

THE LILIES

WELSHPOOL ROAD, BICTON HEATH, SHREWSBURY,
SHROPSHIRE, SY3 8HA



A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



BARRATT
HOMES

STUNNING HOMES IN A GREAT LOCATION

On the western outskirts of Shrewsbury, The Lilies brings you brand new two, three and four bedroom homes. Enjoy being within easy reach to high street shops, cafes, restaurants and leisure amenities, all just over three miles away, whilst families with young children are in walking distance of 'Outstanding' rated schooling.

Thinking of commuting? Nearby the A458, A5 and M54 bring you closer to the Midlands and beyond the Welsh border.



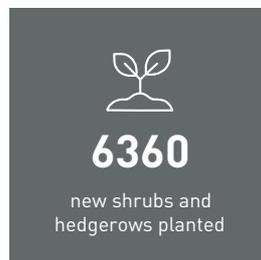
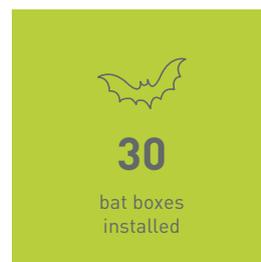
CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

THE LILIES

DEVELOPMENT LAYOUT

- **Kenley**
2 bedroom home
- **Roseberry**
2 bedroom home
- **Ellerton**
3 bedroom home
- **Ennerdale**
3 bedroom home
- **Maidstone**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Denby**
3 bedroom home
- **Kingsville**
3 / 4 bedroom home
- **Kingsley**
4 bedroom home
- **Radleigh**
4 bedroom home
- **Alderney**
4 bedroom home
- **Alfreton**
4 bedroom home
- **Atnmouth**
4 bedroom home
- **Halton**
4 bedroom home
- Affordable Housing
- BCP Bin Collection Point
- V Visitor Parking Space

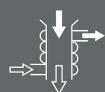


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ROSEBERRY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



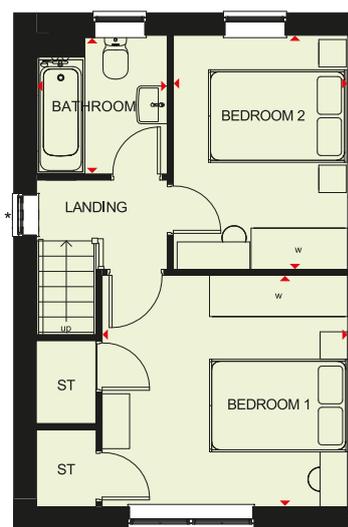
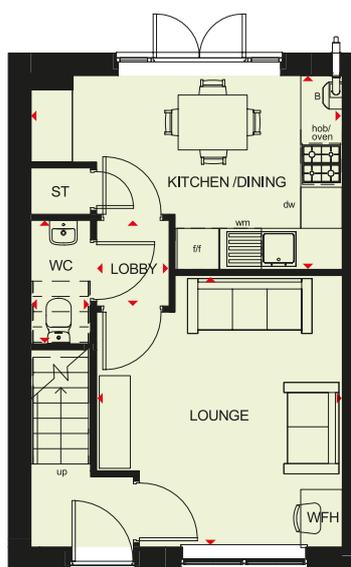
Solar or Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3502 x 3953 mm	11'6" x 13'0"
Kitchen/Dining	4500 x 2823 mm	14'9" x 9'3"
WC	871 x 1766 mm	2'10" x 5'10"
Lobby	999 x 1233 mm	3'3" x 4'1"

[Approximate dimensions]

First Floor

Bedroom 1	3507 x 3372 mm	11'5" x 11'1"
Bedroom 2	2524 x 3413 mm	8'3" x 11'2"
Bathroom	1893 x 2023 mm	6'3" x 6'8"

[Approximate dimensions]

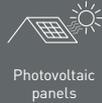
* Window omitted to selected plots.

