


Wain
HOMES

A woman with long brown hair, wearing a white patterned blouse, is laughing heartily in a kitchen. In the background, a man with grey hair and a beard, wearing a blue polo shirt, is smiling. The kitchen features light wood cabinets, a green wall, and a stainless steel range hood with the 'AEG' logo. On the counter, there are yellow and red bell peppers, a glass of white wine, and a bowl of tomatoes.

A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

SHROPSHIRE HEIGHTS DEVELOPMENT PLAN



SHROPSHIRE HEIGHTS SPECIFICATION

LARCH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/Bi-Fold Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- Black Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

* Upgraded Choices available **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^Unless stipulated otherwise on the working drawings.

SHROPSHIRE HEIGHTS SPECIFICATION

CANDLEBERRY | CYPRESS | FOXGLOVE | HORNBEAM | WILLOW

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Electrolux Stainless Steel Single Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- AEG Stainless Steel 5 Ring Induction Hob (Willow only)
- Electrolux Stainless Steel Island Hood (Willow only)
- Electrolux Fridge Freezer (4 bed homes only)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear Doors
- White PVCu Bi-Fold Doors (Cypress only)
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- Black Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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- 2 Year Wain Homes Warranty

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SHROPSHIRE HEIGHTS SPECIFICATION

HAWTHORN

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Electrolux Stainless Steel Single Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool Touch Thermostatic Shower with Satinjet Handset to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures in En-Suites to be Fully Tiled and a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/Bi-Fold Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- Black Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

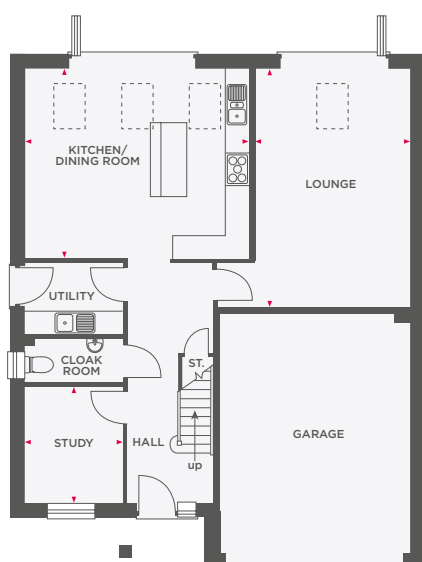
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- 2 Year Wain Homes Warranty

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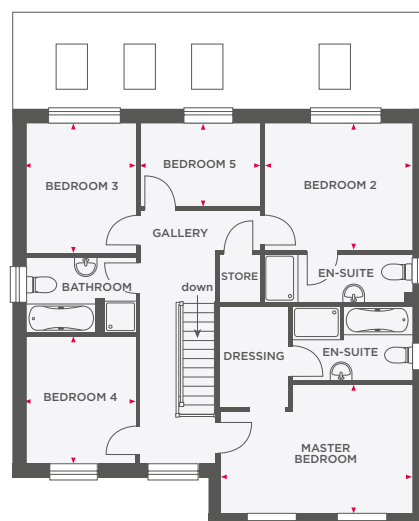


THE LARCH

5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3850 x 5885	12'7" x 19'3"
Kitchen/Dining Room	5573 x 4735	18'3" x 15'6"
Study	2450 x 2942	8'0" x 9'7"



Master Bedroom	4735 x 3201	15'6" x 10'6"
Bedroom 2	3663 x 3146	12'0" x 10'3"
Bedroom 3	2713 x 3219	8'10" x 10'6"
Bedroom 4	2713 x 3178	8'10" x 10'5"
Bedroom 5	2997 x 2063	9'10" x 6'9"

