

# Assembly Park

DOTHILL, TELFORD

A stylish collection of  
2, 3 & 4 bedroom  
homes to rent



Assembly Park  
A  
P



# New school living

Packaged Living are delighted to showcase Assembly Park - our latest development of purpose-built detached and semi-detached rental homes at the former Charlton School site in Dothill, Telford.

This development has been a key part of Telford's ongoing regeneration and offers a range of high-quality 2, 3, and 4 bedroom homes available for rent from Spring 2023.

Set in a well-established community, Assembly Park has been carefully designed with ease of renting in mind. With an on-site play park and Dothill Nature Reserve just a short hop away, you and your family can enjoy the best amenity space both inside and out.

**This is local living at its best.**



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# Homes in a class of their own

Our homes are built to a high-quality specification, that fits with the existing local surroundings. Each property has strong sustainability credentials and is highly efficient, helping to minimise our carbon footprint and reduce your utility costs.



# Local living at its best

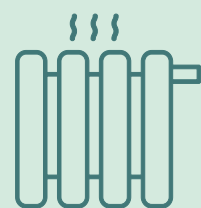
There are many reasons to rent from Packaged Living. All our homes benefit from a modern specification, with generously sized, light-filled rooms and private gardens that offer a blank canvas on which to stamp your own style.

Our properties are fully insulated and use air source heat pumps rather than gas boilers, which help to keep your bills to a minimum. We also offer super-fast broadband as standard. There is nothing for you to do, no additional contracts or admin – just easy renting from the day you move in, to the day you move out.

The homes at Assembly Park are professionally managed and include access to a resident's app so you'll enjoy a stress-free experience no matter how long you stay. We're able to accommodate longer lease terms for your peace of mind. Oh, and we're pet-friendly too!



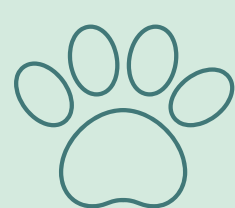
Flexible Rental Terms



Energy Efficient



Bespoke Residents App



Pet Friendly



Professional Management





Playtime starts here





# Welcome to the neighbourhood

Assembly Park is in an excellent location, immediately surrounded by parkland and an established community, including Telford's world-class gymnastics facility, Park Wrekin Gymnastics Club, located just off-site.

The popular market town of Wellington is only a mile away, with many independent retailers catering for your day-to-day needs, including shops, cafés, bars and restaurants, alongside its well-known indoor market. While nearby Telford, five miles away, presents a larger and more varied shopping and leisure offering, centred around The Forge Shopping Park, which has over 160 stores, restaurants, bars, and a cinema.



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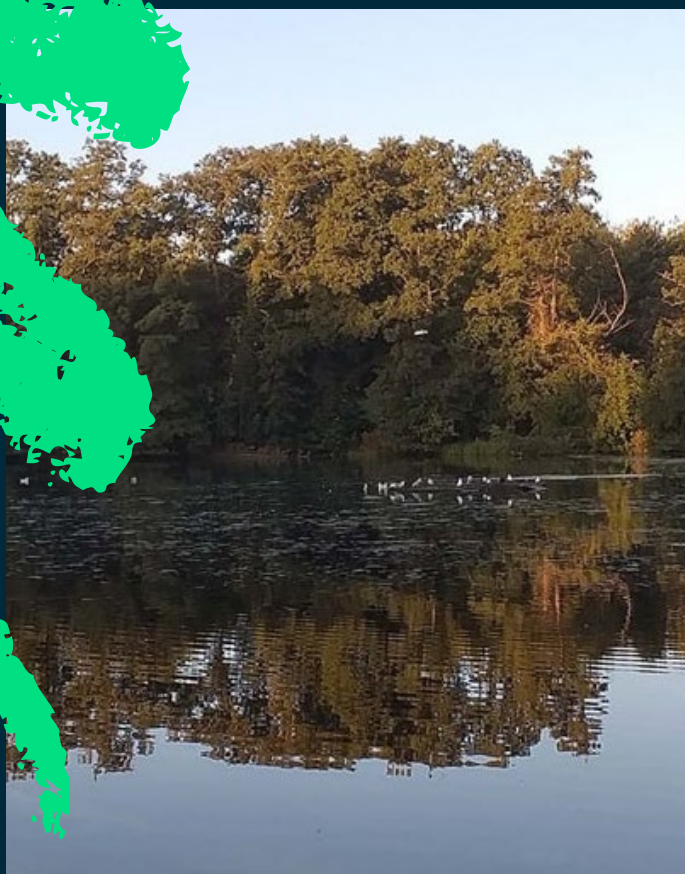




# A breath of fresh air

Assembly Park provides easy access to nature and the great outdoors. Dothill Nature Reserve is close by and is home to dedicated play parks, duck ponds and the popular Tree Trail. With an abundance of nature and birdlife, there's endless outdoor activities and exploring to be had.

Apley Woods is also close by, with a further 56 acres of meadows, ponds, trees and winding footpaths for further adventuring. While just three miles away, you'll find The Wrekin, part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) with breath-taking views across Shropshire from a height of 407 metres.







