



# Hayford Grange

LAWLEY, SHROPSHIRE

A beautiful collection of two, three and four-bedroom new homes in Lawley.

**Taylor**  
**Wimpey**

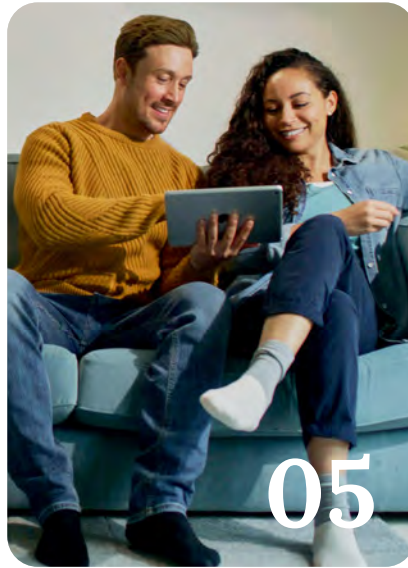
# Contents

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→ **Welcome to Hayford Grange**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**





# Welcome to Hayford Grange

Hayford Grange is a brand-new community of 174 high-quality homes, which is to have existing open green space at its very heart.

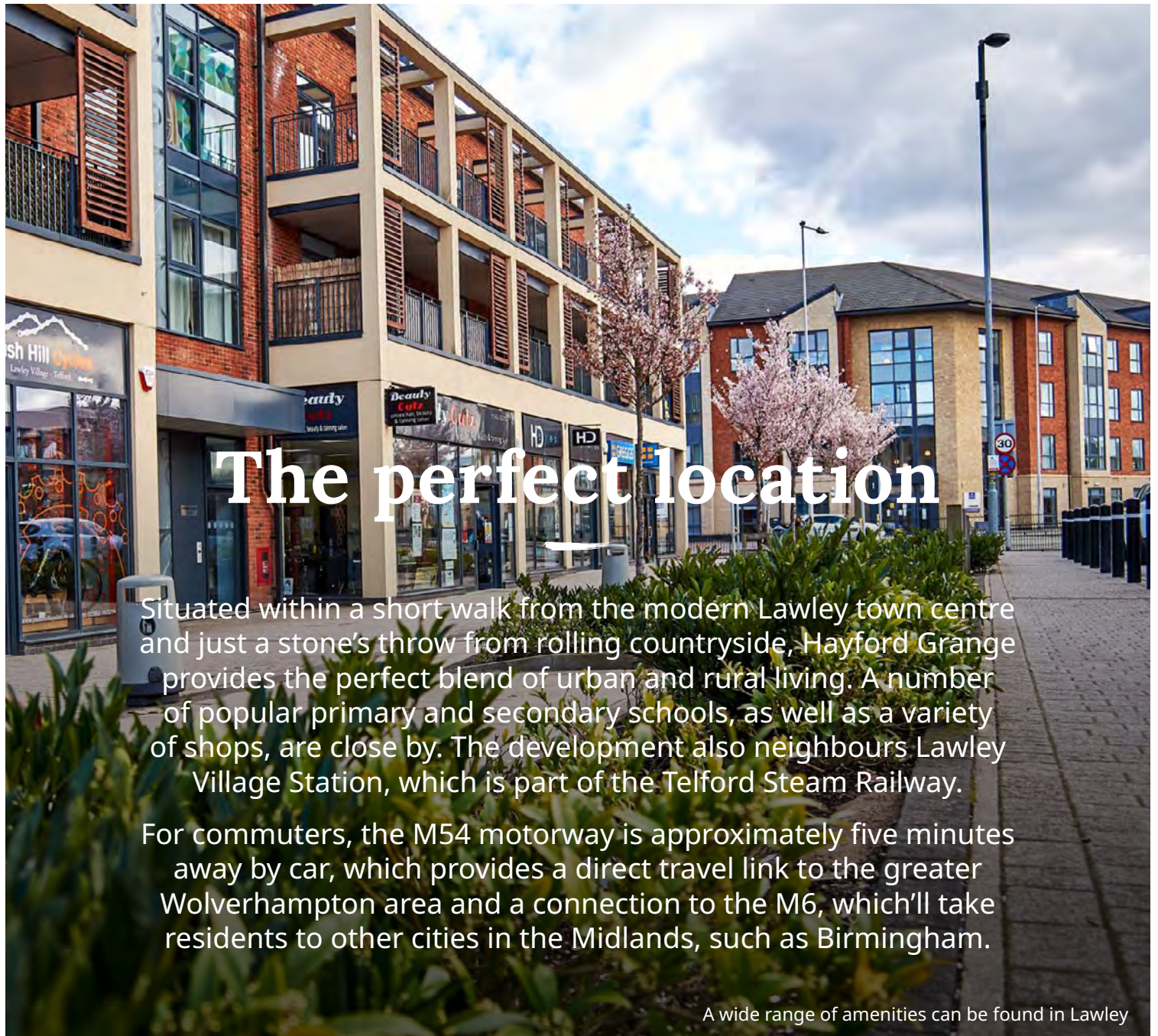
Each home at Hayford Grange, which is located off Proctor Avenue, has been designed to suit a variety of needs, with a range of modern designs and thoughtful layouts to choose from.