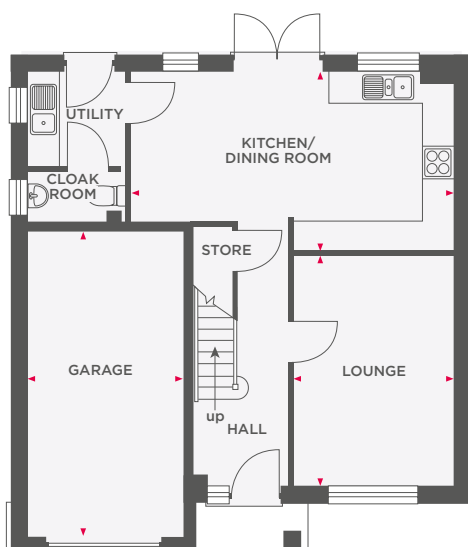
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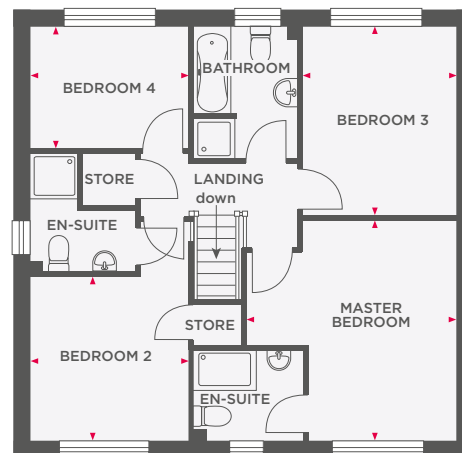


THE CANDLEBERRY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3163 x 4493	10'4" x 14'8"
Kitchen/Dining Room	6485 x 3530	21'3" x 11'7"
Garage	3097 x 6162	10'1" x 20'2"



Master Bedroom	4097 x 4328	13'5" x 14'2"
Bedroom 2	3107 x 3485	10'2" x 11'5"
Bedroom 3	3001 x 3670	9'10" x 12'0"
Bedroom 4	3100 x 2564	10'2" x 8'4"

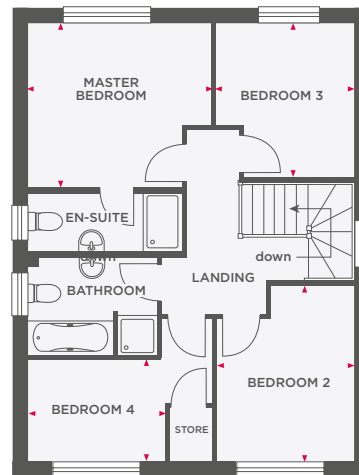
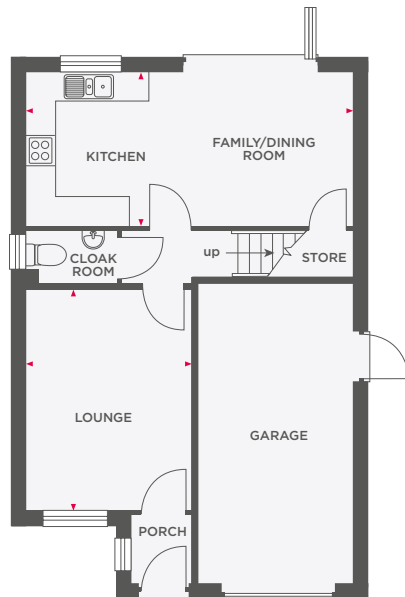
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THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3300 x 4463	10'9" x 14'7"
Kitchen/Dining Room	6535 x 3085	21'5" x 10'1"

Master Bedroom	3688 x 3284	12'1" x 10'9"
Bedroom 2	2763 x 3549	9'0" x 11'7"
Bedroom 3	2760 x 3061	9'0" x 10'0"
Bedroom 4	2763 x 2063	9'0" x 6'9"

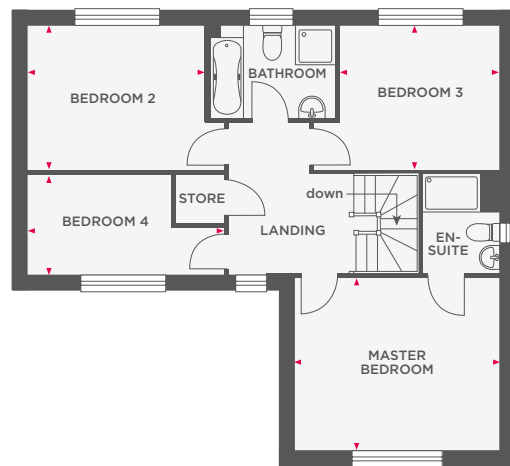
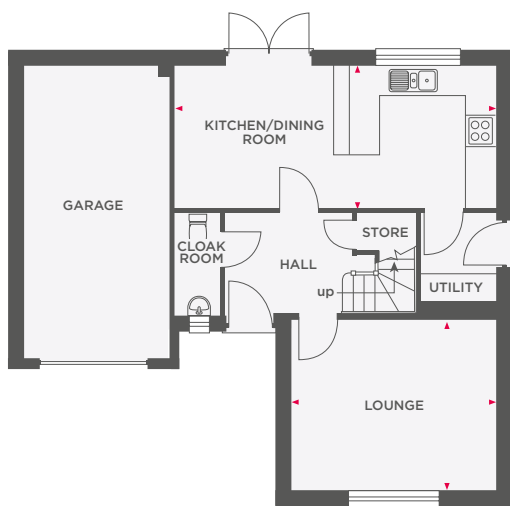
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THE FOXGLOVE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3563	14'10" x 11'8"
Kitchen/Dining Room	6735 x 3010	22'1" x 9'10"

