

# SCARLET VIEW

PROCTOR AVENUE, LAWLEY, TELFORD, TELFORD AND WREKIN, TF4 2SZ



A NEW COLLECTION OF 2, 3 & 4 BEDROOM HOMES

# SCARLET VIEW

## TELFORD

NEW BUILD HOMES BY ANOTHER DEVELOPER

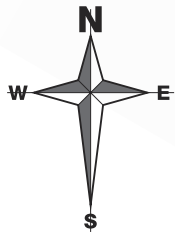
NEW BUILD HOMES BY ANOTHER DEVELOPER

NEW BUILD HOMES BY ANOTHER DEVELOPER



### KEY

-  **Kenley** 2 bedroom home
-  **Ellerton** 3 bedroom home
-  **Maidstone** 3 bedroom home
-  **Moresby** 3 bedroom home
-  **Ennerdale** 3 bedroom home
-  **Kingsville** 4 bedroom home
-  **Woodcote** 4 bedroom home
-  **Kingsley** 4 bedroom home
-  **Kenford** 4 bedroom home
-  **Hale** 4 bedroom home
-  **SS** Sub-Station
-  **BCP** Bin Collection Points



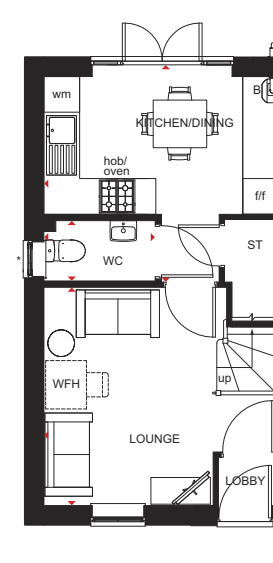
# KENLEY

## 2 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information

- Natural light floods through oversized windows in this two bedroom 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
- All homes come complete with EV charging points

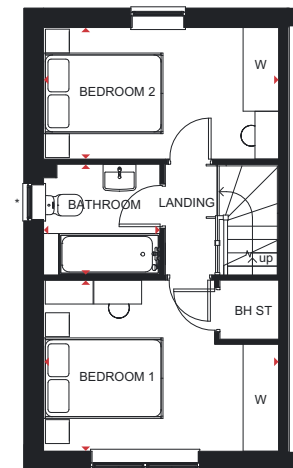


### Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'0"
WC	1871 x 1016mm	6'4" x 3'5"

[Approximate dimensions]

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



### 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 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	WFH Working from home space
	ST Store	dw Dishwasher	W Wardrobe space
	BH ST Bulkhead storage	f/f Fridge/freezer space	◀▶ Dimension location



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BDW002578/JUNE23

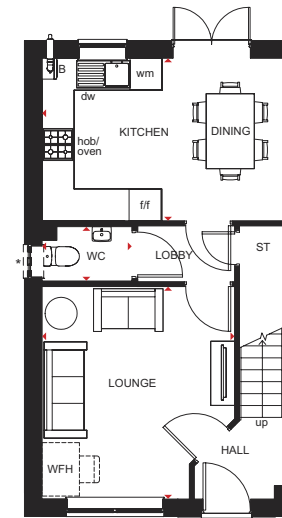
# ELLERTON

## 3 BEDROOM HOME



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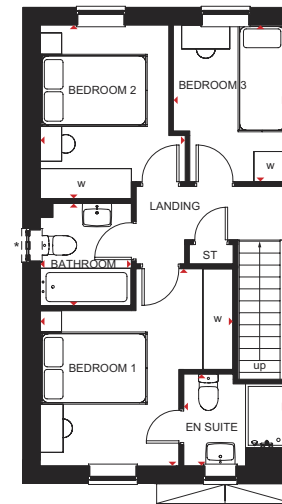
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a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



### Ground Floor

Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
WC	1685 x 1050 mm	5'6" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3605 x 3688 mm	11'10" x 12'1"
En Suite	2093 x 1716 mm	6'10" x 5'8"
Bedroom 2	2708 x 3250 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1747 x 1917 mm	5'9" x 6'3"

[Approximate dimensions]

