



DEER'S RISE



CANNOCK

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DEER'S RISE

DEVELOPMENT LAYOUT

KEY

	Roseberry	2 bedroom home
	Folkestone	3 bedroom home
	Maidstone	3 bedroom home
	Moresby	3 bedroom home
	Ennerdale	3 bedroom home
	Andover	3 bedroom home
	Ellerton	3 bedroom home
	Bewdley	3 bedroom home
	Kingsley	4 bedroom home
	Kennford	4 bedroom home
	Alderney	4 bedroom home
	Radleigh	4 bedroom home
	Hale	4 bedroom home
	Hertford	4 bedroom home
	Alnmouth	4 bedroom home
	Lamberton	5 bedroom home
	Malvern	5 bedroom home
	Marlowe	5 bedroom home
	Affordable homes	

Sub Station

BCP Bin Collection Points

GG Gas Governor

POS Public Open Space



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BARRATT
HOMES

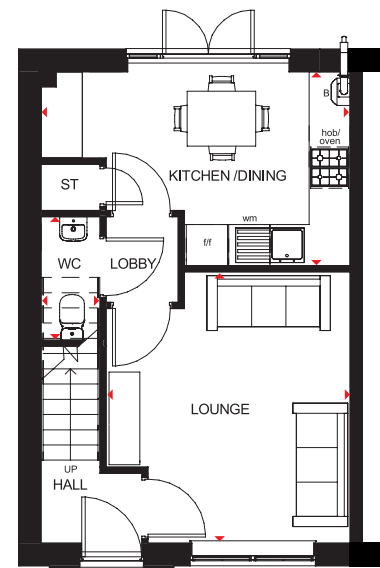


ROSEBERRY

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 space

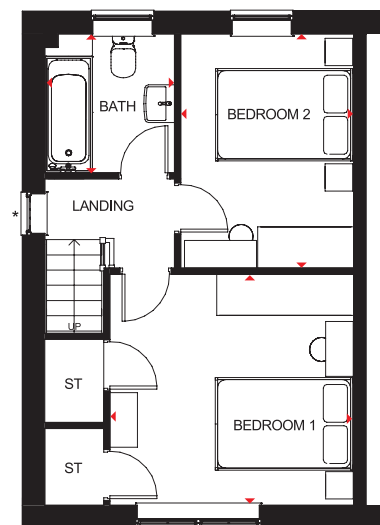
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge	3557 x 3958mm	11'8" x 12'11"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'9" x 5'10"

[Approximate dimensions]



First Floor

Bedroom 1	3557 x 3373mm	11'8" x 11'0"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'2" x 6'7"

[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

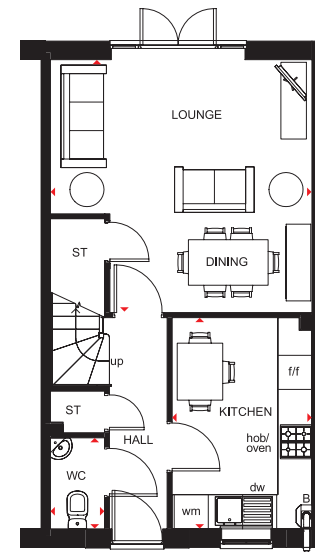


FOLKESTONE

3 BEDROOM HOME

- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good sized-master bedroom with en suite, a further double bedroom, single bedroom and family bathroom

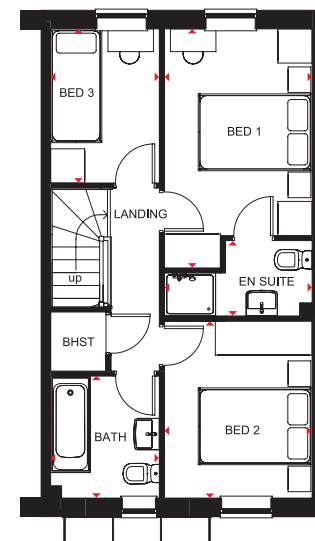
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	2458 x 3713mm	8'1" x 12'0"
WC	949 x 1600mm	3'1" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	1913 x 2143mm	6'3" x 7'0"