## A\* living awaits

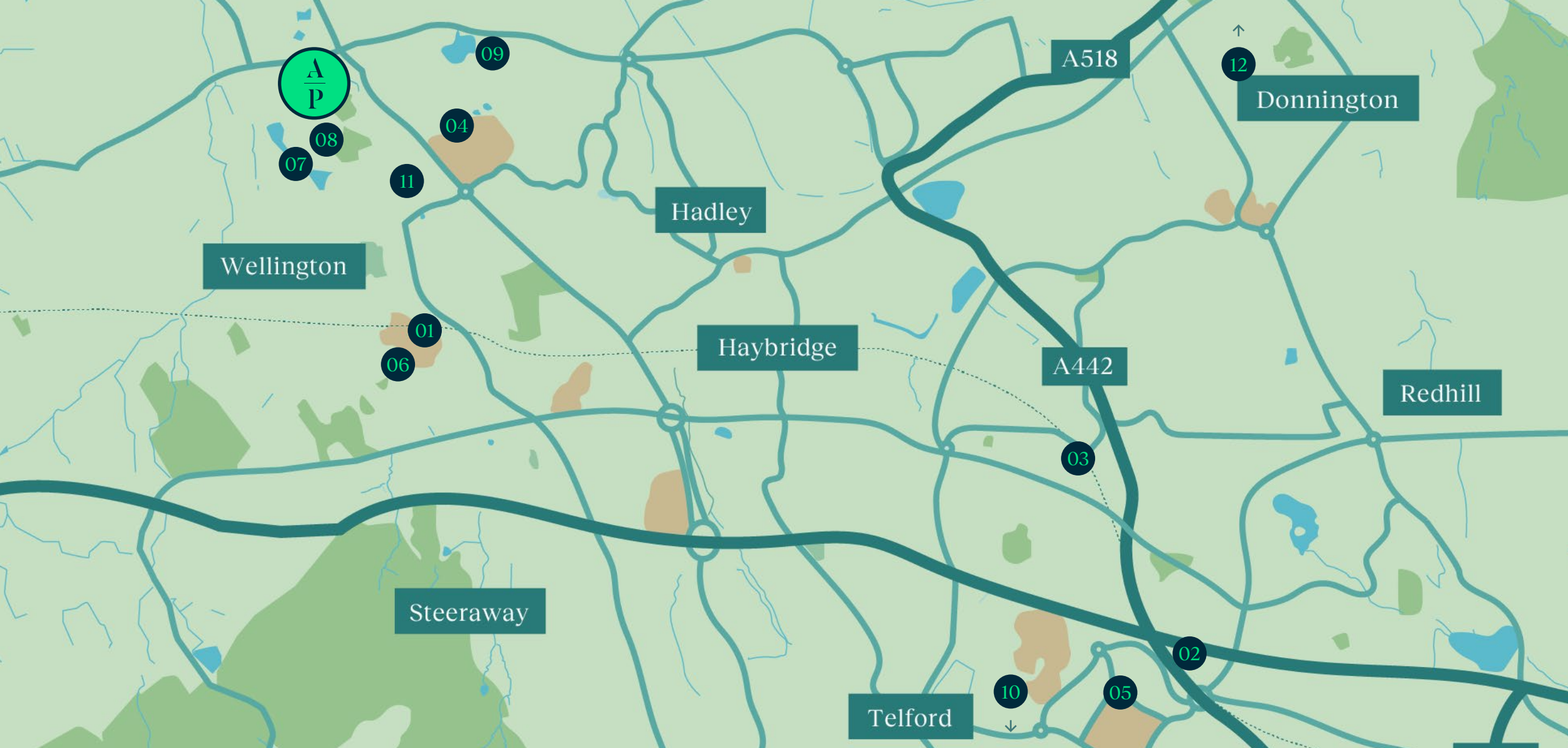
For families, Assembly Park is ideally located close to many great schools for children of all ages.

Dothill Primary School is a short 10-minute walk through the nature reserve and also offers places for pre-school children.

For secondary school aged children, Charlton School, which once sat on the site of Assembly Park, is now located 10 minutes walk away, in a brand new state-of-the-art facility.

Other schools include Saint Patrick's Catholic Primary School & Nursery and Wrekin View Primary School & Nursery – all within a 15-minute walk.





# Perfectly located

Good transport links to nearby towns, cities and further afield.

Destination by car	26 min	Shrewsbury 13 miles
	54 min	Birmingham 37 miles
	01 hr	Stoke-on-Trent 32 miles

## Amenities nearby

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>01 Wellington Station</li> <li>02 Telford Train Station</li> <li>03 Oakengates Station</li> <li>04 The Princess Royal Hospital</li> <li>05 The Forge Retail Park</li> <li>06 Wellington Town Centre</li> </ul> | <ul style="list-style-type: none"> <li>07 Dothill Nature Reserve</li> <li>08 Dothill Primary School</li> <li>09 Apley Woods</li> <li>10 Ironbridge Gorge</li> <li>11 Charlton School</li> <li>12 Aqualate Mere National Nature Reserve</li> </ul> |
|---|---|

Destination by train*	Wellington Station	18 min	Shrewsbury
		54 min	Birmingham New Street
		2 16 hr min	London Euston

\* Train travel times calculated from Wellington Station. Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Feb 2023.



