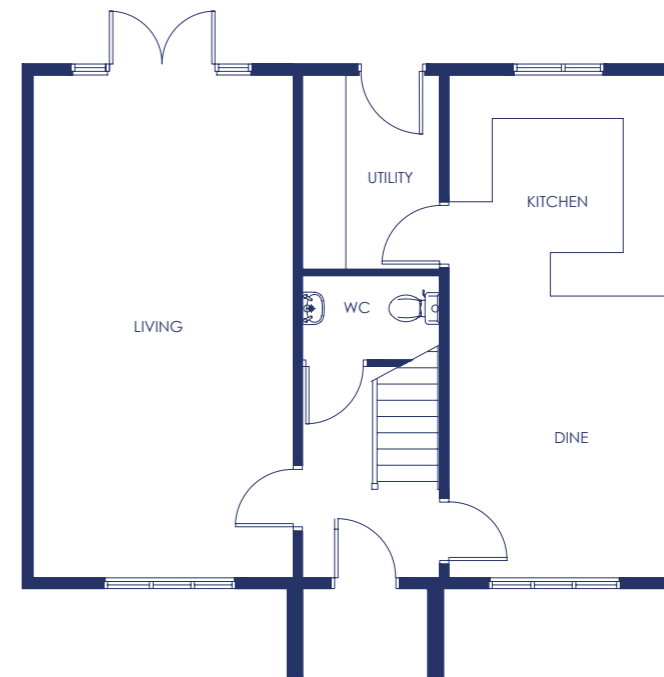
### First Floor

Bedroom 1	3.29m x 4.09m	10' 9" x 13' 5"
En suite	1.40m x 2.50m	4' 7" x 8' 2"
Bedroom 2	2.96m x 3.30m	9' 8" x 10' 10"
Bedroom 3	2.96m x 3.57m	9' 8" x 11' 9"
Bedroom 4	3.00m x 3.04m	9' 10" x 9' 12"
Bathroom	1.99m x 2.26m	6' 6" x 7' 4"

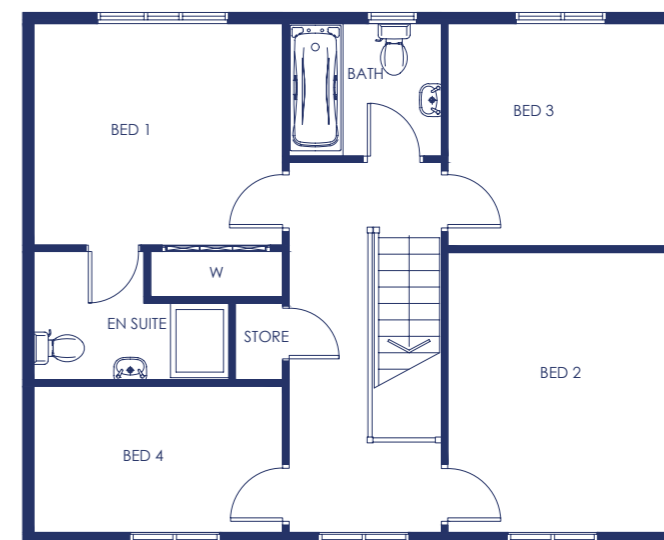


# The Stretford

4 BEDROOM DETACHED + GARAGE



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Living	3.57m x 6.91m	11' 8" x 22' 8"
Kitchen / dining	2.99m x 6.91m	11' 8" x 22' 8"
Utility	1.88m x 2.67m	6' 2" x 8' 9"
Cloakroom	1.15m x 1.88m	3' 9" x 6' 2"

### First Floor

Bedroom 1	3.41m x 3.71m	11' 2" x 12' 2"
En suite	1.67m x 2.67m	5' 5" x 8' 9"
Bedroom 2	3.02m x 3.80m	9' 11" x 12' 5"
Bedroom 3	3.02m x 3.03m	9' 10" x 9' 11"
Bedroom 4	1.98m x 3.41m	6' 5" x 11' 2"
Bathroom	1.80m x 2.08m	5' 10" x 6' 9"