[Approximate dimensions]

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

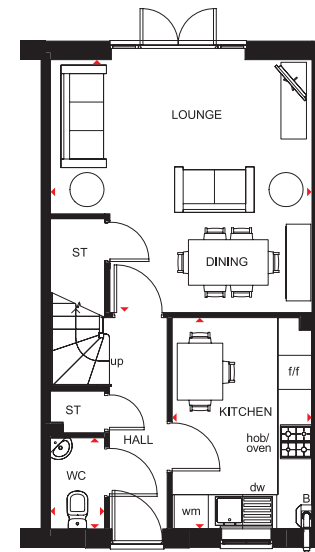


FOLKESTONE

3 BEDROOM HOME

- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom

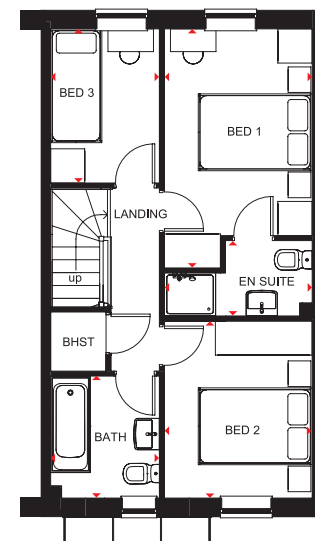
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	2458 x 3713mm	8'1" x 12'0"
WC	949 x 1600mm	3'1" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	1913 x 2143mm	6'3" x 7'0"

[Approximate dimensions]

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

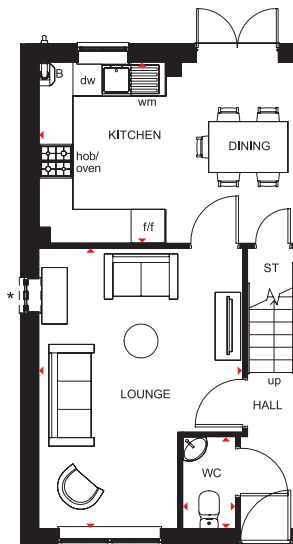


MAIDSTONE

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 master with en suite - a single bedroom and family bathroom

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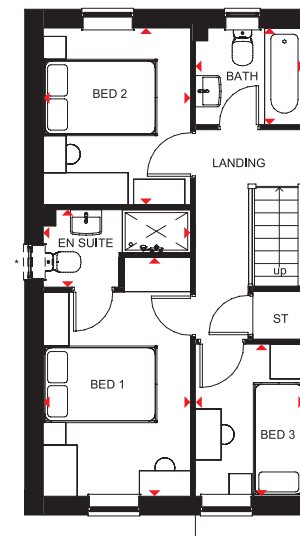


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

*Windows 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	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

[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	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

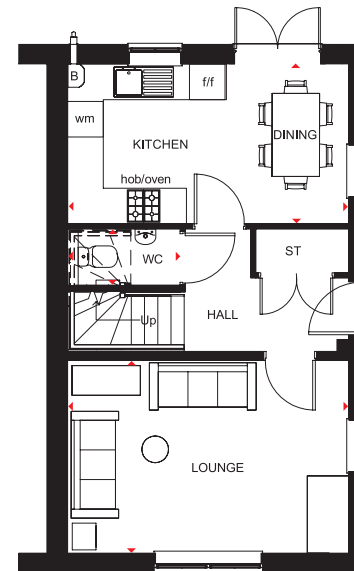


MORESBY

3 BEDROOM HOME

- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the master with en suite, a single bedroom and family bathroom

