

SAINTS VIEW

REDHILL, TELFORD

A STUNNING COLLECTION OF
3 & 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Saints View

This beautiful collection of three & four bedroom homes is situated close to the thriving town of Telford and views of the spectacular countryside right on your doorstep. It's the ideal place for first-time buyers, couples and growing families, with a range of amenities in the area to live, work and enjoy life.



Education

Saints View's location means that families will be excellently served by primary and secondary schools all within 2 miles away.

St George's C of E Primary School and Nursery

This 'Outstanding' Ofsted-rated school caters for pupils aged 3-11 years. It strives to provide a safe learning environment for pupils and offers facilities to enhance their learning such as an on-site forest school area, a garden and two adventure playgrounds.

Holy Trinity Academy

Holy Trinity Academy is rated 'Good' by Ofsted, evident of their commitment to provide a welcoming and stimulating environment for their pupils. It offers a broad curriculum and endeavours to reinforce British values within the school community at every level.

Telford College

Telford College offers a lively and supportive campus, with a wide range of courses. With a growing range of Employer Hubs, they are opening exciting new career opportunities for their students.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

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



Destinations by car

29
min

Shrewsbury
18.6 miles

51
min

Stoke-on-Trent
28.9 miles

50
min

Birmingham
33 miles



Destinations by train
Oakengates Station

20
min

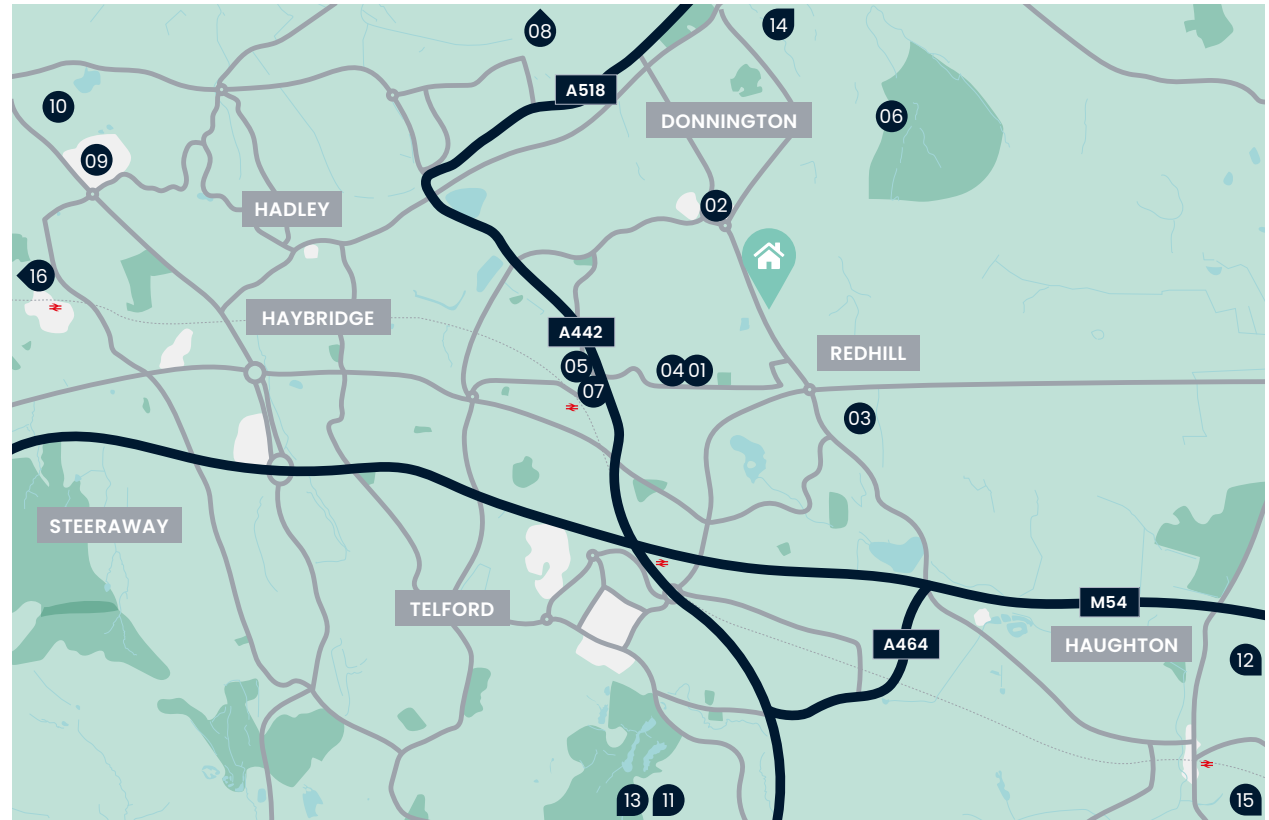
Shrewsbury

58
min

Birmingham New Street

2 50
hr min

London Euston



Your nearest transport links



Oakengates
Station



M54



Birmingham
Airport

Up to 2 Miles

01. St George's Veterinary Surgery
02. Asda Donnington Wood Superstore
03. Shifnal & Priorslee Medical Practice
04. Telford & Wrekin Hockey Club

Up to 5 Miles

05. The Place Theatre
06. The Shropshire Golf Course
07. Oakengates Station
08. Hoo Zoo and Dinosaur World

Up to 10 Miles

09. The Princess Royal Hospital
10. Apley Woods
11. Ironbridge Gorge
12. Royal Air Force Museum

Up to 25 Miles

13. Benthall Hall
14. Aqualate Mere National Nature Reserve
15. Wolverhampton
16. Shrewsbury



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. It's brand new – and all yours!

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

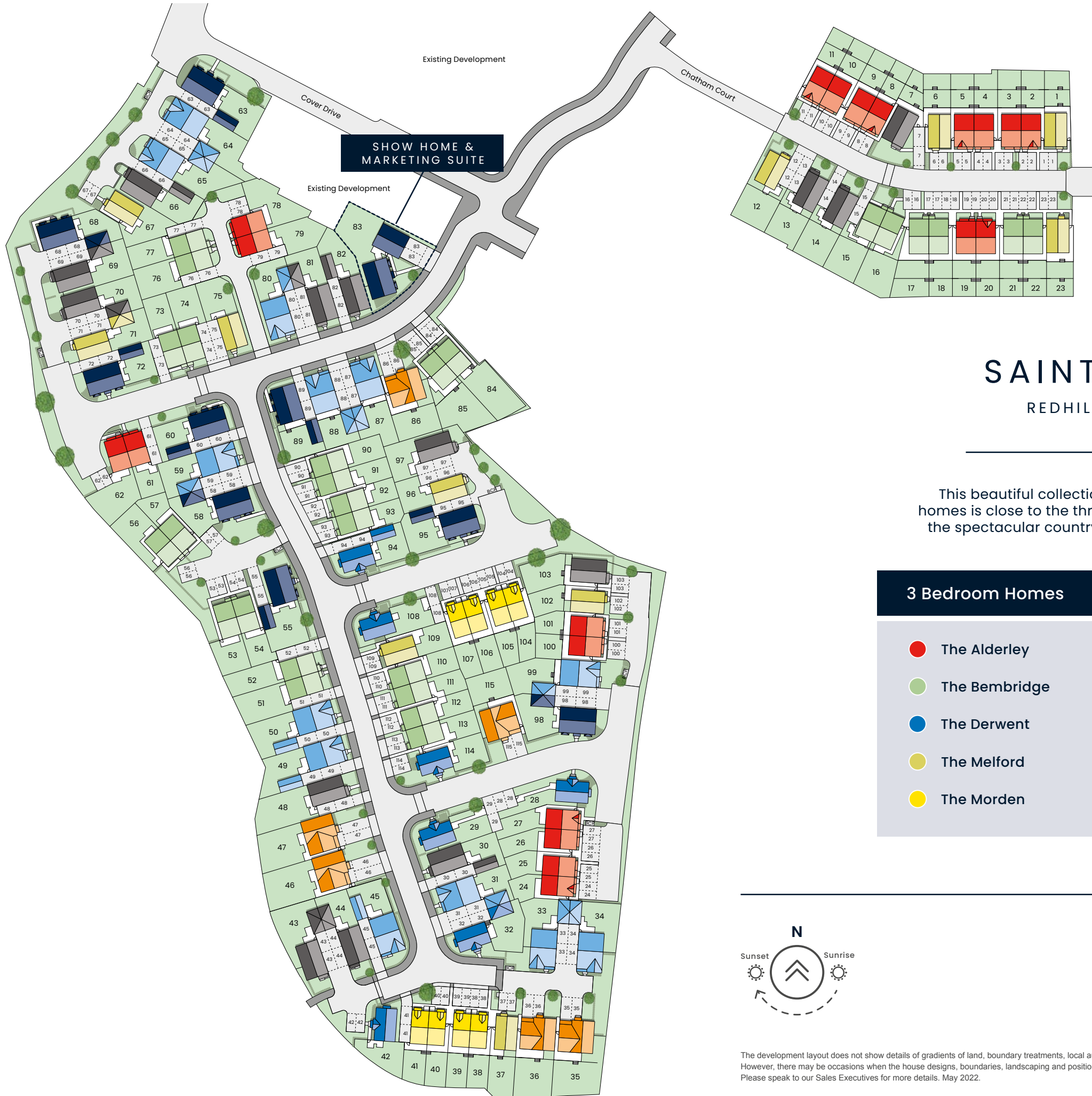
We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. July 2022.