# The Sherbourne

4 BEDROOM DETACHED + GARAGE



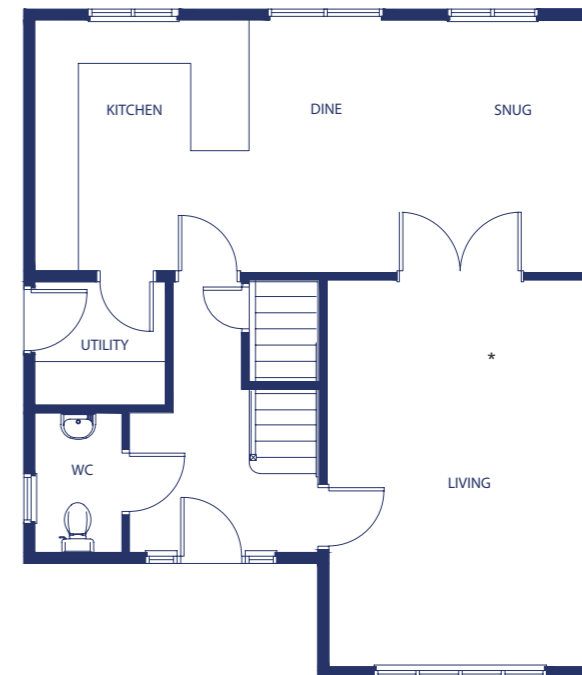
## DIMENSIONS

### Ground Floor

Living	3.62m x 5.31m	11' 10" x 17' 5"
Kitchen / dining	7.67m x 3.46m	25' 1" x 11' 4"
Utility	1.70m x 1.80m	5' 6" x 5' 10"
Cloakroom	1.22m x 1.89m	4' 0" x 6' 2"

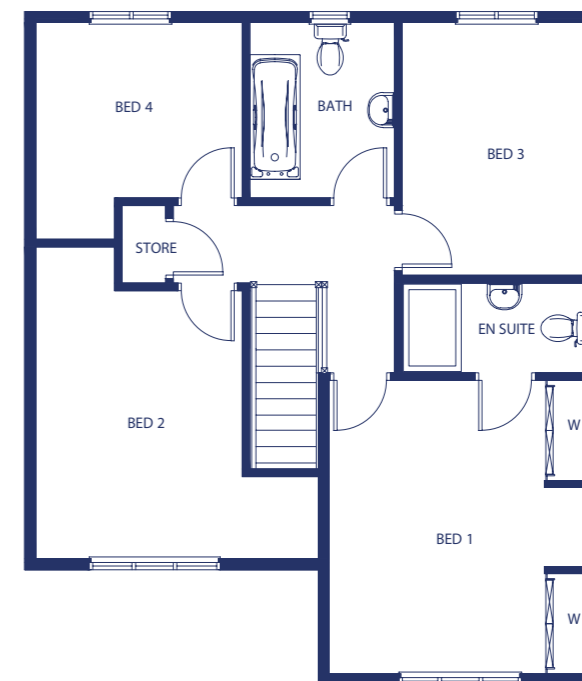
### First Floor

Bedroom 1	3.63m x 4.01m	11' 10" x 13' 1"
En suite	1.22m x 2.61m	4' 0" x 8' 6"
Bedroom 2	3.90m x 4.26m	12' 9" x 13' 11"
Bedroom 3	2.61m x 3.46m	8' 6" x 11' 4"
Bedroom 4	2.85m x 2.96m	9' 4" x 9' 8"
Bathroom	2.00m x 2.40m	6' 6" x 7' 10"



Ground Floor

\* Glazed doors optional extra



First Floor



## The Pickstock Homes promise

### YOUR NEW LIFESTYLE AWAITS

With a home at Apley Manor you can be assured of the Pickstock Homes promise: quality guaranteed. Blending traditional exteriors with stylish and contemporary interiors, our homes offer the very best for modern family life.

Apley Manor properties are low maintenance and highly efficient, built to the latest in building excellence standards. Pickstock Homes is registered with the NHBC (National House Building Council), which means that we follow strict regulatory compliance processes when building our homes. All properties come with a 10-year NHBC structural warranty and a 2-year Pickstock Homes warranty for added peace of mind.





# Luxury as standard

## SPECIFICATION

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings installed as standard. Finest attention to detail and exceptional finish are the trademarks of a Pickstock Homes property.