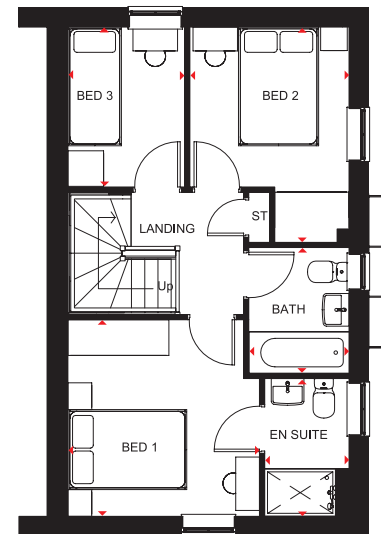
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Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
WC	1894 x 945mm	6'3" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'7"
Bedroom 2	2682 x 3628mm	8'9" x 11'10"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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

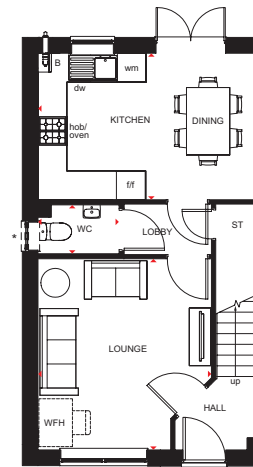


ELLERTON

3 BEDROOM HOME

- Bright, practical home – ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- On the first floor, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

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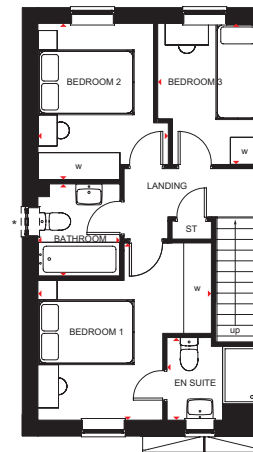


Ground Floor

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 only applicable to certain 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 only applicable to certain plots

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

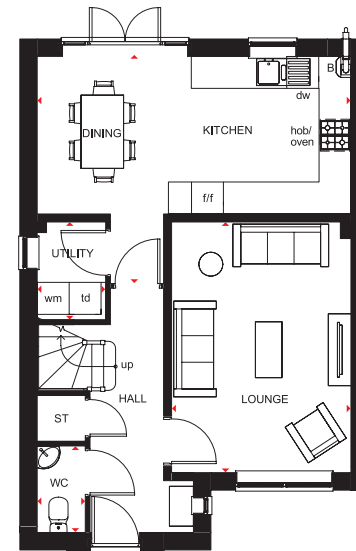


KINGSLEY

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 are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom

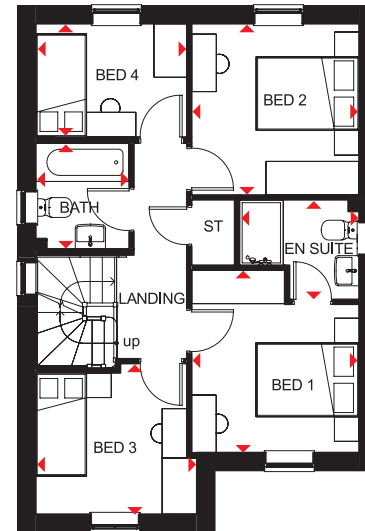
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Ground Floor

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	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[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	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

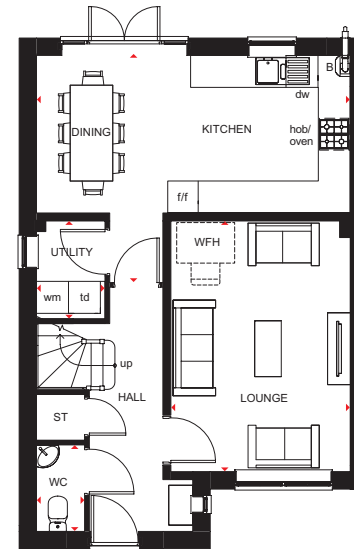


KINGSLEY

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 are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom