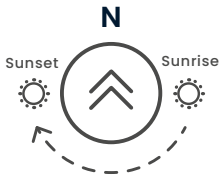


SAINTS VIEW

REDHILL, TELFORD

This beautiful collection of three & four bedroom homes is close to the thriving town of Telford and puts the spectacular countryside right on your doorstep.

3 Bedroom Homes	4 Bedroom Homes
● The Alderley	● The Alfriston
● The Bembridge	● The Ashleworth
● The Derwent	● The Buckland
● The Melford	● The Chiddingstone
● The Morden	



BCP - Bin Collection Point

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. May 2022.

The Alderley

3 Bedroom Home



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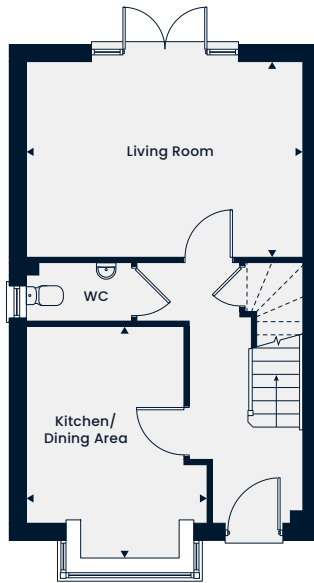


The Alderley

3 Bedroom Home

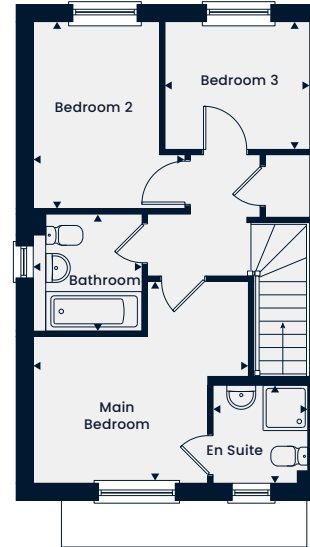
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.14m x 3.17m 13'7" x 10'5"
Living Room	4.84m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.78m x 3.54m 12'5" x 12'4"
En Suite	1.71m x 1.68m 5'7" x 5'6"
Bedroom 2	3.35m x 2.65m 11'0" x 8'8"
Bedroom 3	2.53m x 2.23m 8'3" x 7'3"
Bathroom	2.07m x 1.90m 6'9" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Bembridge

