

CASTLE GARDENS

THE BACHE, OFF WELLINGTON ROAD,
LIGHTMOOR VILLAGE, TELFORD, TELFORD AND WREKIN, TF4 3FQ


















A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

CASTLE GARDENS

DEVELOPMENT LAYOUT

KEY

	KENLEY	2 bedroom home
	ROSEBERRY	2 bedroom home
	ELLERTON	3 bedroom home
	MAIDSTONE	3 bedroom home
	ENNERDALE	3 bedroom home
	LUTTERWORTH	3 bedroom home
	COLLATON	3 bedroom home
	HAVERSHAM	4 bedroom home
	KINGSVILLE	4 bedroom home
	ALDERNEY	4 bedroom home
	RADLEIGH	4 bedroom home
	ASHBURTON	4 bedroom home
	KINGSLEY	4 bedroom home
	AFFORDABLE HOUSING	
	BIN COLLECTION POINTS	



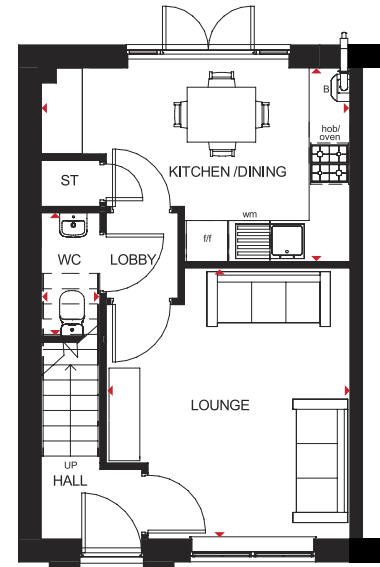
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2 BEDROOM HOME



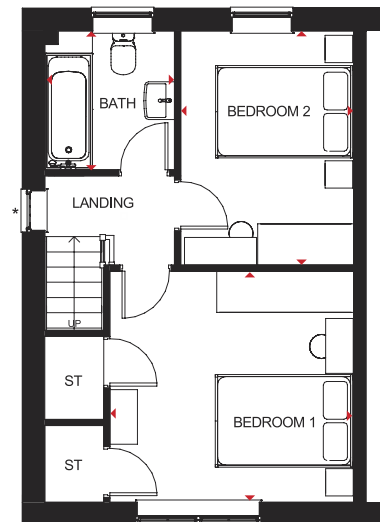
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage



Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"

[Approximate dimensions]



First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

[Approximate dimensions]

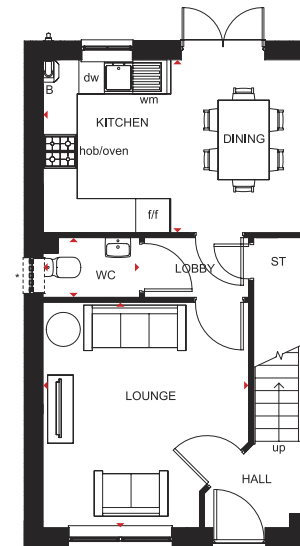
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY B Boiler f/f Fridge/freezer space
ST Store ◀▶ Dimension location
wm Washing machine space

3 BEDROOM HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space and 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

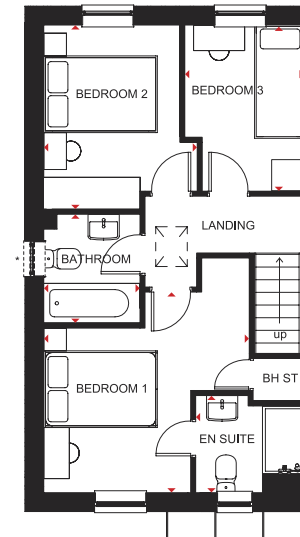


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" 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	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