### General

- NHBC Build Mark 10 year warranty
- Pickstock Homes 2 year warranty
- Worcester Bosch Boiler with 5 year warranty
- UPVC windows
- Brushed chrome accessories and doorbell
- TV point in lounge, family room and all bedrooms
- Wiring provided for homeowner's alarm system
- Dusk to dawn PIR sensor lighting to front and rear of the property
- One USB charge point to kitchen and master bedroom
- Downlights to kitchen, bathrooms and en suites. All other rooms have pendant lights
- Fitted wardrobe to master bedroom
- Oak handrails to staircase

### Bathrooms, en suites and cloakrooms

- Vitra bath and chrome bath filler
- Vitra close-coupled WC
- Vitra pedestal basin with chrome basin mixer
- Full height tiling to bath and shower enclosure. Half wall tiling to cloakroom basin
- One shaving point per property
- Extractor fans in all bathrooms, en suites and cloakrooms

### Kitchens

- Your choice of fully fitted kitchen
- Laminated worktops with the option to upgrade to Earthstone
- Upstands
- Glass splashback to hob – choose from a range of colours
- Stainless steel insert 1.5 bowl sink with mobile drainer
- Chrome Blanco Strand mono tap in kitchen
- Chrome Blanco Prinz level mixer tap in utility room (where applicable)
- Gas hob
- Zanussi integrated fridge freezer
- Stainless steel hood

### 2 & 3 bedroom properties

- Zanussi single oven

### 4+ bedroom properties

- Zanussi built-in double oven
- Zanussi integrated dishwasher

### External

- Turf-planted front and rear gardens
- Wooden gates to side access
- 1.8M close board fencing to rear garden
- External tap





# The finishing touch

## OPTIONAL EXTRAS

Let us guide you through the optional extras to personalise your dream home. We offer design solutions for fitted wardrobes, tiles and carpets, and your choice of kitchen to make your home unique. Interiors are fitted to the highest quality standards before you move in, so that your house will feel like home from day one.

### Kitchens

- Symphony Kitchens is our preferred supplier, chosen for its exceptional quality and wide range of modern and classic kitchens. Choose your own fully fitted kitchen with the option to upgrade to Earthstone worktops.

### Flooring

- We offer ceramic or porcelain floor tiles in kitchens and bathrooms.
- Our design advisors will guide you through the options to help you choose the right carpet for your home.

