



**Springbook Gardens  
Blakedown**

**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.





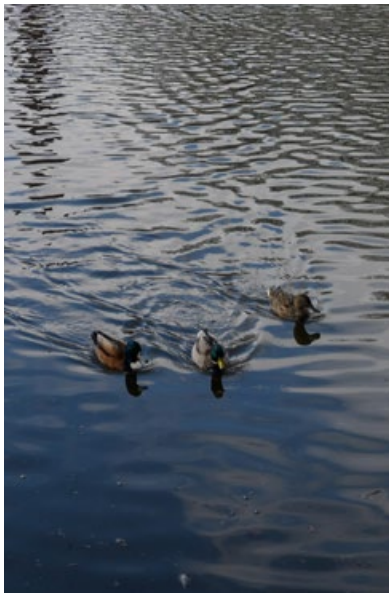
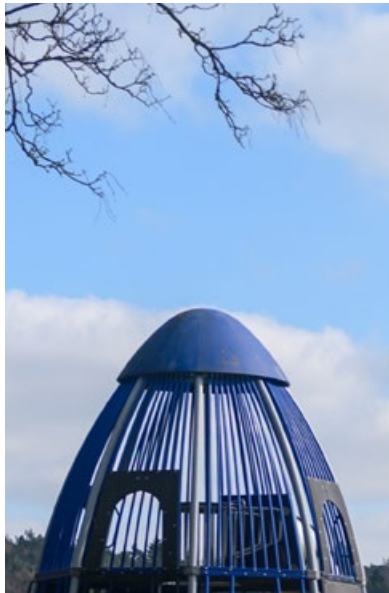
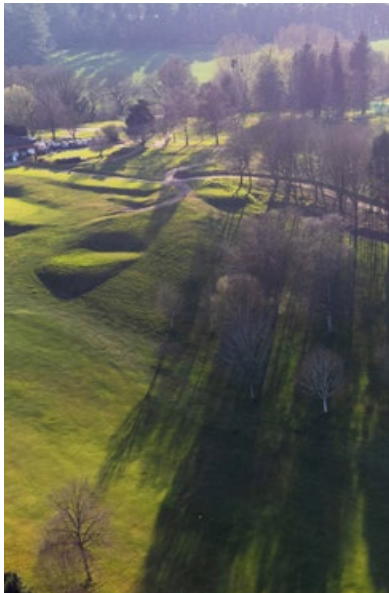


# Living in Blakedown

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 Springbook Gardens.



A few yards from the A456 and adjacent to Blakedown Railway Station, Springbrook Gardens is an excellent base for travel throughout the West Midlands. The city centres of Worcester and Birmingham are just over half an hour's drive away, and Kidderminster can be reached in ten minutes. Frequent train services between Stratford-upon-Avon, Birmingham and Worcester call at Blakedown, with Birmingham Snow Hill just over half an hour away by rail, Worcester less than half an hour and Kidderminster just a five minute trip. Hourly bus services, stopping a few minutes' walk from the development, arrive in Kidderminster and West Hagley in under ten minutes.





Welcome  
home

Near the train station in the charming village of Blakedown, nestling between Kidderminster and Hagley, this attractive selection of energy efficient two, three, four and five bedroom homes brings a peaceful new neighbourhood into an outstanding location. Combining peaceful rural appeal with outstanding road and rail connections, and a short walk from the village shop, pubs and sports amenities, it offers a special opportunity to settle in a mature community.

Welcome to Springbrook 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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- Affordable  
Housing

Sub-Station  
Bin Collection Point

S/S  
BCP



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# Fairfield

**Overview**  
French doors opening on to the garden add a focal point to the beautifully proportioned living and dining room that complements the stylish and practical breakfasting kitchen of this impressive bungalow. One of the two bedrooms is en-suite, and there are two useful hall cupboards.

- Ground Floor**  
Living/Dining  
4.29m x 5.74m  
14'1" x 18'10"
- Kitchen**  
3.44m x 3.84m  
11'3" x 12'7"
- Principal Bedroom**  
3.41m x 4.02m  
11'3" x 13'2"
- En-Suite**  
1.42m x 3.27m  
4'8" x 10'9"
- Bedroom 2**  
3.64m x 2.99m  
12'0" x 9'10"
- Bathroom**  
1.95m x 2.37m  
6'4" x 7'8"

**Floor Space**  
910 sq ft

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



## Ground Floor



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# Delmont

**Overview**  
The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, 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>
<b>Lounge</b> 3.05m x 4.32m 10'0" x 14'2"	<b>Principal Bedroom</b> 4.03m x 3.71m 13'3" x 12'2"
<b>Kitchen/Dining</b> 4.03m x 3.08m 13'3" x 10'1"	<b>En-Suite</b> 1.08m x 2.30m 3'7" x 7'7"
<b>WC</b> 1.50m x 1.14m 4'11" x 3'9"	<b>Bedroom 2</b> 4.03m x 2.67m 13'3" x 8'9"
	<b>Bathroom</b> 1.86m x 2.15m 6'1" x 7'1"

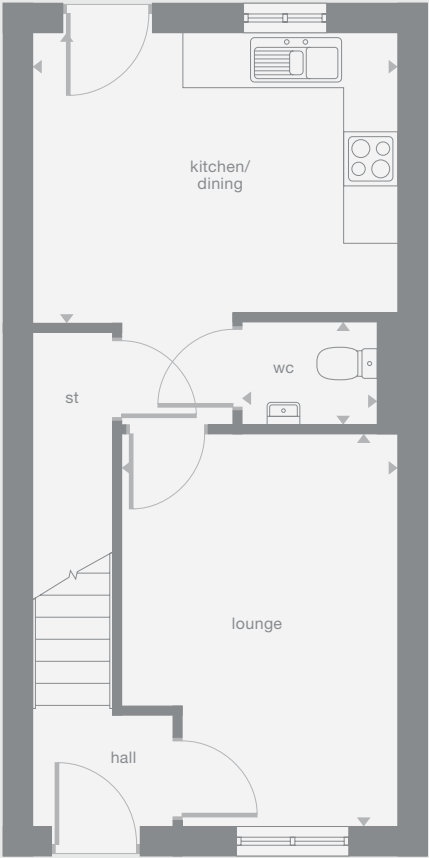
**Floor Space**  
758 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