3 Bedroom Home



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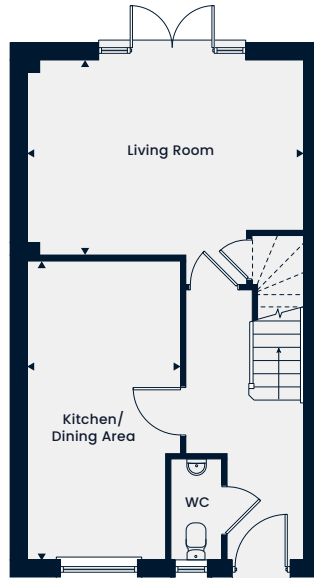


The Bembridge

3 Bedroom Home

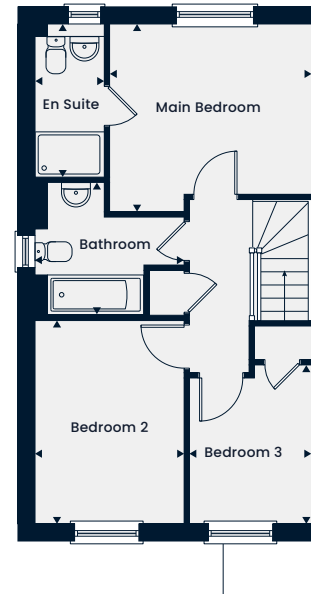
Total Area 915 sq. ft.

The Bembridge is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. Upstairs, there is a main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.26m x 2.68m 17'3" x 8'9"
Living Room	4.83m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.54m x 3.29m 11'7" x 10'9"
En Suite	2.68m x 1.20m 8'9" x 3'11"
Bedroom 2	3.57m x 2.61m 11'8" x 8'7"
Bedroom 3	2.78m x 2.13m 9'1" x 7'0"
Bathroom	2.61m x 2.34m 8'7" x 7'8"

WC – Cloakroom

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The Derwent

3 Bedroom Home



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The Derwent

3 Bedroom Home

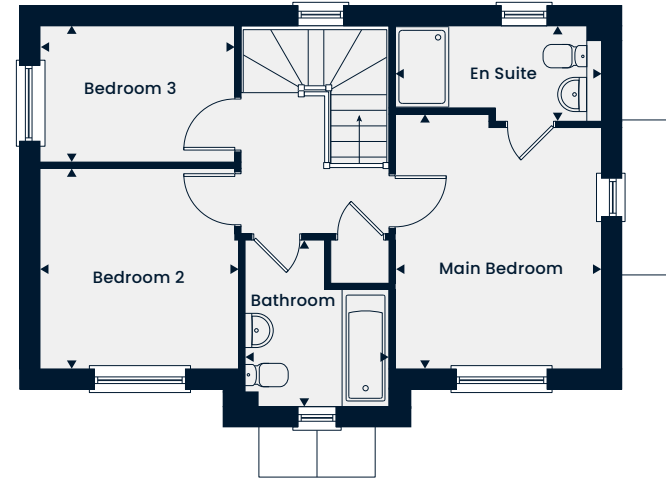
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.07m x 2.88m 16'7" x 9'5"
Living Room	5.07m x 3.73m 16'7" x 12'3"



First Floor

Main Bedroom	3.78m x 3.05m 12'5" x 10'0"
En Suite	3.05m x 1.40m 10'0" x 4'7"
Bedroom 2	2.97m x 2.94m 9'9" x 9'8"
Bedroom 3	2.88m x 2.01m 9'5" x 6'7"
Bathroom	2.46m x 2.15m 8'0" x 7'0"