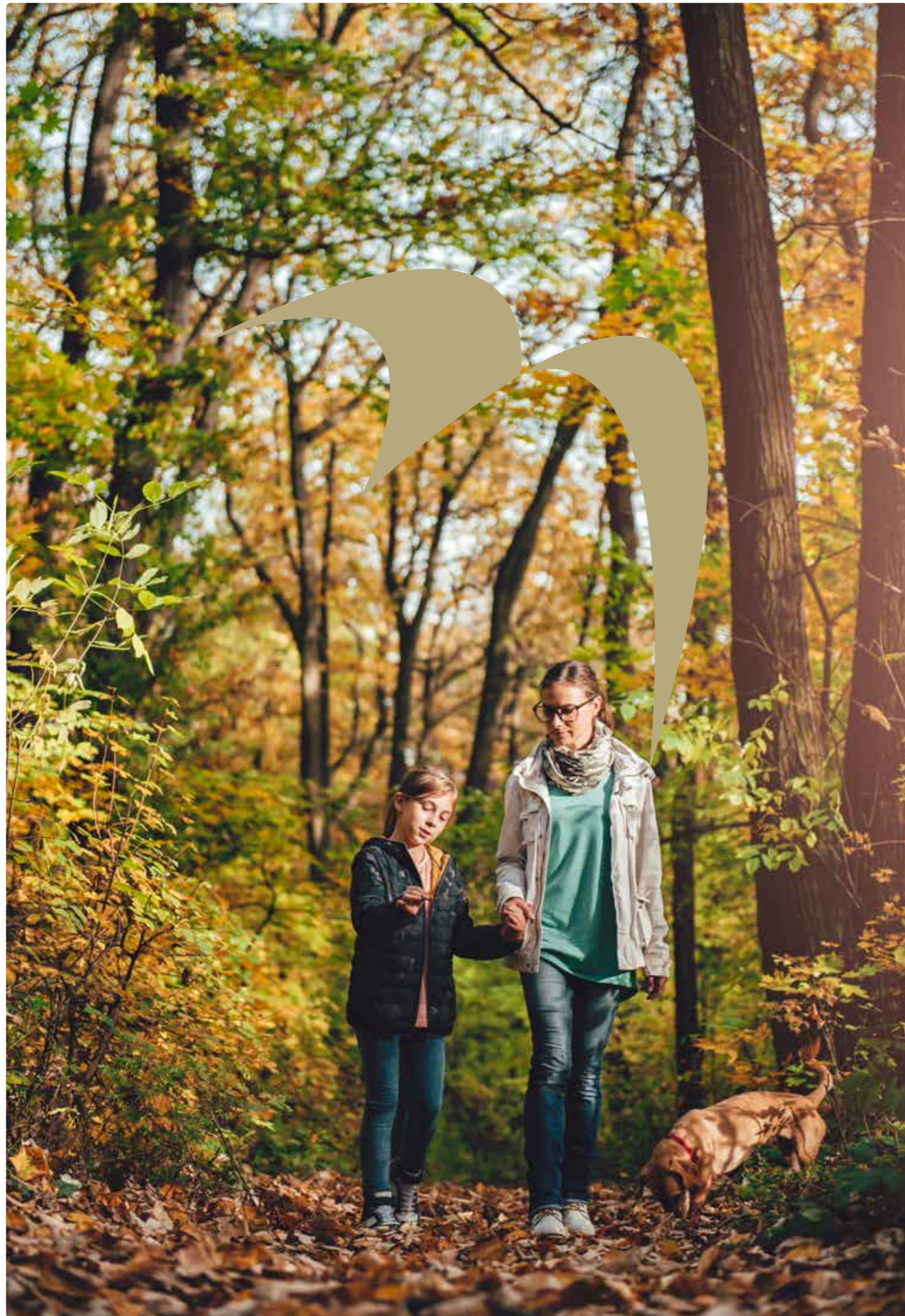
### Storage

- Fitted wardrobes are the ideal storage solution. We offer bespoke options to suit your needs and ensure that your bedrooms are calm and clutter free.

Please be advised that floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract or warranty. Room sizes are approximate and may be subject to alterations. Every effort has been made to ensure that floor plans are as accurate as possible at the time of printing. Please ask a development sales advisor for details on specification and plot specific detail. Pickstock Homes reserves the right to vary detail without notice.

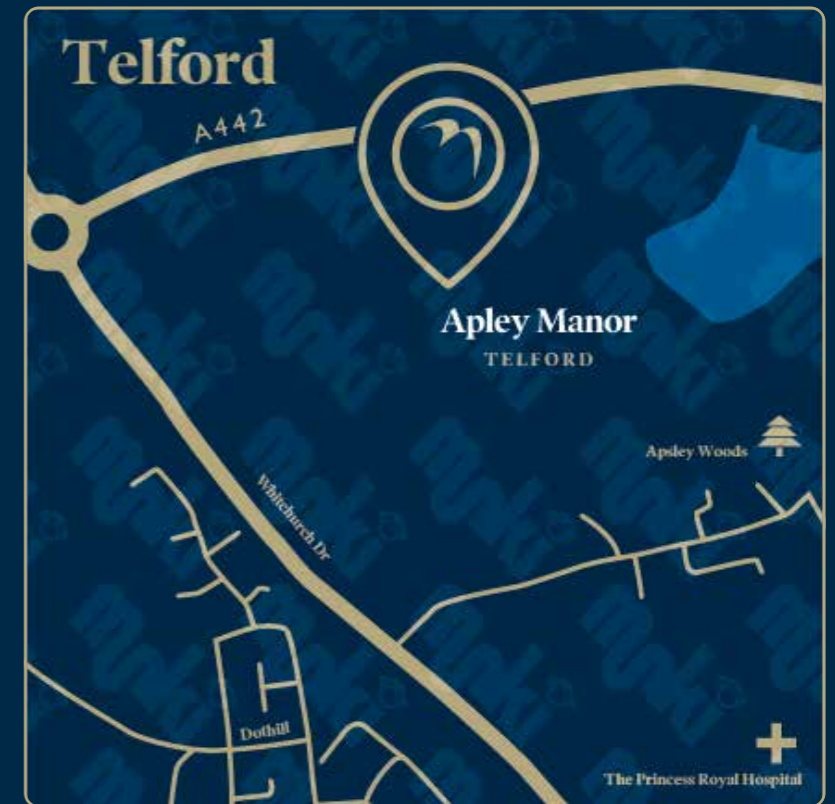
The Consumer Code came into force on 1 April 2010. This edition applies to all Reservations signed on or after 1 June 2019. It sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. Home Builders must adopt the standards of good practice, procedures and information detailed in the Guidance against each Requirement, unless they take a different approach that also satisfies the Requirements. More advice is available on the Consumer Code website at [www.consumercode.co.uk](http://www.consumercode.co.uk).





# Apley Manor

LOCATION MAP | TFI 6DA



## INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01691 677940, email [camilla@pickstockhomes.com](mailto:camilla@pickstockhomes.com) or visit [www.pickstockhomes.com](http://www.pickstockhomes.com)



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