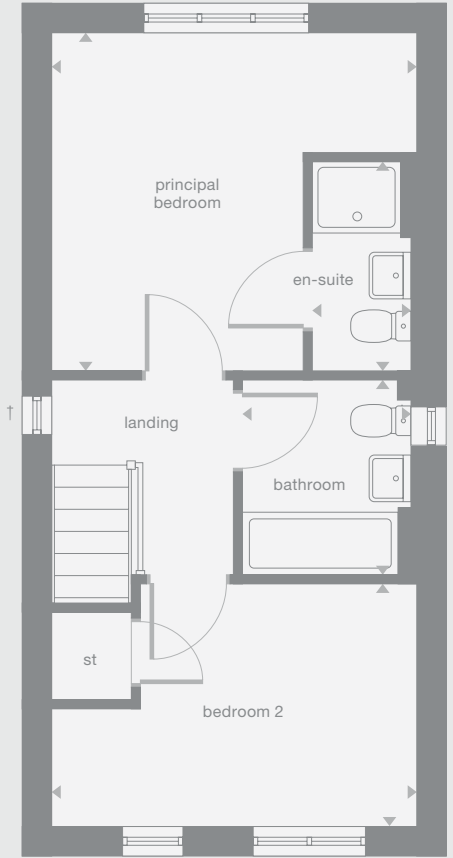
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Ground Floor



First Floor



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**Overview**  
The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

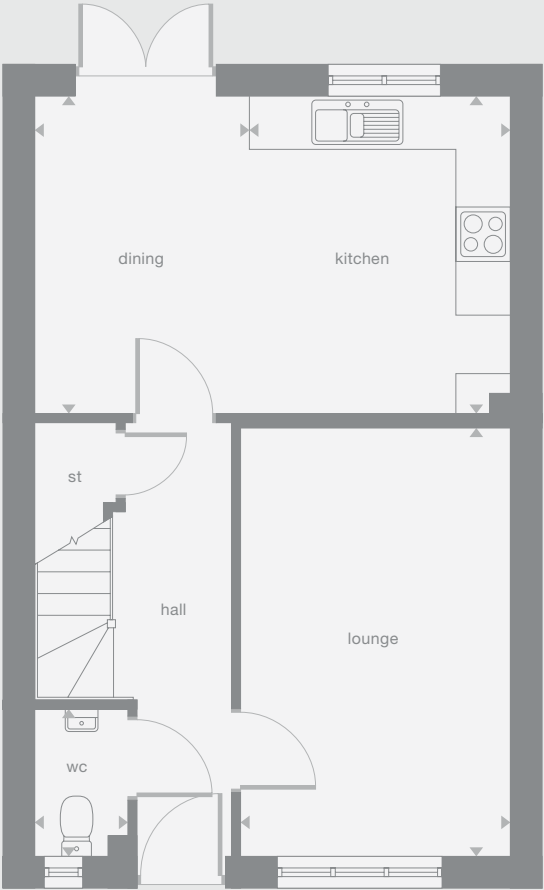
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.96m x 4.73m 9'9" x 15'6"	<b>Principal Bedroom</b> 3.21m x 3.69m 10'7" x 12'1"
<b>Kitchen</b> 2.86m x 3.51m 9'5" x 11'6"	<b>En-Suite</b> 1.92m x 1.95m 6'4" x 6'5"
<b>Dining</b> 2.37m x 3.51m 7'9" x 11'6"	<b>Bedroom 2</b> 2.98m x 2.46m 9'10" x 8'1"
<b>WC</b> 1.03m x 1.63m 3'5" x 5'4"	<b>Bedroom 3</b> 2.15m x 3.51m 7'1" x 11'6"
	<b>Bathroom</b> 1.70m x 2.04m 5'7" x 6'8"

**Floor Space**  
947 sq ft

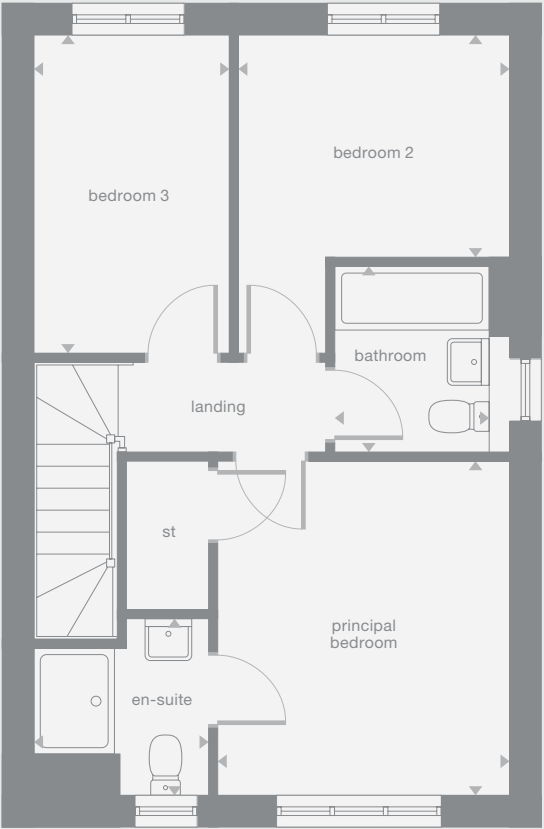
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Ground Floor



First Floor



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# Braxton

### Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

### Ground Floor

- Lounge  
2.99m x 5.58m  
9'10" x 18'4"
- Kitchen/Dining  
2.90m x 2.65m  
9'6" x 8'9"
- Laundry  
2.09m x 1.88m  
6'10" x 6'2"
- Family  
2.90m x 2.92m  
9'6" x 9'7"
- WC  
1.09m x 1.55m  
3'7" x 5'1"