Hayford Grange homeowners will benefit from the combination of traditional home designs and standout features associated with new homes, like lower energy bills and peace of mind with the security of an NHBC warranty.



[→ View the site plan](#)





# The perfect location

Situated within a short walk from the modern Lawley town centre and just a stone's throw from rolling countryside, Hayford Grange provides the perfect blend of urban and rural living. A number of popular primary and secondary schools, as well as a variety of shops, are close by. The development also neighbours Lawley Village Station, which is part of the Telford Steam Railway.

For commuters, the M54 motorway is approximately five minutes away by car, which provides a direct travel link to the greater Wolverhampton area and a connection to the M6, which'll take residents to other cities in the Midlands, such as Birmingham.

A wide range of amenities can be found in Lawley



Beautiful park and green open space close to Hayford Grange



Anytime Fitness, Lawley





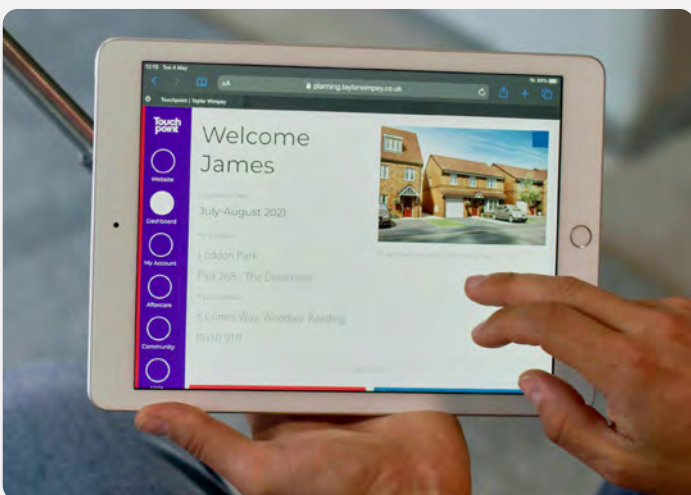
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.



# Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ View the site plan



# The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft / 102.10m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.49m × 3.27m      14' 9" × 10' 9"

### Kitchen/Dining

5.36m × 3.38m      17' 7" × 11' 1"

\* Plot specific window



## FIRST FLOOR

### Bedroom 1

3.79m × 3.17m      12' 5" × 10' 5"

### Bedroom 2

3.33m × 3.17m      10' 11" × 10' 5"

### Bedroom 3 max.

3.28m × 2.10m      10' 9" × 6' 11"

### Bedroom 4

2.23m × 2.10m      7' 4" × 6' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*Plot specific window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 76692 / TWNM November 2023.





# The Midford

4 BEDROOM HOME, TOTAL 1,170 sq ft / 108.7m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.38m × 3.62m      14' 5" × 11' 11"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.27m      11' 10" × 10' 9"

### Bedroom 2

3.53m × 2.81m      11' 7" × 9' 3"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.35m × 2.23m      7' 9" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.48m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.52m × 3.74m      11' 7" × 12' 4"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4

3.54m × 2.25m      11' 7" × 7' 5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m<sup>2</sup>



## GROUND FLOOR

Lounge max.