Master Bedroom	4285 x 3625	14'0" x 11'10"
Bedroom 2	3738 x 3010	12'3" x 9'10"
Bedroom 3	3352 x 2985	10'11" x 9'9"
Bedroom 4	4138 x 2088	13'6" x 6'10"

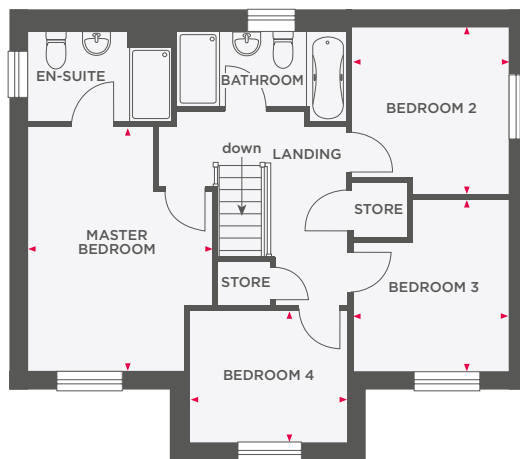
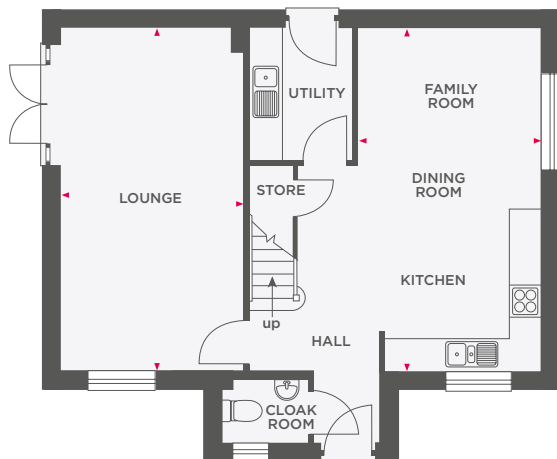
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THE HORNBEAM

4 BEDROOM DETACHED HOME WITH STUDY



Lounge	3400 x 4363	11'1" x 14'3"
Kitchen/Dining Room	3405 x 6423	11'2" x 21'0"
Study	2255 x 1973	7'4" x 6'5"

Master Bedroom	3462 x 4584	11'4" x 15'0"
Bedroom 2	2925 x 3122	9'7" x 10'2"
Bedroom 3	2949 x 3212	9'8" x 10'6"
Bedroom 4	2935 x 3320	9'7" x 10'10"

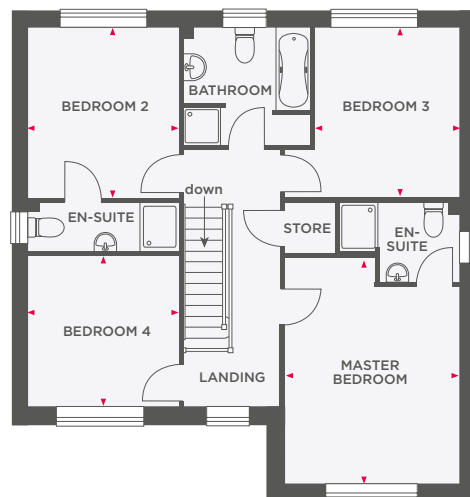
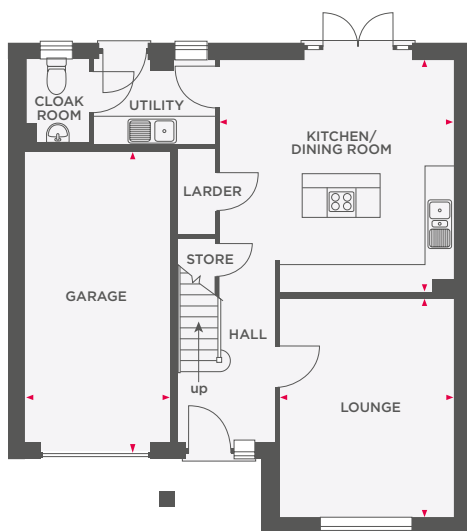
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THE WILLOW