### First Floor

- Principal Bedroom  
3.01m x 2.77m  
9'11" x 9'1"
- En-Suite  
2.11m x 1.24m  
6'11" x 4'1"
- Bedroom 2  
2.95m x 3.28m  
9'8" x 10'9"
- Bedroom 3  
3.19m x 2.72m  
10'6" x 8'11"
- Bathroom  
1.70m x 2.20m  
5'7" x 7'3"

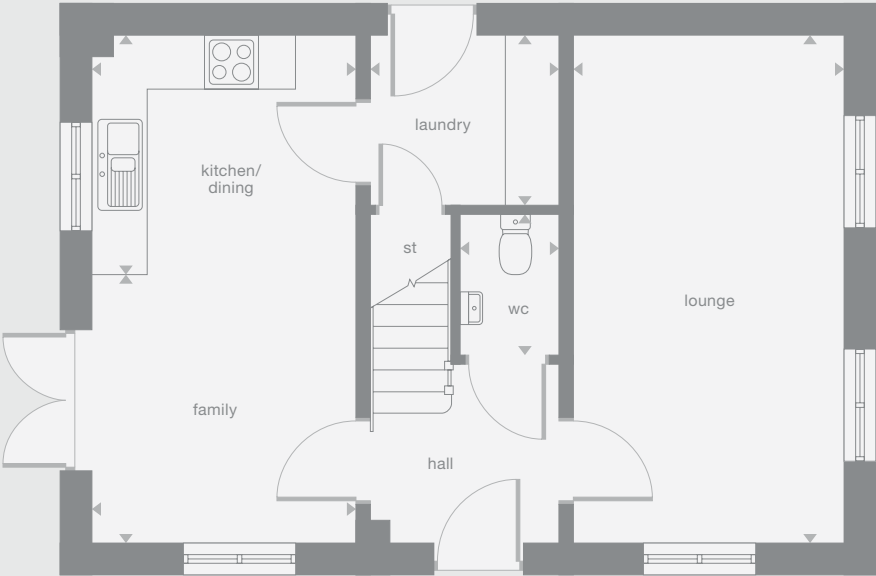
### Floor Space

996 sq ft

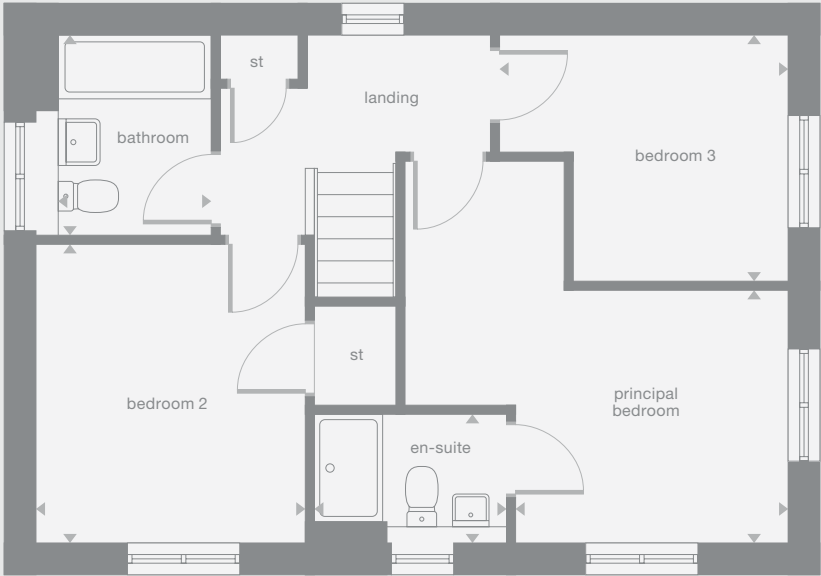
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Ground Floor



First Floor



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# Hampden

**Overview**

Both the lounge and the kitchen and dining room include french doors, adding flexibility and enhancing the benefits of the garden. There is a downstairs WC, a spacious landing cupboard, one of the three bedrooms is en-suite, and the upstairs bedrooms feature charming dormer windows.