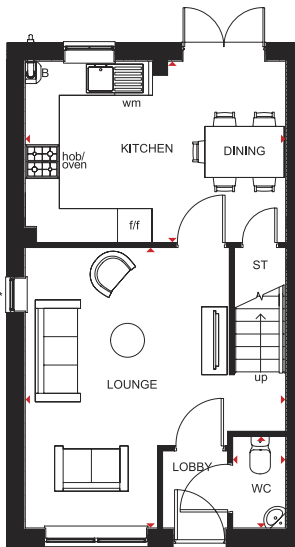
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	dw	Dishwasher space		

3 BEDROOM HOME



- 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 bedroom with en suite – a single bedroom and a family bathroom

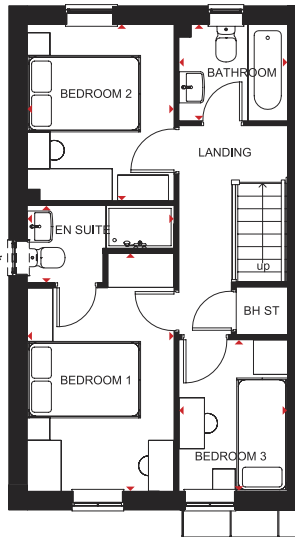


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'2"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'5"
WC	935 x 1620mm	3'1" x 5'3"

[Approximate dimensions]

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



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
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 plots.

KEY

B Boiler
BH ST Bulkhead store
ST Store

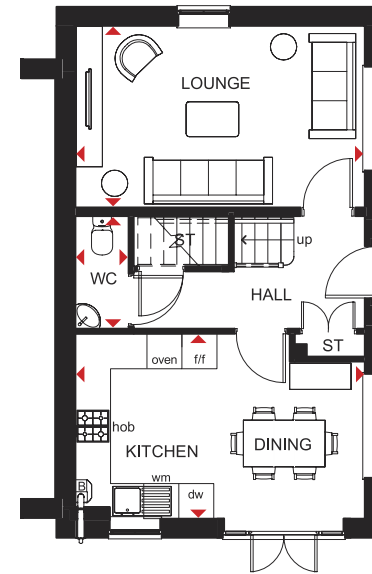
wm Washing machine space
f/f Fridge/freezer space
dw Dishwasher space

◀▶ Dimension location

3 BEDROOM HOME



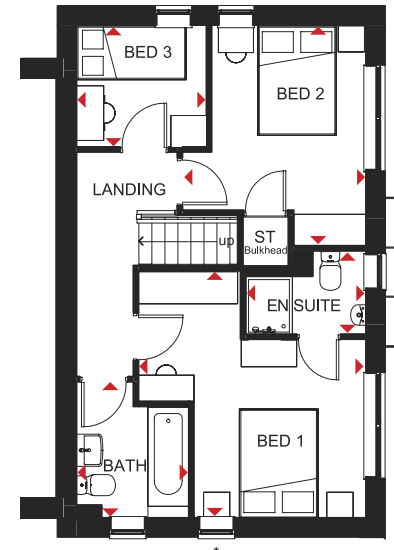
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en suite, a single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



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

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

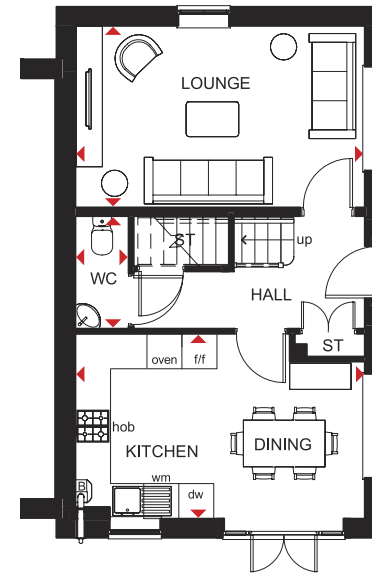
KEY ST Store
B Boiler
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

