

HERITAGE

- REDROW -

SILVERBROOK MEADOW

REDDITCH





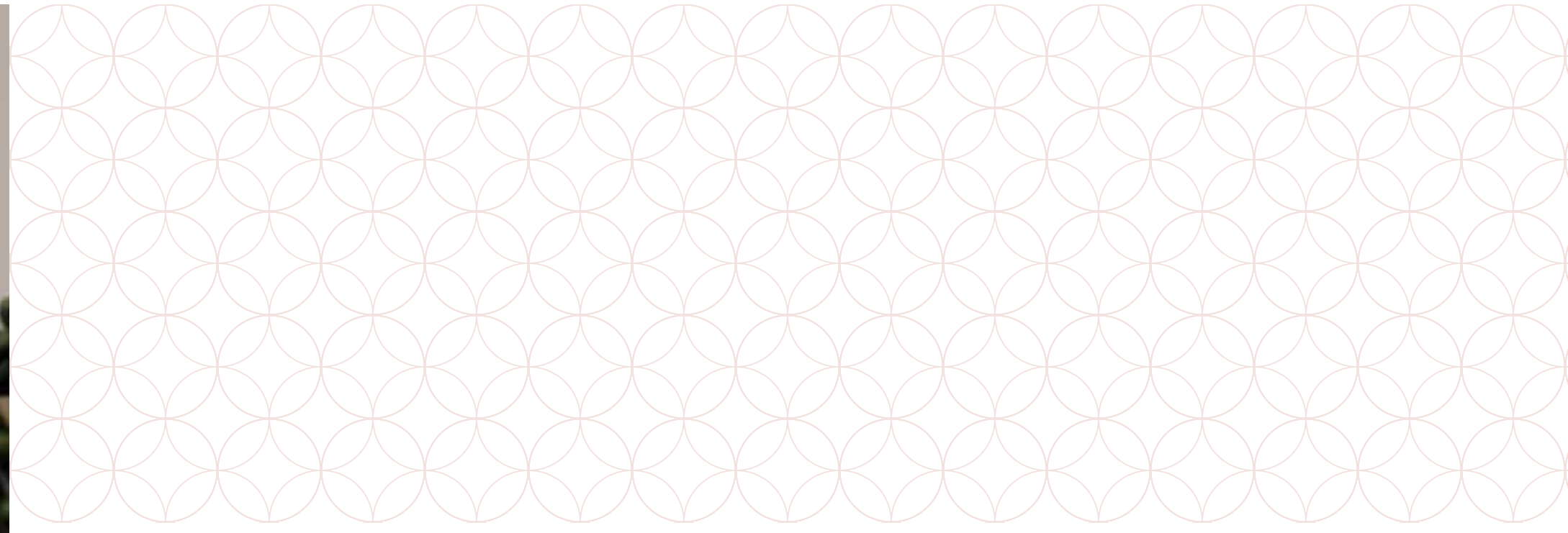
WELCOME TO SILVERBROOK MEADOW



A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE HISTORIC TOWN OF REDDITCH.

Set in a charming rural enclave on the edges of vibrant Redditch, but within easy reach of Birmingham, Silverbrook Meadow truly offers the best of all worlds. Surrounded by picturesque scenery and open green spaces but with amenities aplenty, these elegant Heritage Collection homes offer contemporary flair but with a definite nod to the finery of the past. With a good selection of schools and superb transport links too, Silverbrook Meadow offers living of a very special kind.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