KEY	B	Boiler	f/f	Fridge/freezer space	d/w	dishwasher space
	ST	Store	W	Wardrobe space	◀▶	Dimension location
	w/m	Washing machine space	WFH	Work from home space		

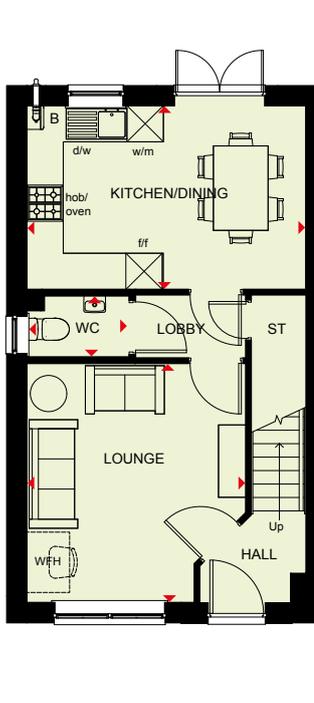


ELLERTON

3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	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 Advisor for details on individual plans.

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

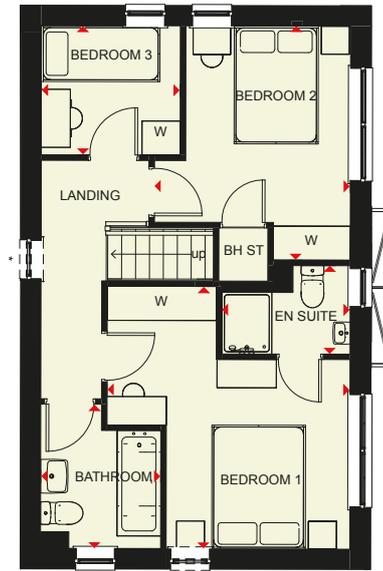
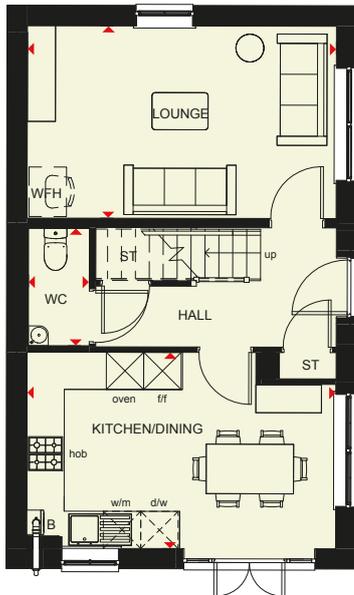


ENNERDALE

3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	977 x 1895 mm	3'2" x 6'3"

[Approximate dimensions]

First Floor

Bedroom 1	3893 x 4234 mm	12'9" x 13'11"
En Suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

[Approximate dimensions]

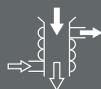
* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location

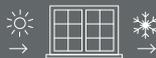


LUTTERWORTH

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



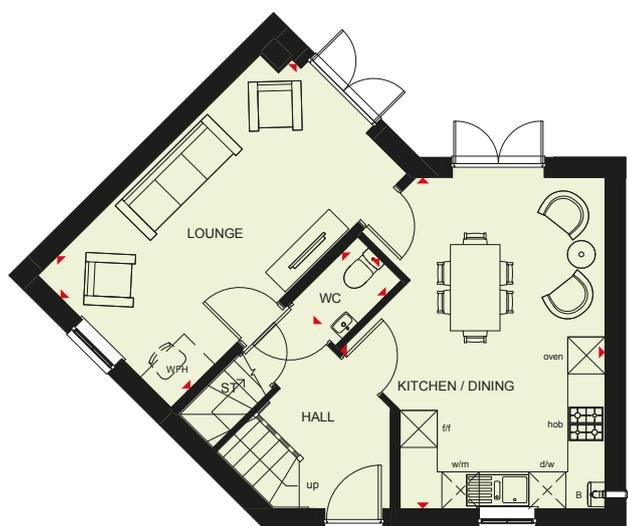
Photovoltaic panels



Highly-efficient insulation



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Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4276 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

[Approximate dimensions]

First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3158 mm	11'2" x 10'4"
Bedroom 3	3540 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	WFH	Work from home space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	W	Wardrobe space		



DENBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



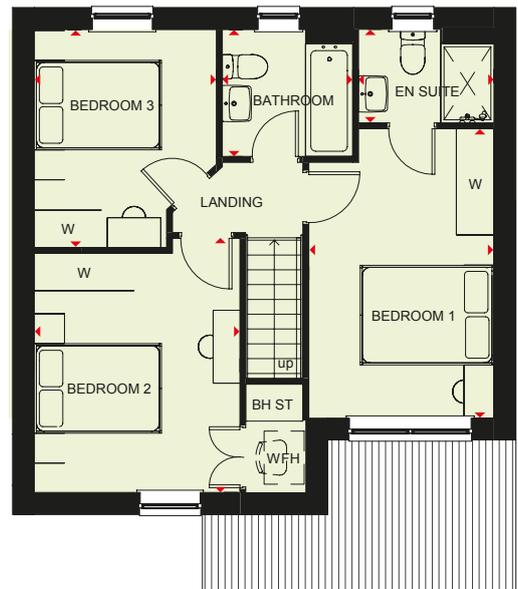
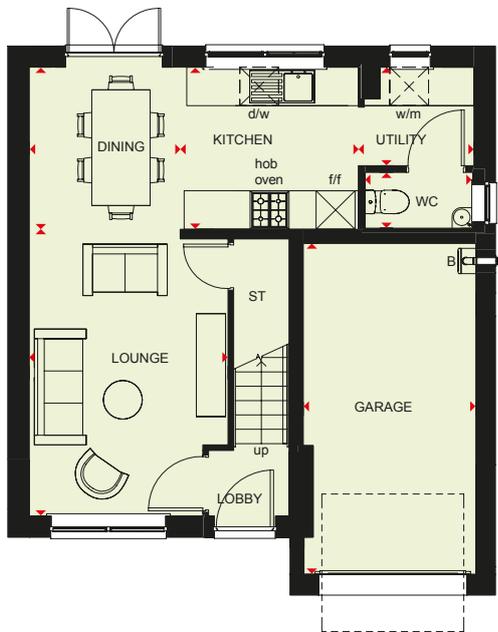
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3067 x 4457 mm	10'1" x 14'7"
Kitchen	2750 x 2523 mm	9'0" x 8'3"
Dining	2330 x 2523 mm	7'8" x 8'3"
Utility	1784 x 1533 mm	5'10" x 5'0"
WC	1662 x 869 mm	5'5" x 2'10"
Garage	2663 x 5142 mm	8'9" x 16'10"

[Approximate dimensions]

First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



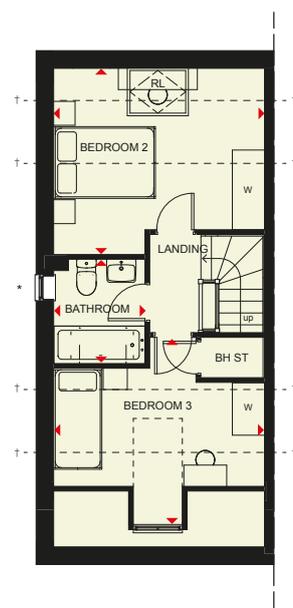
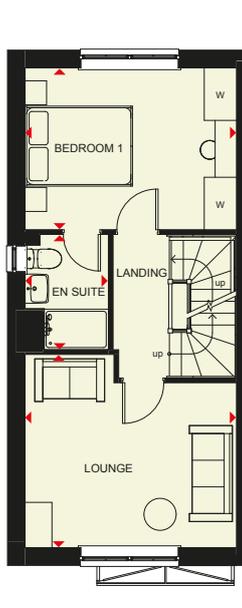
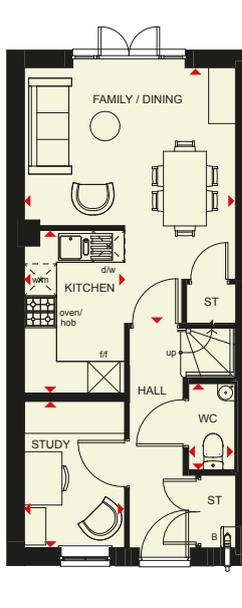
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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

Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

* Please note there is reduced headroom in these bedrooms, please refer to sales adviser

KEY	B	Boiler	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	RL	Roof Light
	w/m	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location