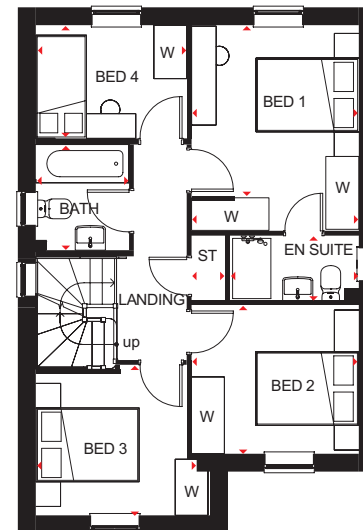
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Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 2960mm	19'4" x 9'9"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	884 x 1627mm	2'9" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3743mm	10'10" x 12'2"
En Suite	2363 x 1188mm	7'7" x 3'9"
Bedroom 2	3054 x 2703mm	10'0" x 8'8"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'8"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[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	WFH Working from home space
	ST Store	dw Dishwasher space	Dimension location
	wm Washing machine space	td Tumble dryer space	

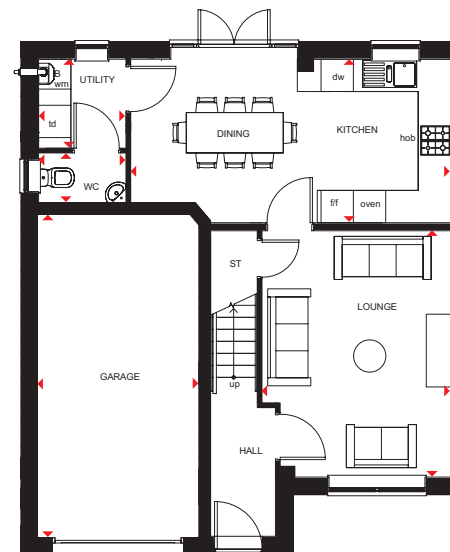


KENNFORD

4 BEDROOM DETACHED HOME

- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the master with en suite, and the family bathroom

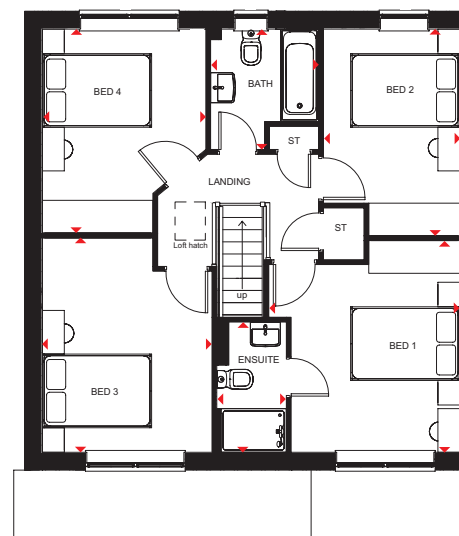
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3108mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

[Approximate dimensions]

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

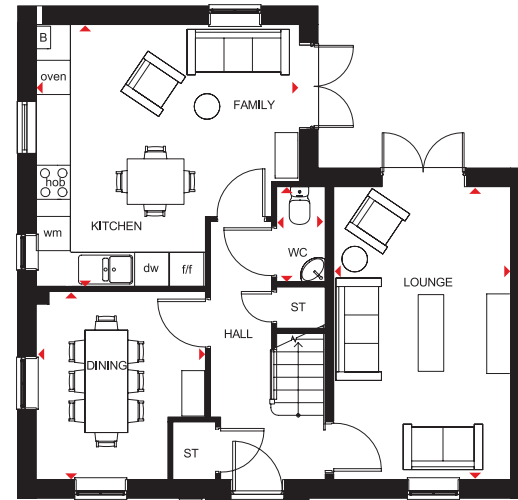


ALDERNEY

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 dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom