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



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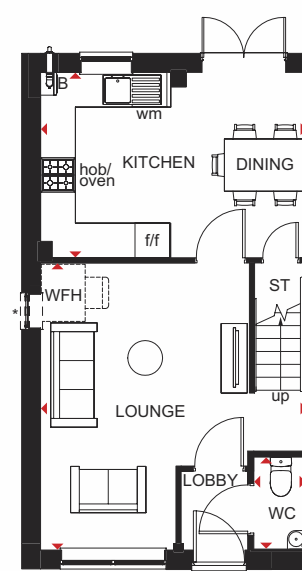
# MAIDSTONE

## 3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information

- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms, the generous main with en suite, a single bedroom, and a family bathroom
- All homes come complete with EV charging points

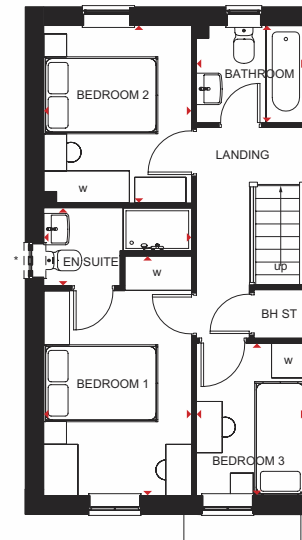


### Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	1620 x 935mm	5'4" x 3'0"

[Approximate dimensions]

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



### First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

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

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

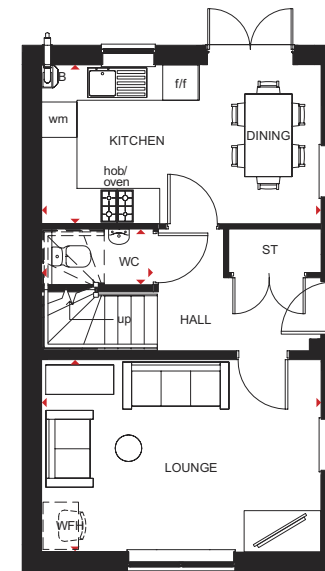
# MORESBY

## 3 BEDROOM HOME



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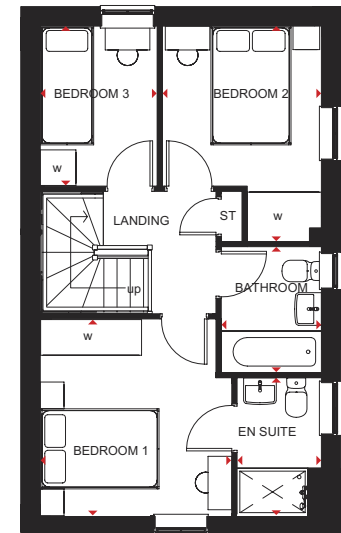
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and a family bathroom
- All homes come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



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1877 x 976mm	6'2" x 3'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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



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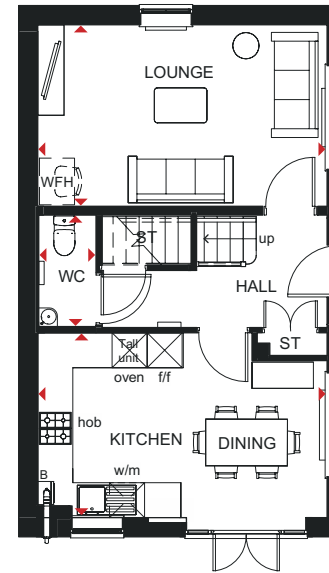
# ENNERDALE

## 3 BEDROOM HOME



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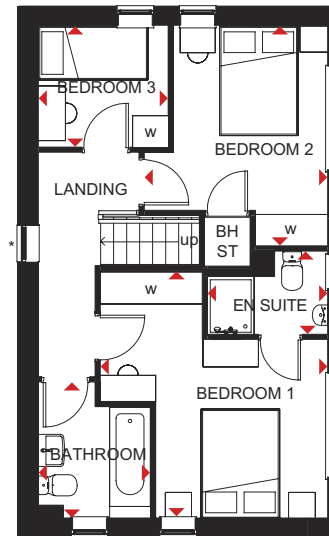
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom
- All homes come complete with EV charging points



### Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'2"
Kitchen / Dining	4960 x 3170 mm	16'3" x 10'5"
WC	1895 x 982 mm	6'3" x 3'3"

[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 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	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	BH ST	Bulkhead Store	◀▶	Dimension location