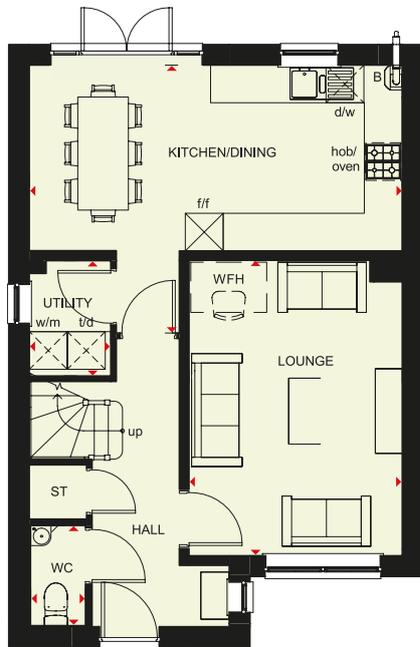


KINGSLEY

4 BEDROOM HOME

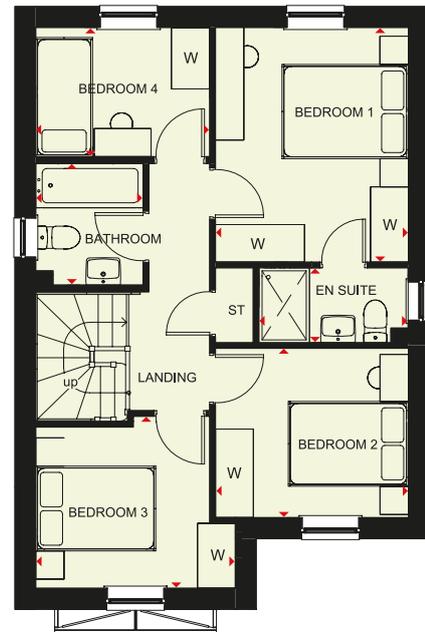


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

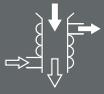
Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En Suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

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

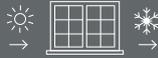


ALFRETON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



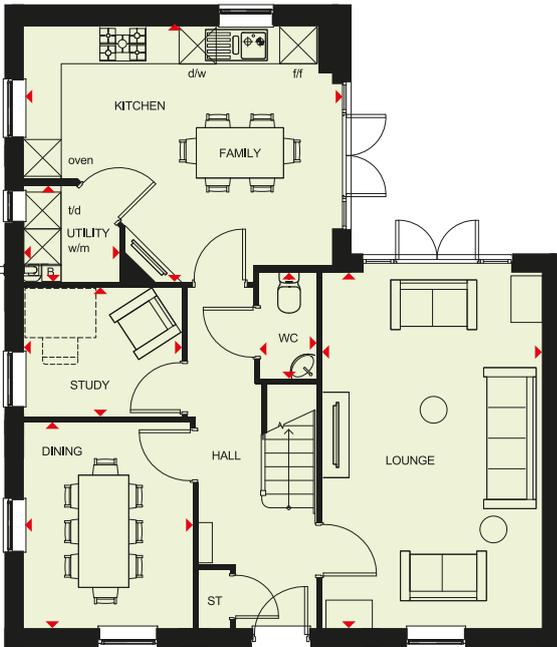
Solar or Photovoltaic panels



Highly-efficient insulation



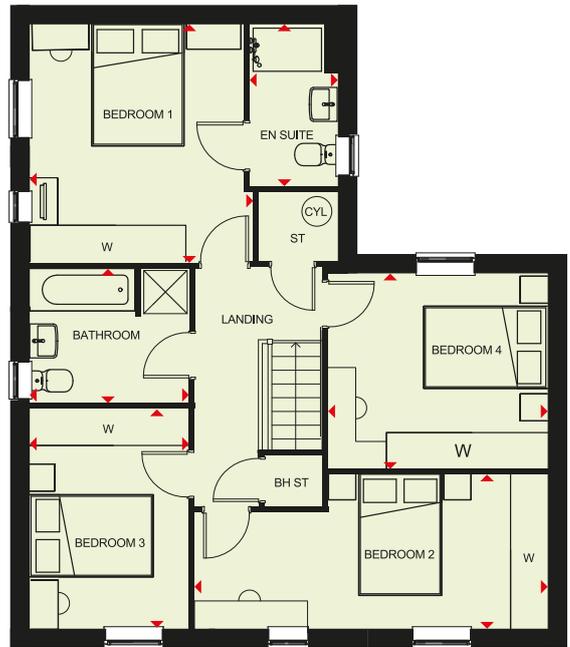
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Family	4960 x 4133 mm	16'3" x 13'7"
Dining Room	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

[Approximate dimensions]

KEY	B	Boiler	CYL	Cylinder	d/w	Dishwasher	◀▶	Dimension location
	ST	Store	w/m	Washing machine space	t/d	Tumble dryer space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space	w	Wardrobe space		



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills[^]. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty[†] as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

[^]Based on HBF "Watt a Save" report published July 2023. [†]2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. * We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

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.



barratthomes.co.uk

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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



BARRATT
— HOMES —