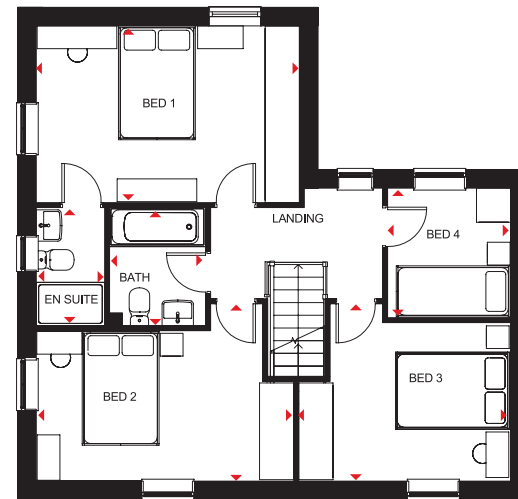
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Ground Floor

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	f/f Fridge/freezer space
ST	Store	dw Dishwasher space
wm	Washing machine space	◄► Dimension location

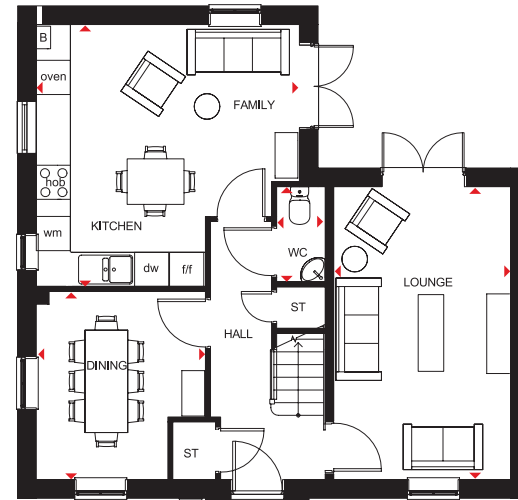


ALDERNEY

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 master bedroom with en suite, a single bedroom and a family bathroom

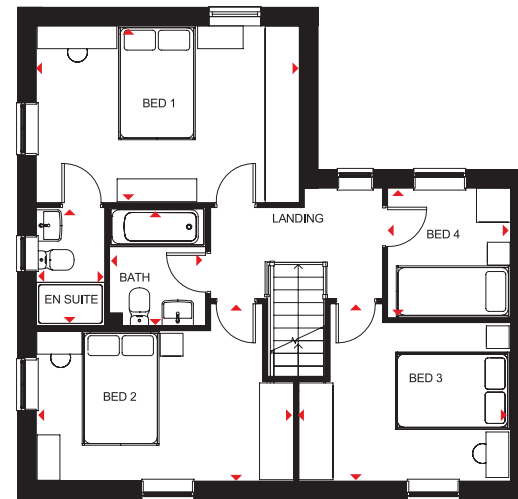
Pye Green Road, Cannock, Staffordshire WS12 4LW



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	f/f Fridge/freezer space
ST Store	dw Dishwasher space	
wm Washing machine space	◄► Dimension location	