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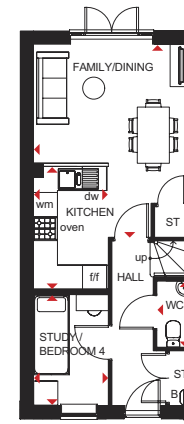
# KINGSVILLE

## 4 BEDROOM HOME



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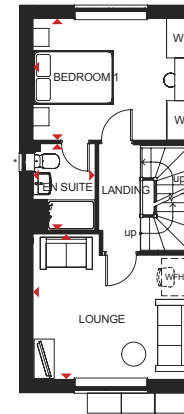
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bedroom	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1615mm	2'9" x 5'4"

(Approximate dimensions)

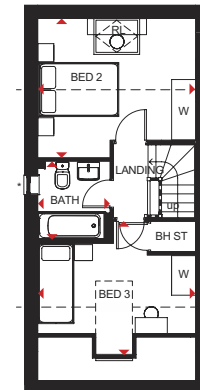


### First Floor

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 3513mm†	12'11" x 11'6"†
Bedroom 3	3936 x 3325mm†	12'11" x 10'0"†
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	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	WFH Working from home space	
	BH ST Bulkhead store	dw Dishwasher space	W Wardrobe space	



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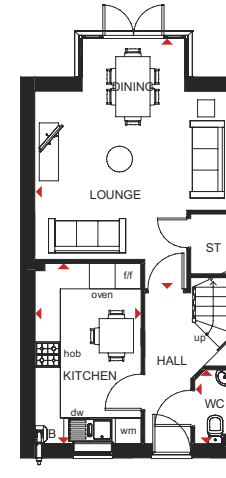
# WOODCOTE

## 4 BEDROOM HOME



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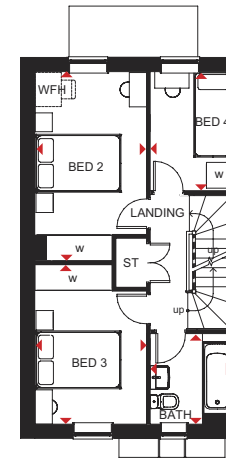
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor
- All homes come complete with EV charging points



### Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

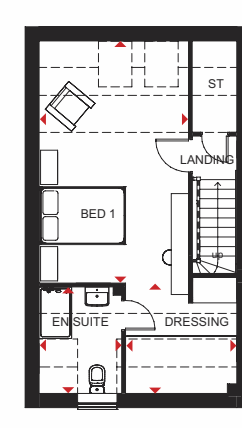
(Approximate dimensions)



### First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



### Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas.

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



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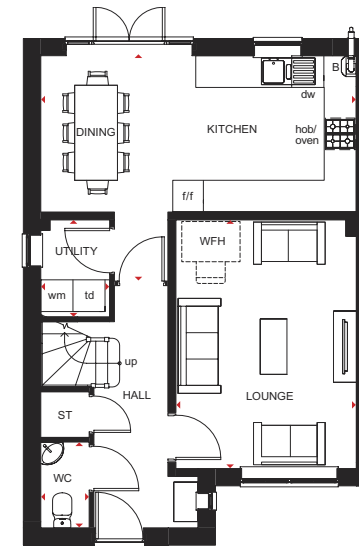
# KINGSLEY

## 4 BEDROOM HOME



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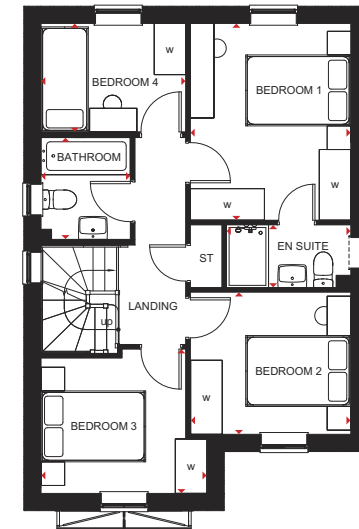
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms,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



### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	887 x 1627mm	2'11" x 5'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3054 x 3746mm	10'0" x 12'3"
En Suite	2366 x 1193mm	7'9" x 3'11"
Bedroom 2	3054 x 2703mm	10'0" x 8'10"
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 details on individual plots