**Ground Floor**

**Lounge**  
3.14m x 4.39m  
10'4" x 14'5"

**Kitchen/Dining**  
4.20m x 5.95m  
13'10" x 19'6"

**Bedroom 3**  
2.88m x 3.01m  
9'6" x 9'11"

**WC**  
2.11m x 1.45m  
4'9" x 4'9"

**First Floor**

**Principal Bedroom**  
3.19m x 6.48m  
10'6" x 21'3"

**En-Suite**  
1.66m x 2.40m  
5'5" x 7'11"

**Bedroom 2**  
3.16m x 4.31m  
10'5" x 14'2"

**Bathroom**  
2.10m x 2.06m  
6'11" x 6'9"

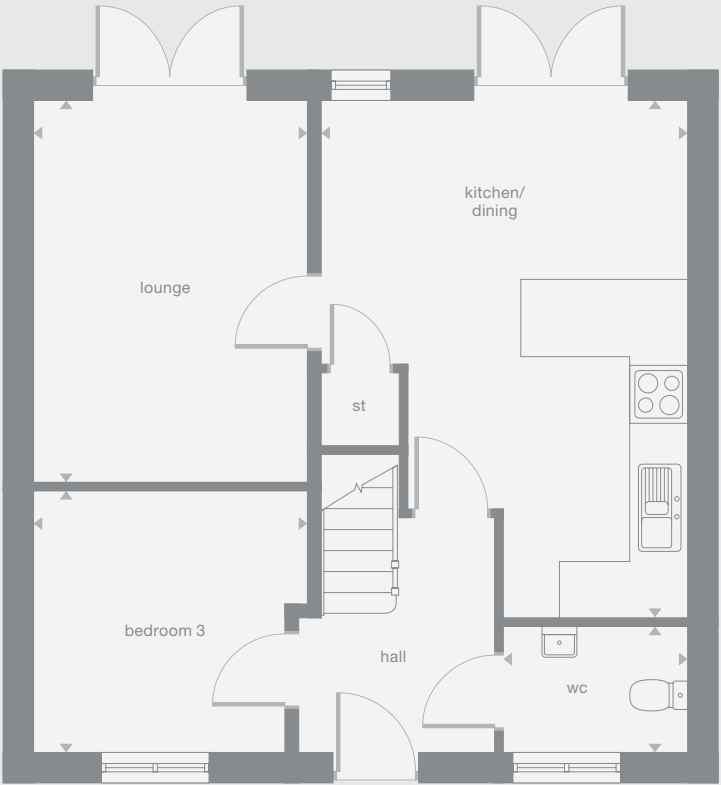
**Floor Space**

1,065 sq ft

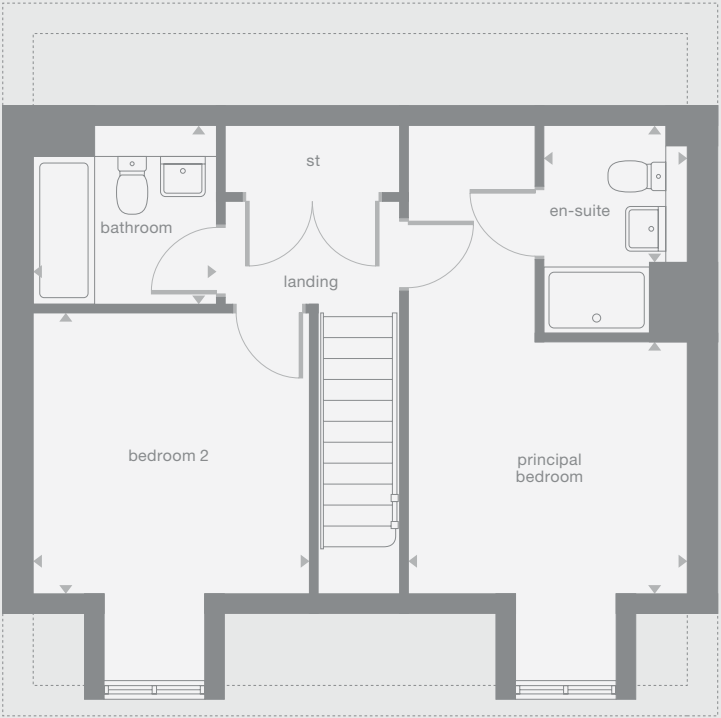
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Middleton

### Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

### Ground Floor

- Lounge  
3.00m x 4.37m  
9'10" x 14'4"
- Kitchen  
2.74m x 4.09m  
9'0" x 13'5"
- Family/Dining  
3.29m x 4.09m  
10'10" x 13'5"
- WC  
1.45m x 2.00m  
4'9" x 6'7"

### First Floor

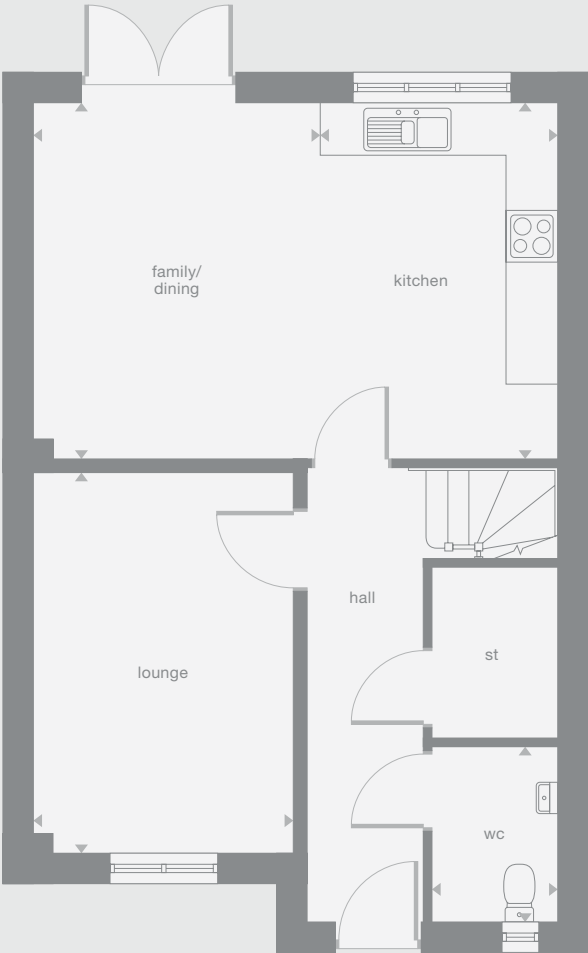
- Principal Bedroom  
3.47m x 3.14m  
11'5" x 10'4"
- En-Suite  
2.47m x 1.06m  
8'1" x 3'6"
- Bedroom 2  
2.83m x 4.08m  
9'3" x 13'5"
- Bedroom 3  
3.11m x 3.53m  
10'3" x 11'7"
- Bathroom  
1.83m x 2.15m  
6'0" x 7'1"