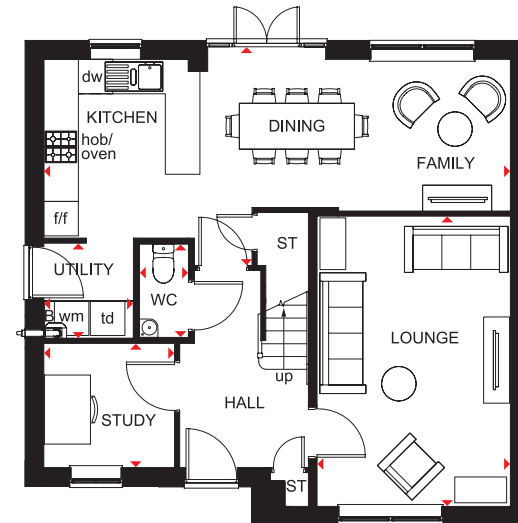


RADLEIGH

4 BEDROOM 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, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom

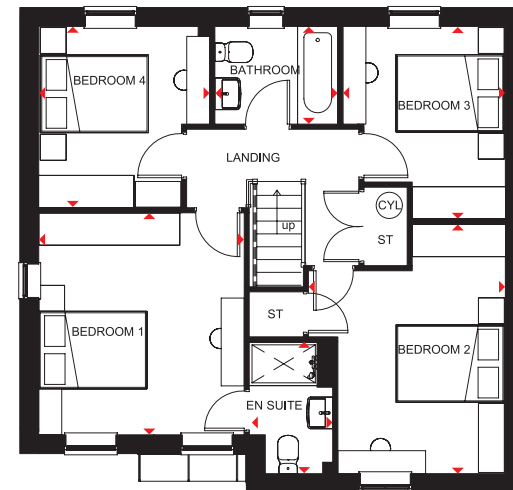
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" 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		

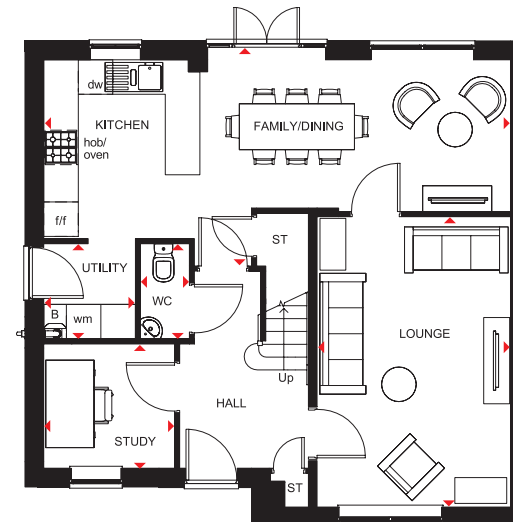


RADLEIGH

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 room, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom

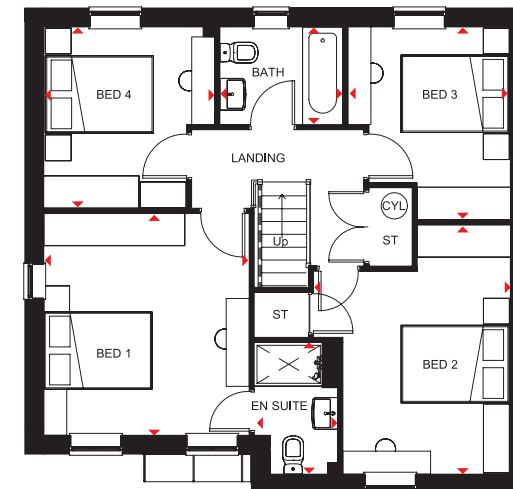
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Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Family/Dining	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	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	CYL Cylinder	dw Dishwasher space	

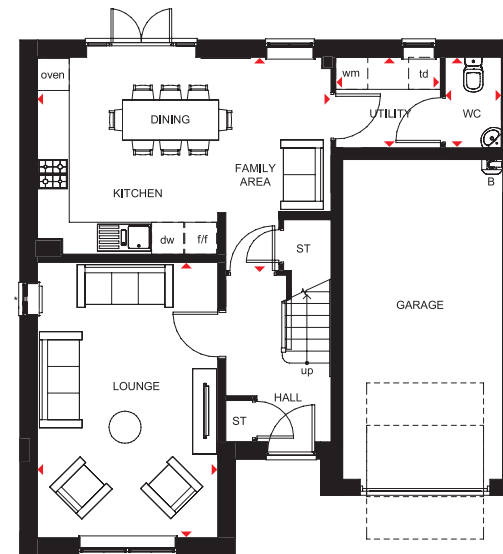


HALE

4 BEDROOM DETACHED HOME

- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the master with en suite, and family bathroom