3 BEDROOM HOME



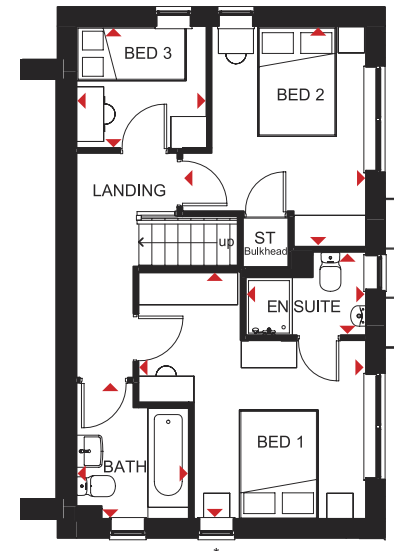
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
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KEY ST Store
B Boiler
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

4 BEDROOM DETACHED HOME



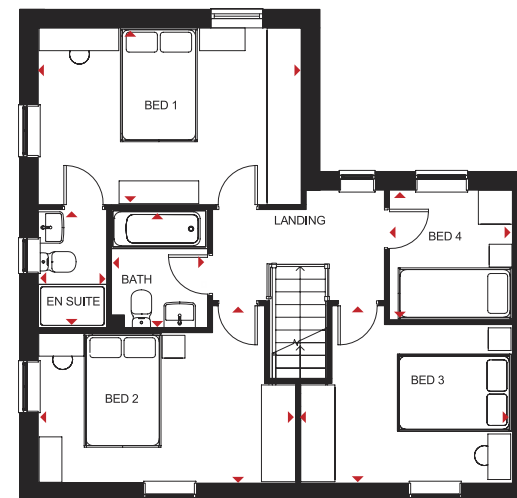
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

KEY

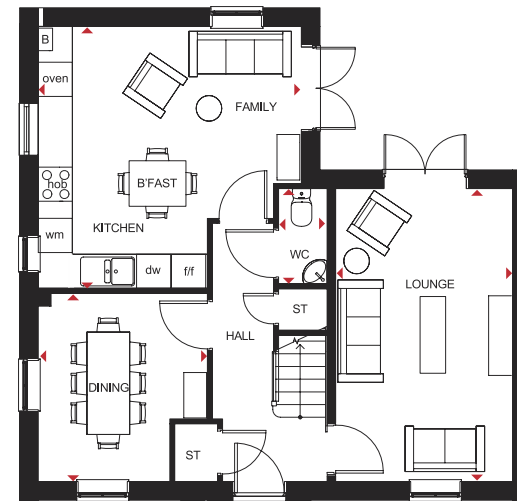
B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location

4 BEDROOM DETACHED HOME



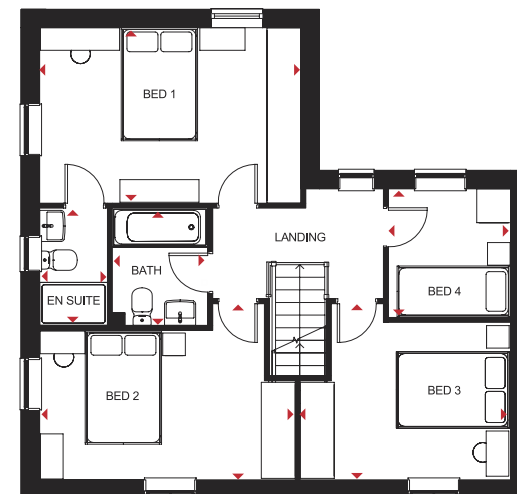
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
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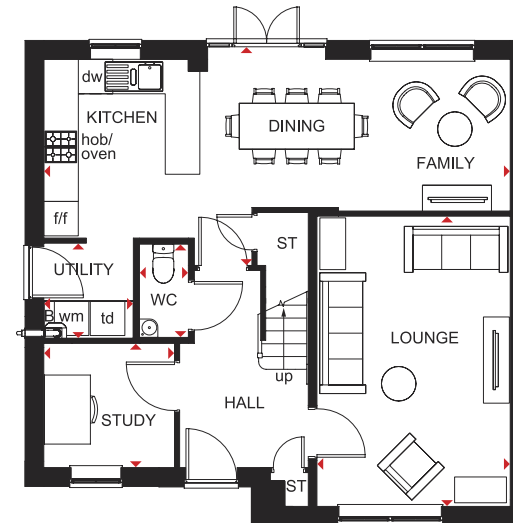
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