WC – Cloakroom

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The Melford

3 Bedroom Home



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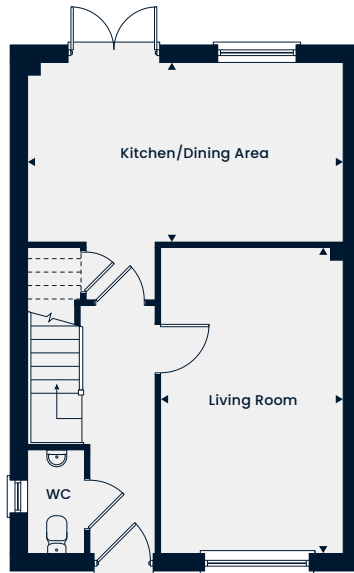


The Melford

3 Bedroom Home

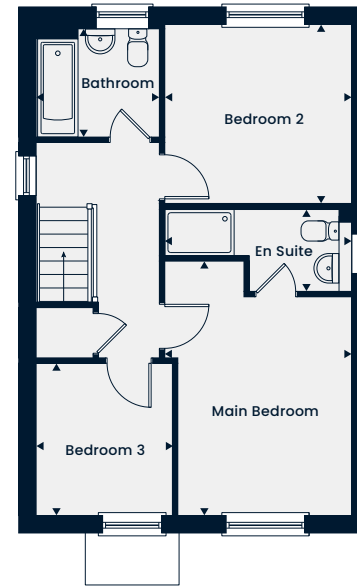
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

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The Morden

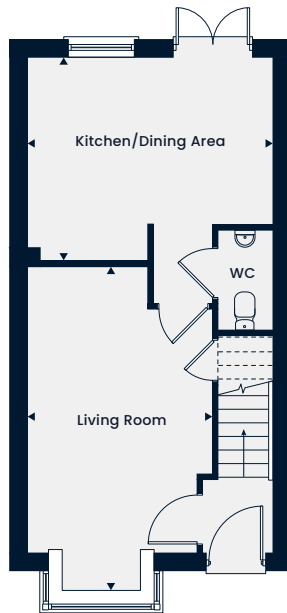
3 Bedroom Home



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A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



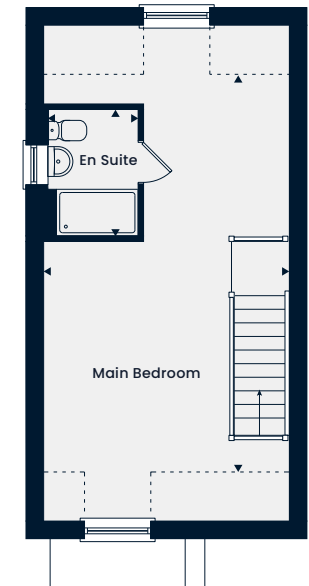
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"
Bathroom
2.22m x 1.98m | 7'3" x 6'6"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"
En Suite
2.17m x 1.54m | 7'1" x 5'0"

- - - - Reduced Head Height WC - Cloakroom

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The Alfriston

4 Bedroom Home



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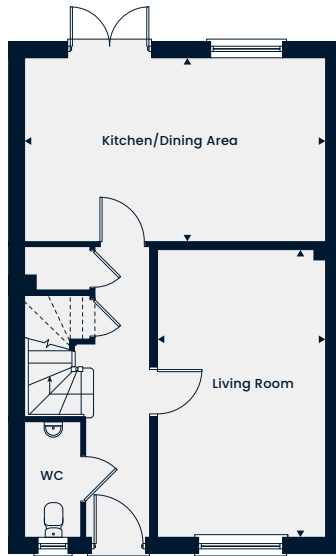