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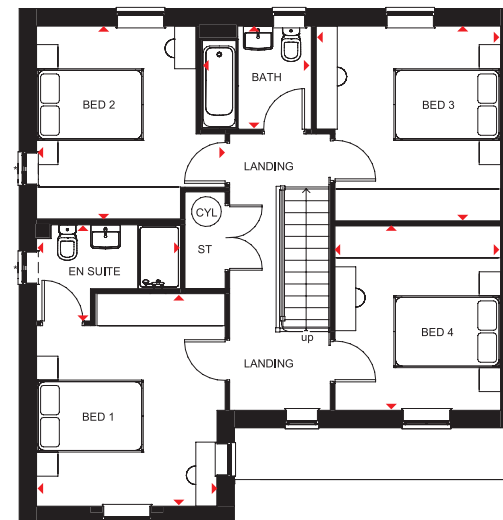


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/ Family Area	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" x 3'5"
Garage	6000 x 3000mm	19'8" x 9'10"

[Approximate dimensions]

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



First Floor

Bedroom 1	3965 x 3536mm	13'1" x 11'7"
En suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[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	td	Tumble dryer space
	ST	Store	t/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

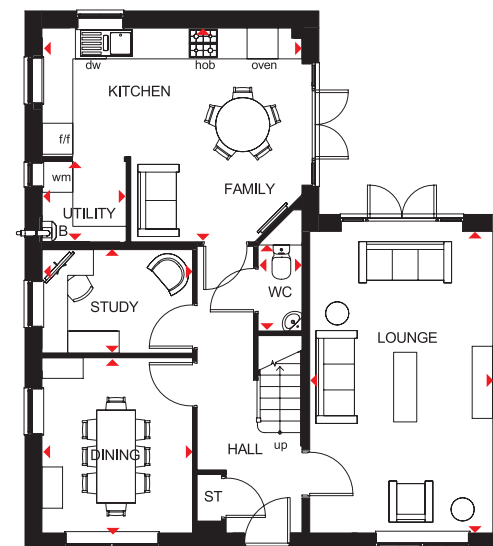


ALNMOUTH

4 BEDROOM DETACHED HOME

- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both the kitchen and lounge have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and family bathroom

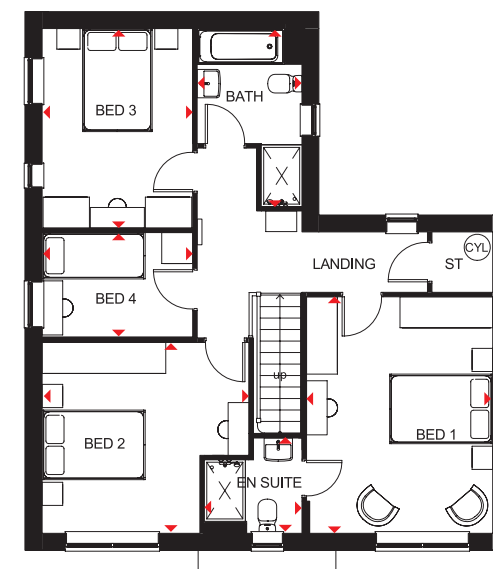
Pye Green Road, Cannock, Staffordshire WS12 4LW



Ground Floor

Lounge	6442 x 3552mm	21'2" x 11'8"
Dining Room	3991 x 2922mm	13'1" x 9'7"
Kitchen/Family	4150 x 5045mm	13'7" x 16'7"
Study	2010 x 2922mm	6'7" x 9'7"
Utility	1562 x 1613mm	5'1" x 5'4"
WC	1668 x 852mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4591 x 3614mm	15'1" x 11'10"
En Suite	1851 x 1895mm	6'1" x 6'3"
Bedroom 2	3704 x 4012mm	12'2" x 13'2"
Bedroom 3	3873 x 2923mm	12'8" x 9'7"
Bedroom 4	2026 x 2923mm	6'8" x 9'7"
Bathroom	2034 x 3454mm	6'8" x 11'4"

[Approximate dimensions]

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

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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