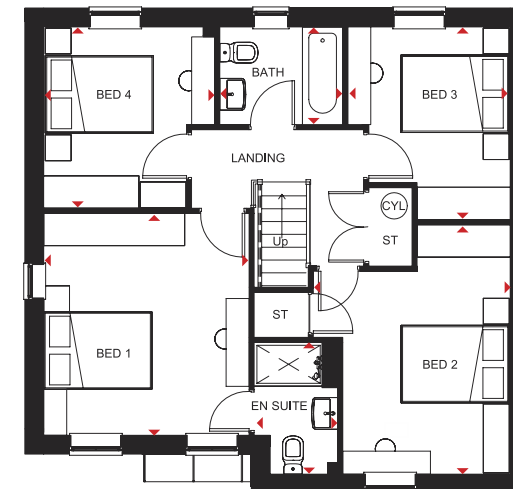
- A bright and airy family home
- The large, open-plan kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility area, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

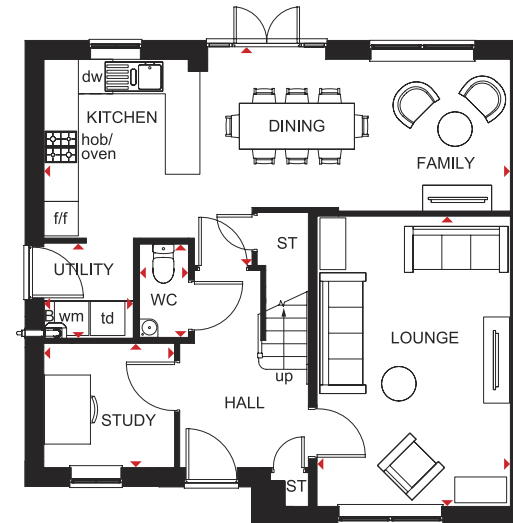
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

4 BEDROOM DETACHED HOME



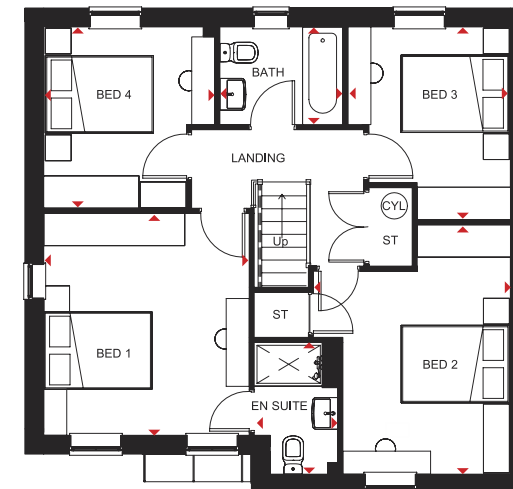
- A bright and airy family home
- The large, open-plan kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility area, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
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Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



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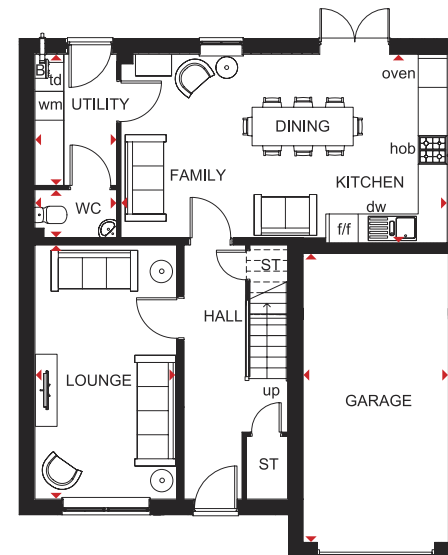
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