The Alfriston

4 Bedroom Home

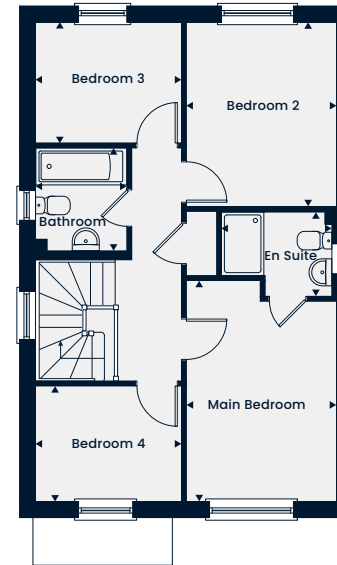
Total Area 1,093 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.63m x 3.45m 18'5" x 11'4"
Living Room	5.41m x 3.15m 17'9" x 10'4"



First Floor

Main Bedroom	4.15m x 2.81m 13'7" x 9'2"
En Suite	2.09m x 1.59m 6'10" x 5'2"
Bedroom 2	3.46m x 2.81m 11'4" x 9'2"
Bedroom 3	2.73m x 2.26m 8'11" x 7'5"
Bedroom 4	2.73m x 2.16m 8'11" x 7'1"
Bathroom	1.95m x 1.70m 6'5" x 5'7"

WC – Cloakroom

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The Ashleworth

4 Bedroom Home



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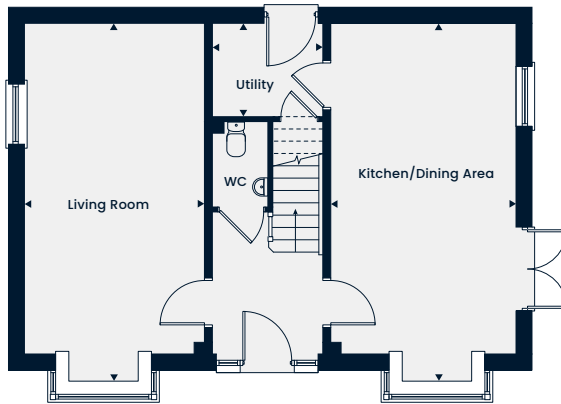


The Ashleworth

4 Bedroom Home

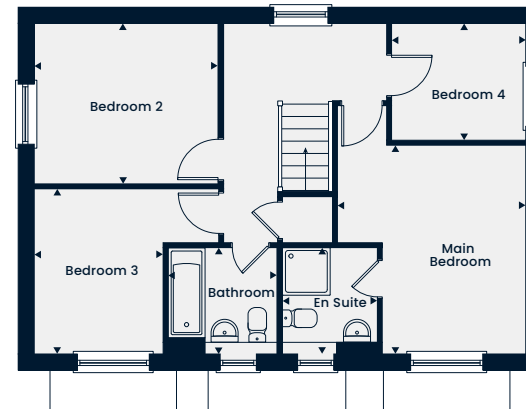
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



Ground Floor

Kitchen/Dining Area	6.76m x 3.47m 22'2" x 11'4"
Living Room	6.76m x 3.37m 22'2" x 11'0"
Utility	2.08m x 1.74m 6'10" x 5'8"



First Floor

Main Bedroom	3.92m x 3.53m 12'10" x 11'7"
En Suite	1.98m x 1.79m 6'6" x 5'10"
Bedroom 2	3.45m x 3.01m 11'4" x 9'10"
Bedroom 3	3.09m x 2.41m 10'1" x 7'11"
Bedroom 4	2.51m x 2.18m 8'3" x 7'1"
Bathroom	2.06m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Buckland