### Floor Space

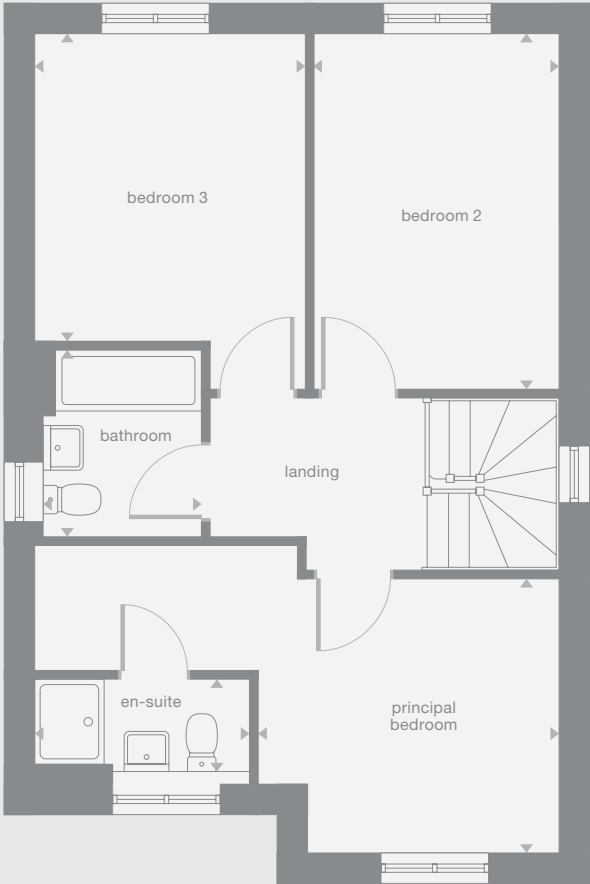
1,169 sq ft



Ground Floor



First Floor



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# Clarkston

### Overview

The kitchen and dining room includes a superb, light filled family area with french doors and rooflights, complementing a comfortable lounge and a downstairs WC. Two of the three bedrooms and the bathroom share the first floor, and the en-suite principal bedroom includes a charming dormer window.

### Ground Floor

Lounge  
2.63m x 4.70m  
8'8" x 15'5"

Kitchen  
2.73m x 3.66m  
9'0" x 12'0"

Family  
4.82m x 1.80m  
15'10" x 5'11"

Dining  
2.08m x 3.00m  
6'10" x 9'10"

WC  
0.90m x 2.29m  
2'11" x 7'6"

### First Floor

Bedroom 2  
4.82m x 3.02m  
15'10" x 9'11"

Bedroom 3  
4.82m x 3.16m  
15'10" x 10'4"

Bathroom  
2.48m x 2.10m  
8'2" x 6'11"

### Second Floor

Principal Bedroom  
4.82m x 4.73m  
15'10" x 15'6"

En-Suite  
1.41m x 2.44m  
4'8" x 8'0"

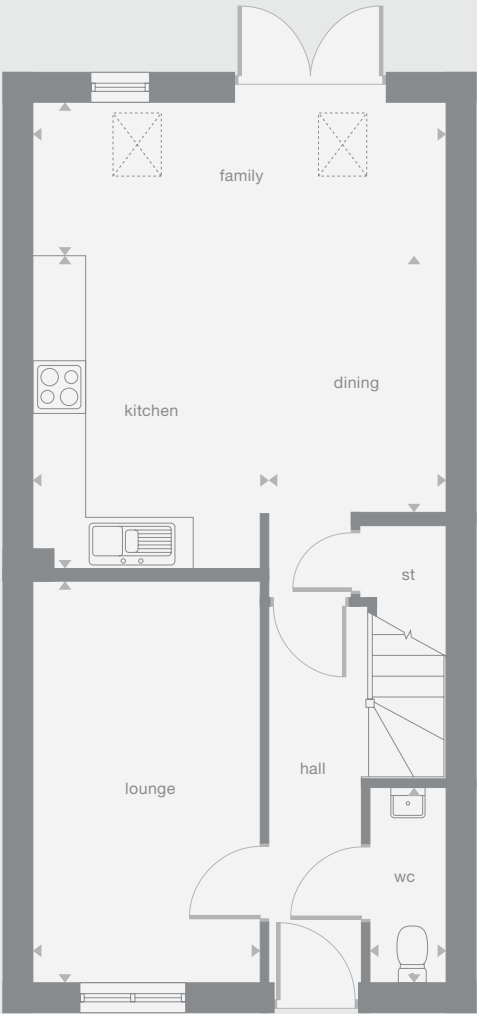
### Floor Space

1,271 sq ft

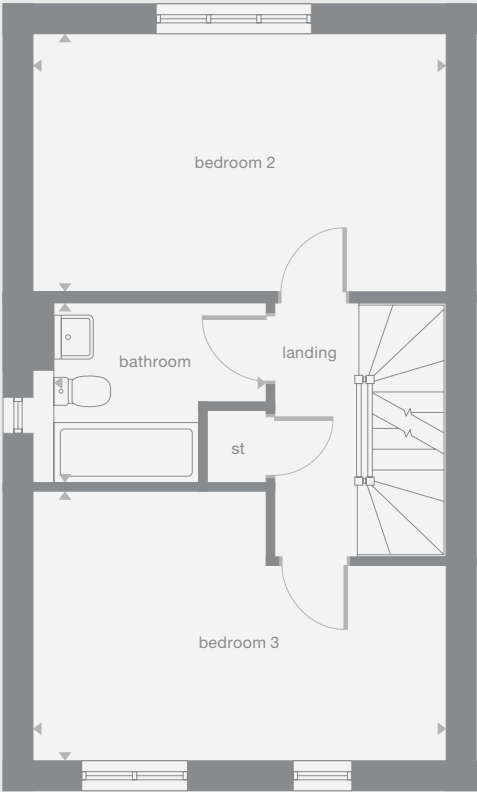
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Denotes full  
height ceiling line  
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Denotes 1,500m  
height ceiling line