# Sitemap




### 2 Bedroom Homes

-  Keats
-  Bronte





### 3 Bedroom Homes

-  Wordsworth
-  Dickens
-  Orwell
-  Austen

### 4 Bedroom Homes

-  Shakespeare

### Extras

-  Play Park
-  Attenuation Basin
-  Park Wrekin Gymnastics Club
-  Show Home

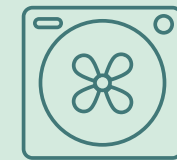




# Renting reimaged

Renting at Assembly Park is as easy as 1, 2, 3.

We offer the perfect blend of modern-day renting convenience, exceptional quality, professional management, and a place you'll want to call home.



Air Source Heat Pumps



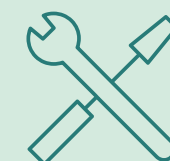
Super-fast Broadband



Parking & EV Charging



Private Gardens



Professional Maintenance and Repairs



Smart Thermostats



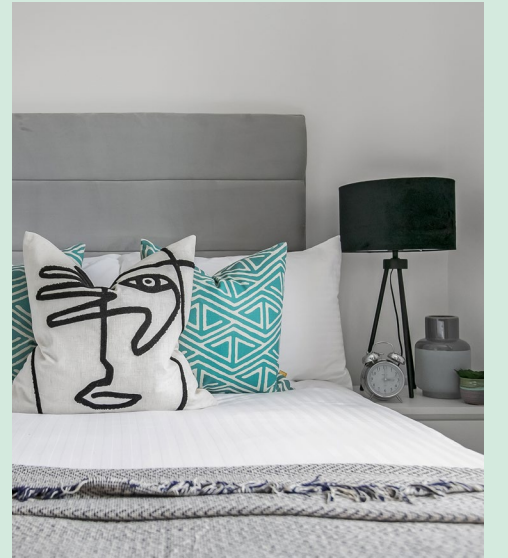
On-site Play Park



Local Green Space

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# Top of the class **living**

Every home has considered design that provides energy efficient and low maintenance living, and is built to an exacting standard.

Enjoy the finishing touches, innovative features and unexpected flourishes. Show off your culinary flair in stylish kitchens with built-in appliances. Pamper yourself in sleek bathrooms with high-specification sanitaryware and kick back with the family in generously proportioned living spaces.

We do this because when you look for quality, it's the little things that make all the difference.



View our show home

## Kitchen

Stylish high-quality fully fitted Symphony Kitchens from the Hacienda range, with a platinum silk finish and stainless-steel bar handles. Copper slate-effect countertops and upstands with a black glass splashback behind the hob.

Indesit integrated appliances throughout, including a full height fridge-freezer, electric oven, ceramic hob, extractor hood, dishwasher and washer-dryer.

## Internal decoration

Walls and ceilings painted in white Supermatt emulsion paint. All woodwork primed and finished in white gloss. Most windows are fitted with either curtains or blinds coloured in jute.

## External

Block paved designated driveways, with external car charging point. Feather edge boundary fencing and paving slabs and patios to each property.

All homes have a garden shed, external tap and key safe.

## Bathrooms

Downstairs WC partially tiled bathroom with pedestal basin, and WC with chrome fixtures.

High-quality white suite to all main bathrooms, including bath and overhead shower, pedestal basin, and WC with chrome fixtures. Mirrored cabinet and heated radiator and Porcelanosa Madagascar natural tiles.

Where applicable, ensembles feature an enclosed shower with sliding door, pedestal basin, and WC.

## Flooring

Karndean rose washed oak LTV flooring throughout the downstairs hall, WC, kitchen, lounge and upstairs bathrooms. Abingdon Eclipse Ivory carpet to the bedrooms, stairs and landing.

## Windows and doors

Pre-finished Black secure multi-point locking system front door and back patio doors.

Double-glazed uPVC casement windows.

## General

White electrical sockets and switches throughout. Telephone and data sockets in the lounge. TV/satellite outlets to lounge and master bedroom.

White pendant lamps across the ground and first floor, in addition to a chrome track light fitting to the kitchen. External front lighting adjacent to the front door.

High-quality white panelled internal doors with contemporary chrome door handles. Bullnose window boards and pencil rounded skirting.

## Heating and hot water



Daikin air source heat pump, controlled by Daikin smart thermostat, with Myson Imperial Premier white radiators throughout.



# Assembly Park

## Ready to move in?

For more information or to arrange a viewing please  
Call [0300 124 6771](tel:03001246771) or Email [info@assemblypark.co.uk](mailto:info@assemblypark.co.uk)

Join the community [@assemblypark\\_telford](https://www.instagram.com/assemblypark_telford)  

Assembly Park, Severn Drive, Dothill, Telford, TF1 3LE

[assemblypark.co.uk](https://www.assemblypark.co.uk)

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