4.26m × 3.69m      14' 0" × 12' 1"

Kitchen/Dining

4.72m × 2.87m      15' 6" × 9' 5"

\* Plot specific windows



## FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m      10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m      11' 8" × 6' 7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Flatford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.4m<sup>2</sup>



## GROUND FLOOR

### Lounge/Dining

4.72m × 3.71m      15' 6" × 12' 2"

### Kitchen max.

3.43m × 3.08m      11' 3" × 10' 1"

\* Development specific window



## FIRST FLOOR

### Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

### Bedroom 2

3.30m × 2.63m      10' 10" × 8' 8"

### Bedroom 3 max.

3.70m × 2.00m      12' 2" × 6' 7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m<sup>2</sup>



## GROUND FLOOR

### Lounge

5.10m × 3.02m      16' 9" × 9' 11"

### Kitchen/Dining

5.10m × 3.02m      16' 9" × 9' 11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12' 6" × 10' 1"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft/ 91.9m<sup>2</sup>



## GROUND FLOOR

### Lounge min.

2.65m × 4.03m      8' 9" × 13' 3"

### Kitchen

4.37m × 2.88m      14' 4" × 9' 5"



## FIRST FLOOR

### Bedroom 1

3.21m × 4.21m      10' 6" × 13' 10"

### Bedroom 2 max.

4.37m × 3.08m      14' 4" × 9' 11"

### Bedroom 3 max.

2.89m × 2.88m      9' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq ft / 101.36m<sup>2</sup>



## GROUND FLOOR

**Lounge** min.  
2.45m x 4.19m      8' 0" x 13' 9"

**Kitchen/Dining** max.  
4.25m x 3.43m      14' 0" x 11' 3"



## FIRST FLOOR

**Bedroom 2** max.  
4.25m x 2.82m      14' 0" x 9' 3"

**Bedroom 3**  
2.11m x 3.59m      6' 11" x 11' 10"



## SECOND FLOOR

**Bedroom 1** min.  
2.75m x 6.64m      9' 0" x 21' 10"

\* Development specific window

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Appleford

2 BEDROOM HOME, TOTAL 602 sq ft/ 55.9m<sup>2</sup>



## GROUND FLOOR

### Lounge/Dining

3.98m × 2.75m      13' 1" × 9' 1"

### Kitchen

2.74m × 2.11m      9' 0" × 6' 11"



## FIRST FLOOR

### Bedroom 1

3.98m × 2.41m      13' 1" × 7' 11"

### Bedroom 2 max.

3.98m × 2.33m      13' 1" × 7' 8"

[→ View development](#)

[→ View our current availability](#)

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# The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft/ 71.6m<sup>2</sup>



## GROUND FLOOR

Lounge/Dining max.

4.31m x 4.02m      14' 2" x 13' 2"

Kitchen

2.74m x 2.11m      9' 0" x 6' 11"



## FIRST FLOOR

Bedroom 1 max.

4.31m x 3.27m      14' 2" x 10' 9"

Bedroom 2 incl. storage.

4.31m x 2.51m      14' 2" x 8' 3"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Edale

2 BEDROOM HOME, TOTAL 707 sq ft / 66.9m<sup>2</sup>



## FIRST FLOOR

### Lounge/Kitchen/Dining

3.80m × 5.35m      12' 6" × 17' 7"

### Bedroom 1 min.

3.15m × 3.77m      10' 4" × 12' 7"

### Bedroom 2 min.

3.01m × 2.45m      9' 11" × 8' 1"

[→ View development](#)

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help





# Take your next step



Find your dream home on our website.



**Book an appointment to view our show homes.**



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01952 456 253.**



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**HAYFORD GRANGE** Proctor Avenue, Lawley, Shropshire, TF4 2SZ

**CONTACT US ON 01952 456 253**

# Taylor Wimpey

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