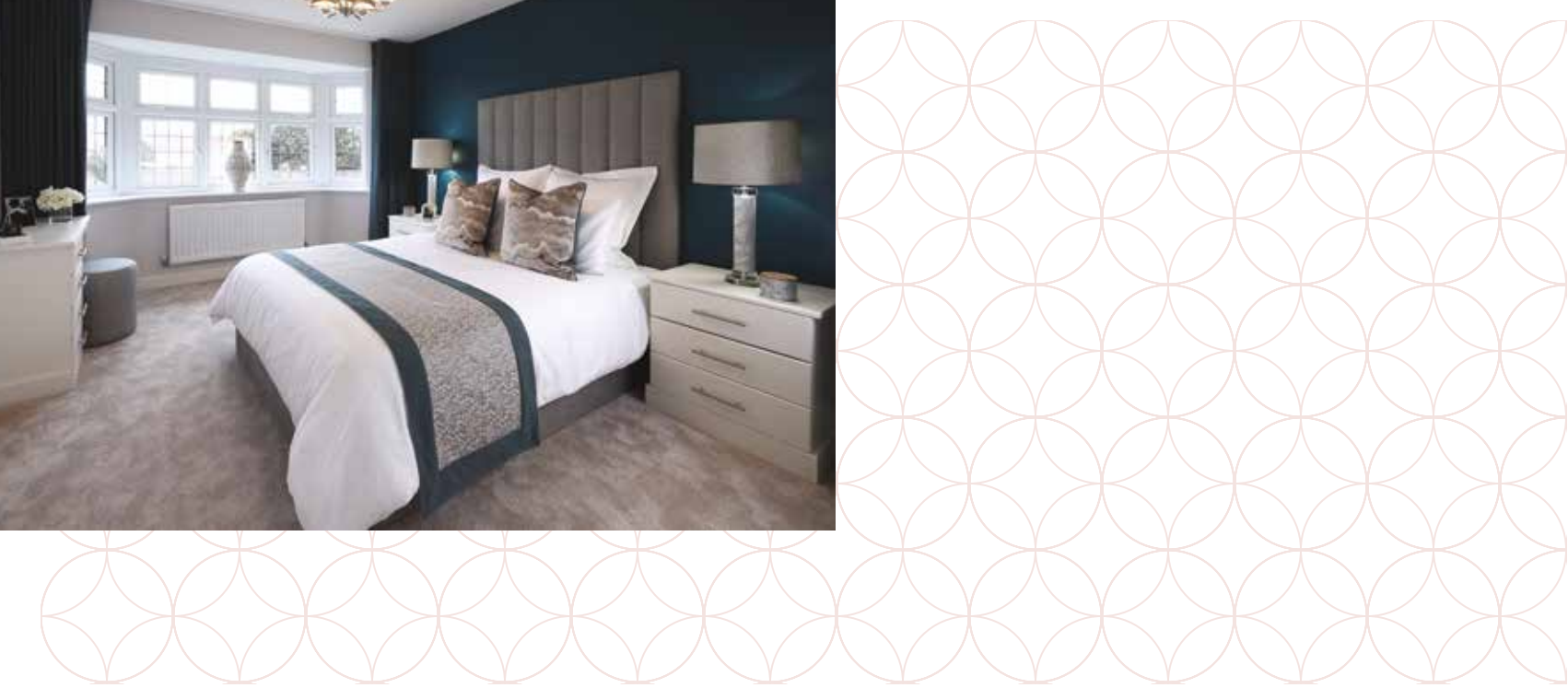
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

Though rustic and pleasingly tranquil, this scenic corner of Redditch has a good choice of amenities within easy reach, so shopping will always be straightforward here. The Kingfisher Shopping Centre is less than 5 minutes away by road and offers a wide array of household name stores including the Range, Waterstones, HMV and H&M, along with a variety of cafés, coffee shops and restaurants.

For eating and drinking out, there is a diverse and varied scene. The popular Rose & Crown pub is walking distance from home and offers a hearty menu of pub grub, with live sports fixtures shown on TV screens too. Alternatively, enjoy delicious curries at Indian restaurant Massalla Club, or classic Caribbean dishes at the Mr P's BBQ Jerk Centre eatery, with both venues located within 5 minutes' drive of the development.