4 BEDROOM DETACHED HOME



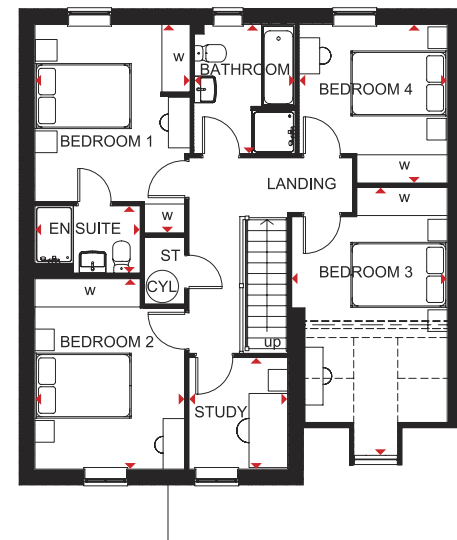
- Spacious and practical family home designed for modern living
- Open-plan kitchen with dining and family areas, separate utility and a generous lounge are located on the ground floor
- Four double bedrooms, the main with en suite, a study and a family bathroom are on the first floor
- Integral garage adds security and convenience



Ground Floor

Kitchen/ Family/Dining	6722 x 3915mm	22'1" x 12'8"
Lounge	2947 x 5275mm	9'7" x 17'3"
Utility	1700 x 2722mm	5'6" x 8'9"
WC	1700 x 1000mm	5'6" x 3'3"
Garage	3015 x 6000mm	9'9" x 19'7"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'6" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'6"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'6" x 18'3"*
Bedroom 4	3067 x 3293mm	10'1" x 10'8"
Bathroom	2095 x 2681mm	6'9" x 8'8"
Study	2046 x 2318mm	6'7" x 7'6"

[Approximate dimensions]

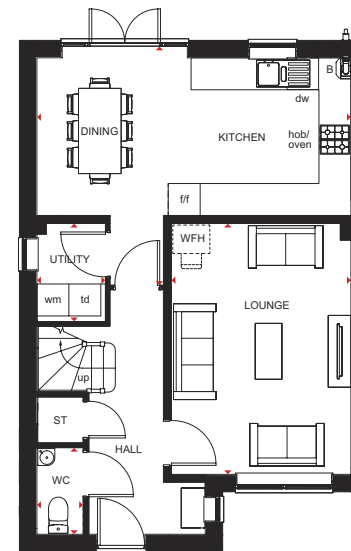
*Overall floor dimensions includes lower ceiling areas

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe space	td	Tumble dryer space
	CYL	Cylinder	f/f	Fridge/freezer space	♦♦	Dimension location

4 BEDROOM DETACHED HOME



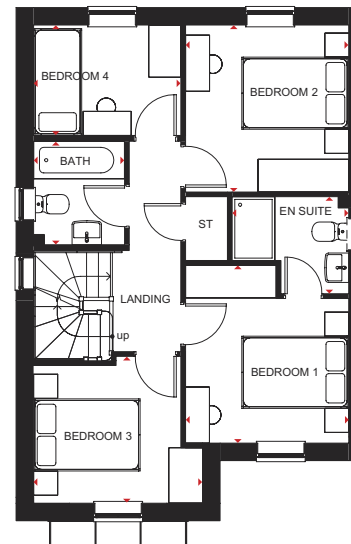
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms,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



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3123 x 3054mm	10'3" x 10'0"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1937 x 1700mm	6'4" x 7'0"

[Approximate dimensions]

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

KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	WFH	Working from home space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

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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