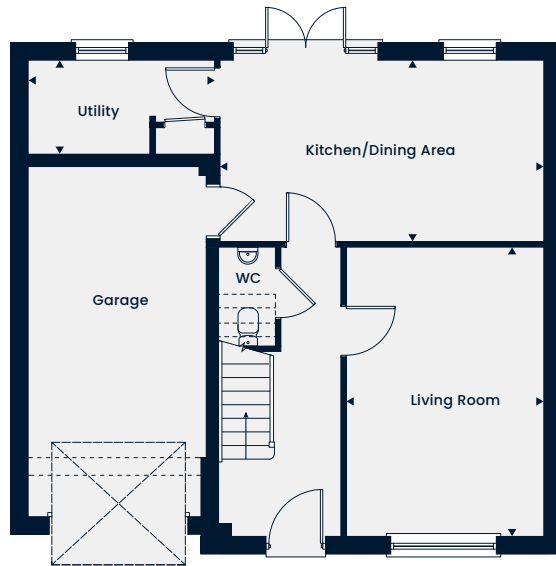
4 Bedroom Home



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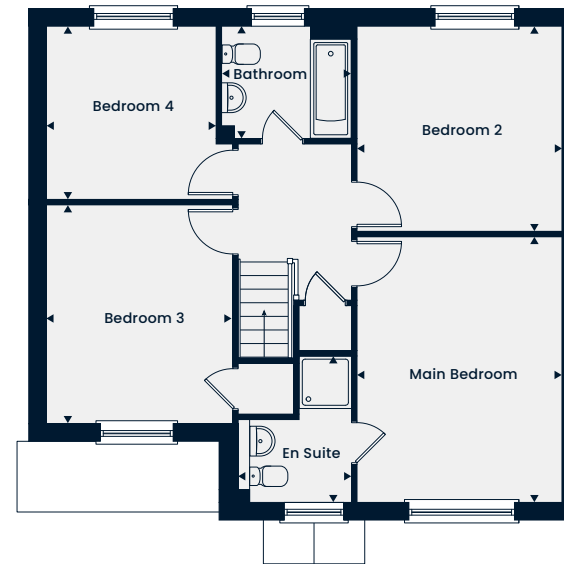


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.08m 18'1" x 10'1"
Living Room	4.93m x 3.36m 16'2" x 11'0"
Utility	3.17m x 1.56m 10'4" x 5'1"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.94m 8'1" x 6'4"
Bedroom 2	3.49m x 3.48m 11'5" x 11'5"
Bedroom 3	3.72m x 3.17m 12'2" x 10'4"
Bedroom 4	2.94m x 2.88m 9'7" x 9'5"
Bathroom	2.22m x 1.90m 7'3" x 6'3"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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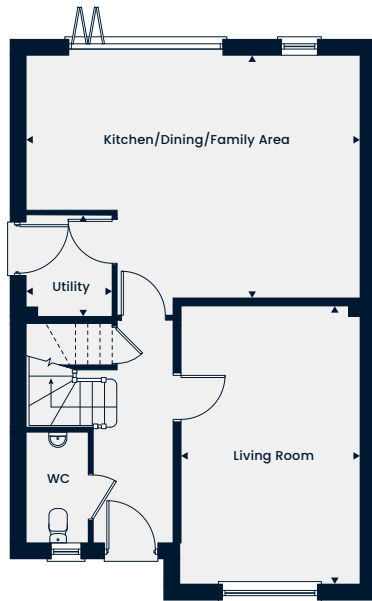


The Chiddingstone

4 Bedroom Home

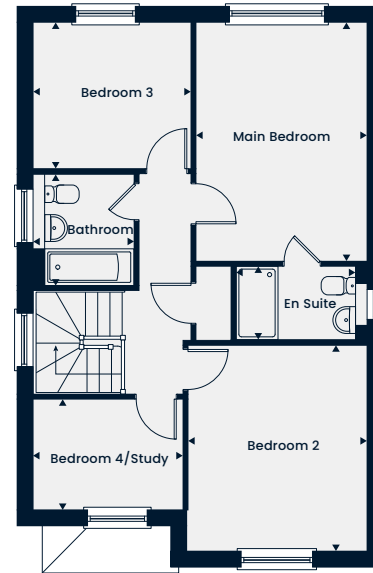
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with a bi-folding door leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4/Study	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights only provided to integral and attached garages	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. August 2022.

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