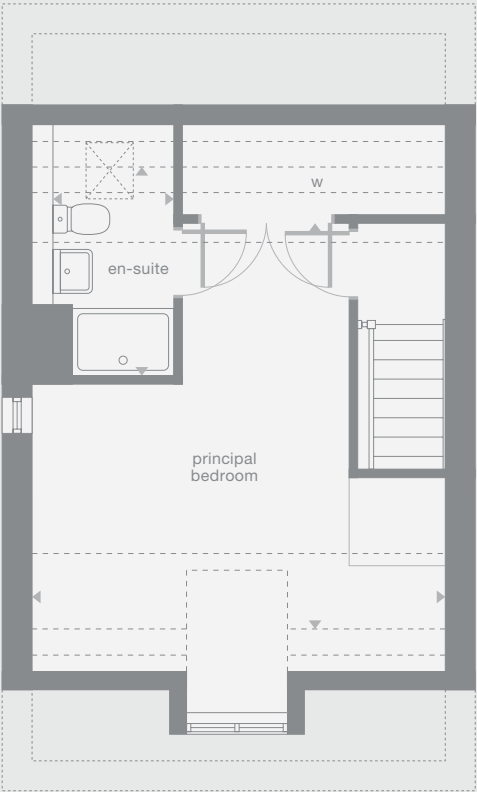
Ground Floor



First Floor



Second Floor



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# Crosswood

**Overview**

Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

**Ground Floor**

**Lounge**  
3.12m x 5.15m  
10'3" x 16'11"

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

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

**Family/Breakfast**  
5.03m x 3.47m  
16'6" x 11'5"

**Dining**  
2.77m x 3.18m  
9'1" x 10'5"

**WC**  
0.92m x 1.88m  
3'0" x 6'2"

**First**

**Principal Bedroom**  
2.91m x 3.79m  
9'7" x 12'5"

**En-Suite 1**  
1.55m x 2.02m  
5'1" x 6'8"

**Dressing**  
2.61m x 1.70m  
8'7" x 5'7"

**Bedroom 2**  
3.16m x 3.47m  
10'5" x 11'5"

**En-Suite 2**  
2.13m x 1.60m  
7'0" x 5'3"

**Bedroom 3**  
2.38m x 3.28m  
7'10" x 10'9"

**Bedroom 4**  
2.61m x 3.09m  
8'7" x 10'2"

**Bathroom**  
2.86m x 1.70m  
9'5" x 5'7"

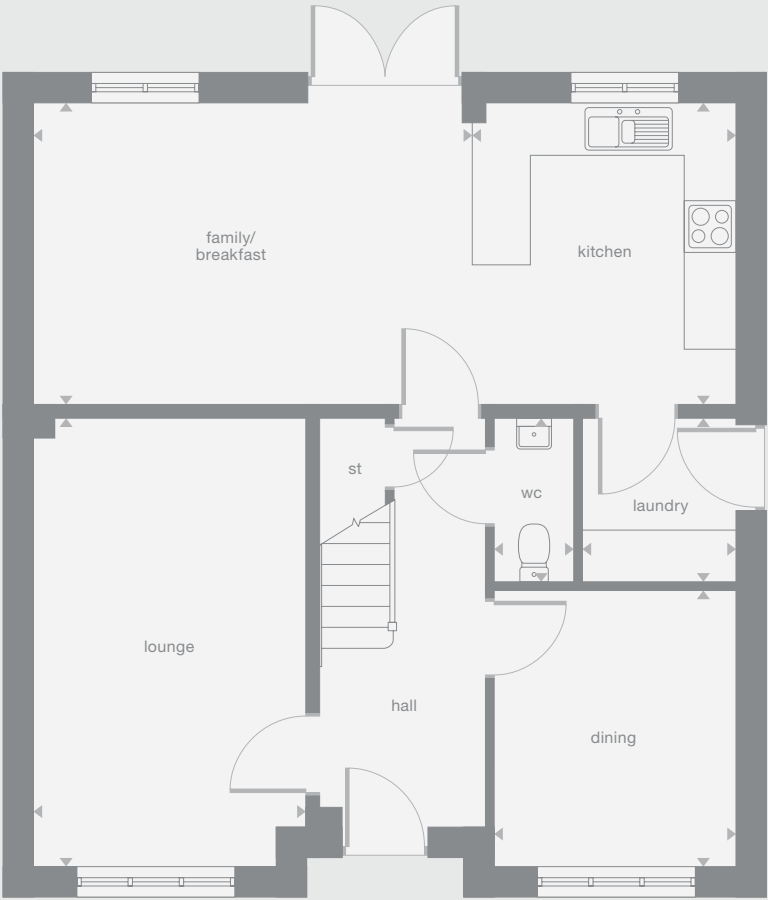
**Floor Space**

1,500 sq ft

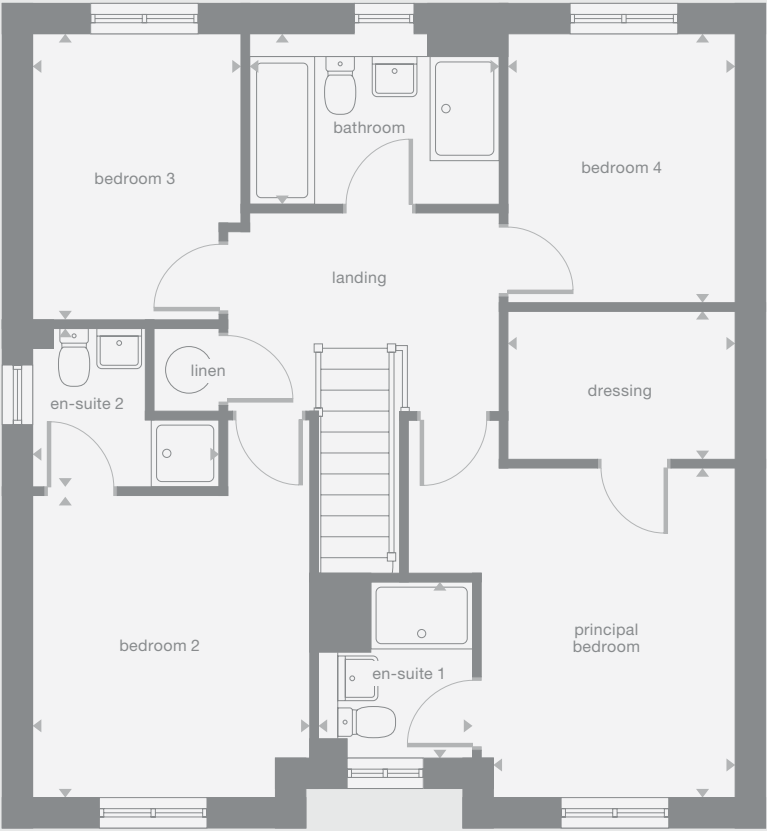
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kingford