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4539	11'10" x 14'10"
Kitchen/Dining Room	4873 x 4810	15'11" x 15'9"
Garage	3051 x 6245	10'0" x 20'5"

Master Bedroom	3610 x 4744	11'10" x 15'6"
Bedroom 2	3087 x 3567	10'1" x 11'8"
Bedroom 3	2987 x 3515	9'9" x 11'6"
Bedroom 4	3087 x 3118	10'1" x 10'2"

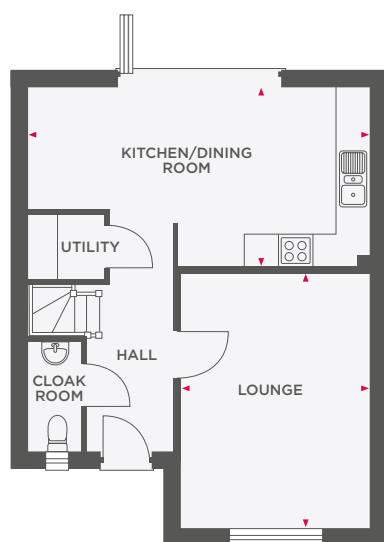
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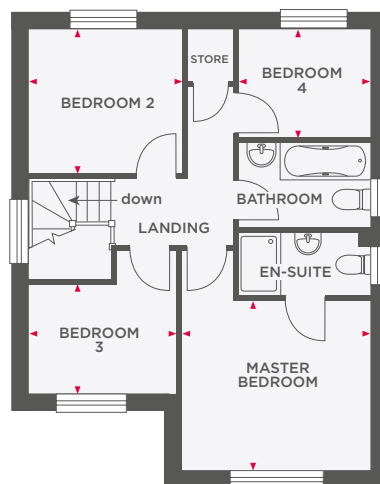


THE HAWTHORN

4 BEDROOM DETACHED HOME



Lounge	3610 x 4873	11'10" x 15'11"
Kitchen/Dining Room	6535 x 3425	21'5" x 11'2"



Master Bedroom	3610 x 3250	11'10" x 10'8"
Bedroom 2	2953 x 2780	9'8" x 9'1"
Bedroom 3	2837 x 2097	9'3" x 6'10"
Bedroom 4	2533 x 2093	8'3" x 6'10"

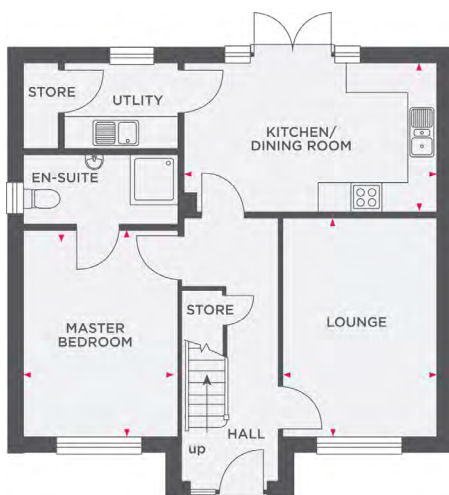
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THE MILTON

3 BEDROOM HOME



Lounge	4413 x 3654	14'6" x 11'11"
Kitchen	3912 x 3028	12'10" x 9'11"
Dining Room	3059 x 2719	10'0" x 8'11"
Master Bedroom	3410 x 3394	11'2" x 11'1"

Bedroom 2	3084 x 4329	10'1" x 14'2"
Bedroom 3	3062 x 4329	10'0" x 14'2"

Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevation treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (December 2024)

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