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



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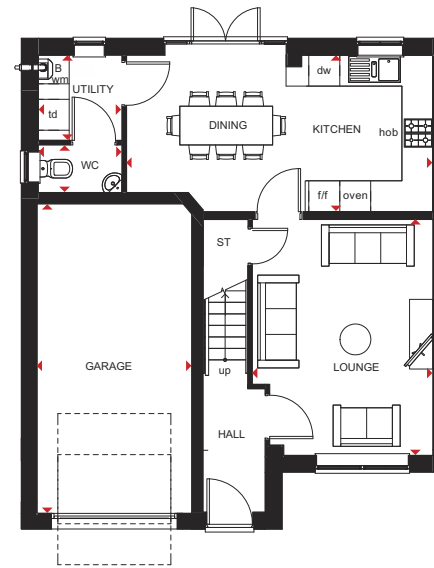
# KENNFORD

## 4 BEDROOM HOME



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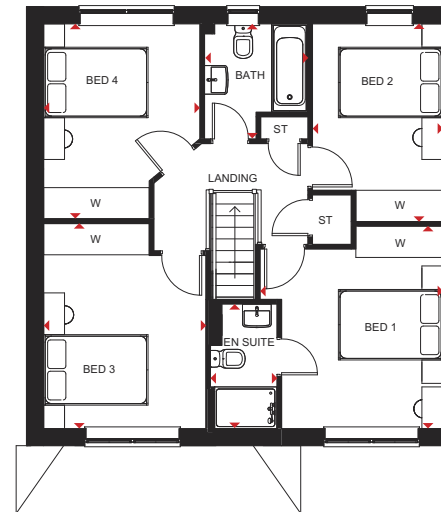
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor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



### 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)

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



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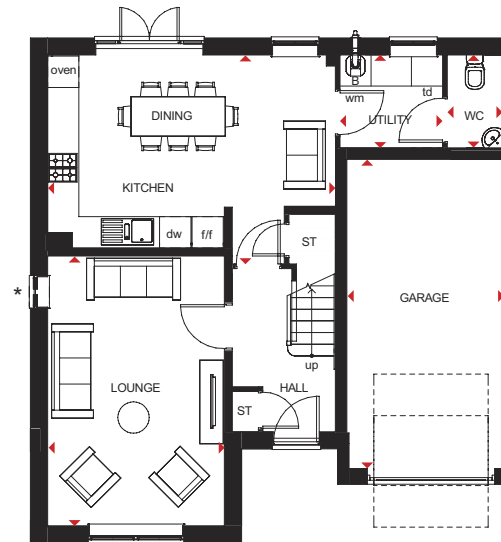
# HALE

## 4 BEDROOM HOME



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- An 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
- All homes come complete with EV charging points

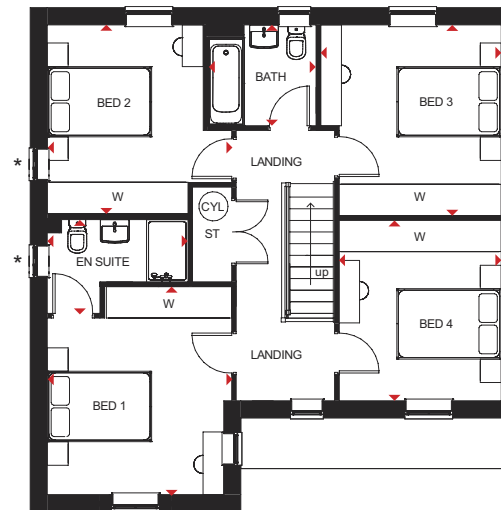


### Ground Floor

Lounge	5165 x 3385 mm	16'11" x 11'1"
Kitchen/Dining/ Family Area	4000 x 5511 mm	13'1" x 18'1"
Utility	1696 x 1966 mm	5'7" x 6'5"
WC	1696 x 1053 mm	5'7" x 3'5"
Garage	6000 x 3000 mm	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 3536 mm	13'1" x 11'7"
En suite	1804 x 2698 mm	5'11" x 8'10"
Bedroom 2	3622 x 3536 mm	11'11" x 11'7"
Bedroom 3	3463 x 3660 mm	11'4" x 12'0"
Bedroom 4	3463 x 3107 mm	11'4" x 10'2"
Bathroom	1939 x 2076 mm	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	W	Wardrobe space
	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location



**BARRATT**  
HOMES



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. 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.

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# 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.



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