**Overview**  
Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

<b>Ground Floor</b>		<b>First</b>	
Lounge	3.83m x 5.84m 12'7" x 19'2"	Principal Bedroom	3.27m x 4.52m 10'9" x 14'10"
Kitchen	6.38m x 6.04m 20'11" x 19'10"	En-Suite 1	2.46m x 1.54m 8'1" x 5'1"
Laundry	2.25m x 1.72m 7'5" x 5'8"	Dressing	2.46m x 2.55m 8'1" x 8'4"
Dining	3.73m x 3.49m 12'3" x 11'6"	Bedroom 2	3.86m x 2.58m 12'8" x 8'6"
Study/Family	3.34m x 3.46m 11'0" x 11'5"	En-Suite 2	2.53m x 1.43m 8'4" x 4'9"
WC	0.99m x 1.72m 3'3" x 5'8"		
		Bedroom 3	3.84m x 3.07m 12'7" x 10'1"
		Bedroom 4	3.81m x 2.48m 12'6" x 8'2"
		Bedroom 5	3.07m x 2.29m 10'1" x 7'7"
		Bathroom	2.53m x 2.01m 8'4" x 6'7"

**Floor Space**  
2,088 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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# The Miller Difference

your home  
your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 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.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**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.

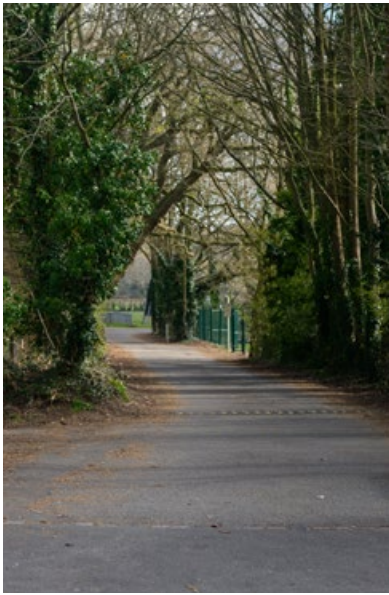
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.





Crumbs bakery, a convenience store, newsagent, post office and off-licence, is just 300 yards from Springbrook Gardens. Webb's Garden Centre and café and Blakedown's traditional pubs, The Old House at Home and The Swan, are all within a short walk of the development. Shops and services in Worcester Road in West Hagley, two miles away and a three-minute trip by train, include a Co-op, pharmacy, delicatessen, Spar convenience store, café, hairdressers, takeaways, fashion and gifts, sports and other specialists.

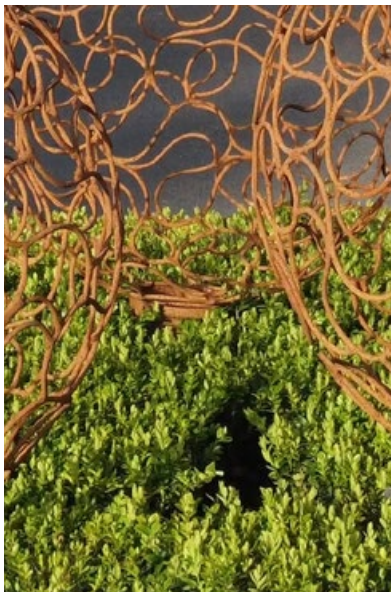
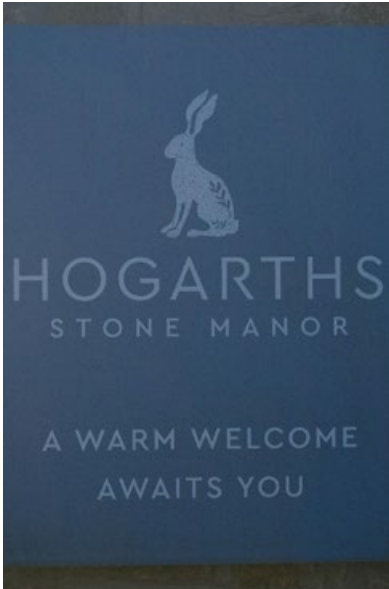
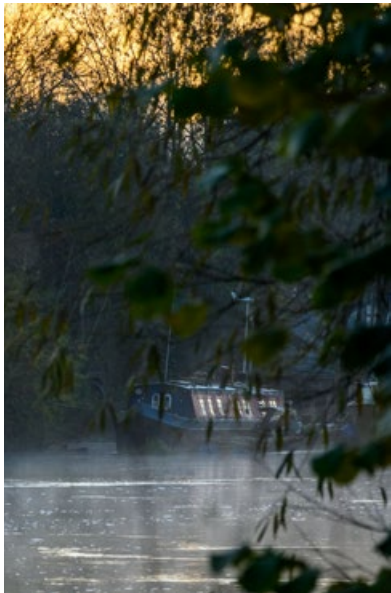
Churchill and Blakedown Sports Recreation Centre, a few yards away, hosts cricket and tennis clubs and football pitches, and the village's amateur dramatic society, Theatre 282, presents shows in the nearby Parish Rooms. Churchill and Blakedown Golf Club's beautiful parkland course is just half a mile away, and more unusual local attractions include the Falconry Centre, home to more than 30 species of birds of prey.





The shops and amenities of Kidderminster, less than four miles from Blakedown, include a wide range of supermarkets, high street brands and local traders, many of them in retail parks such as Crossley or Weavers Wharf. Wyre Forest Leisure Centre has swimming and teaching pools, a gym, cycling studio, climbing wall and other amenities, and there is a four-screen independent cinema and a performing arts and music centre in the town. Nature reserves at Rifle Range and Burlish Top, and the West Midlands Safari Park, lie to the west of the town.

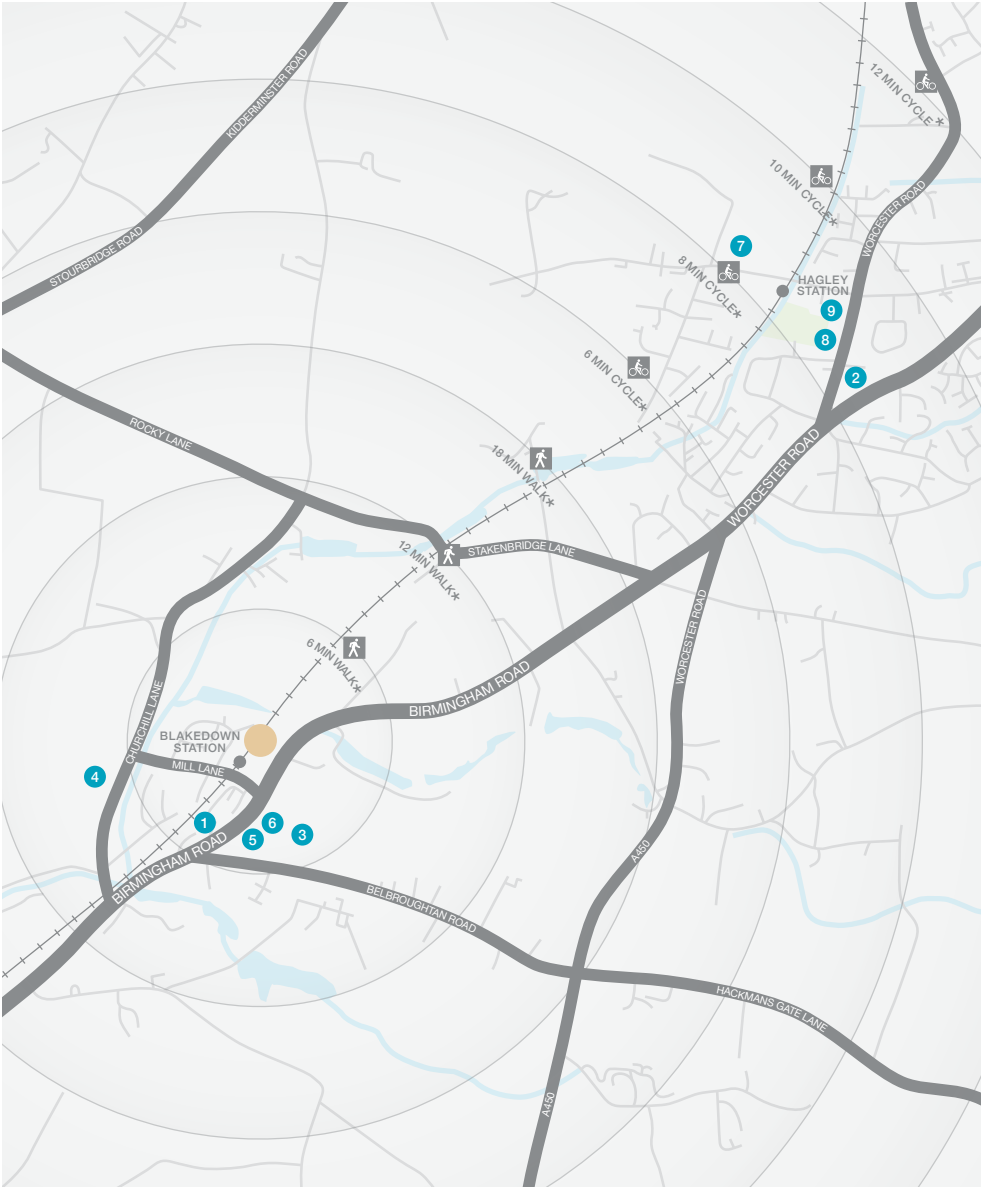
The development is a few yards from Blue Hoots Pre-School and Blakedown C of E Primary School, and Haybridge High School and Sixth Form is a little over two miles away, near Hagley Station. Both schools are rated 'Good' by Ofsted. GP practices in easy reach of Springbrook Gardens include Hagley Surgery and Kidderminster Medical Centre, and there are dental surgeries in Hagley and Kidderminster.





# Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Crumbs Convenience Store  
41 Birmingham Road  
01562 700 907
  - 2 Well Pharmacy  
96 Worcester Road  
01562 882 472
  - 3 Churchill and Blakedown  
Recreation Centre  
Birmingham Road  
07594 400 484
  - 4 Churchill and Blakedown  
Golf Club  
Churchill Lane  
01562 700 454
  - 5 Blue Hoots Pre-School  
Birmingham Road  
01562 701 333
  - 6 Blakedown C of E  
Primary School  
Birmingham Road  
01562 700 243
  - 7 Haybridge High School  
and Sixth Form  
Brake Lane  
01562 886 213
  - 8 Hagley Surgery  
1 Victoria Passage  
01562 881 700
  - 9 Hagley Dental Practice  
157 Worcester Road  
01562 883 177
- Wyre Forest Leisure Centre  
Silverwoods Way  
01562 515151

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle  
3.5km = 8 to 14 mins cycle





# Contact Us

Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
03300 290 596

**From Birmingham**  
From the Five Ways Roundabout follow the A456 for Kidderminster. Follow signs for Kidderminster for 13 miles, passing through the junction with the M5. Go through West Hagley, and three quarters of a mile after passing the 'Welcome to Wyre Forest District' sign, in Blakedown take the first right turn, for the train station, and Springbrook Gardens is on the right.

**From Worcester**  
Follow the A449 north for Kidderminster. Pass Hartlebury, and quarter of a mile after passing the entrance to Stanford Depot on the right, turn right to join the A450 for Stourbridge. Stay on the A450 for almost five miles, then turn left to join the B4188 for Blakedown. At the T-junction turn right, for Birmingham, then 300 yards on turn left, for the train station, and Springbrook Gardens is on the right.

**Sat Nav**  
DY10 3LH



**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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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5 stars for customer satisfaction

Development  
Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03300 290 596

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