ENJOY AN ACTIVE LIFESTYLE

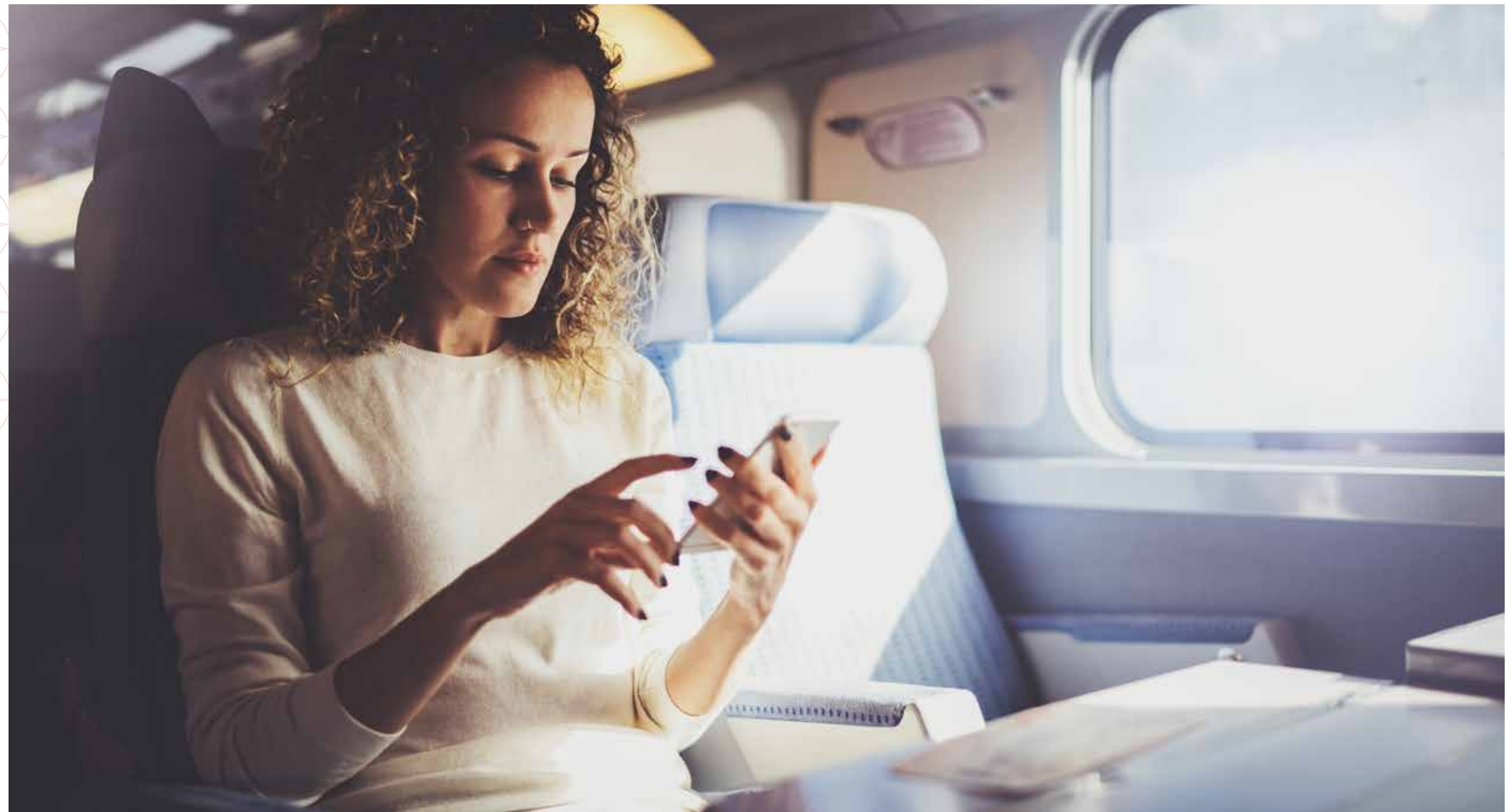
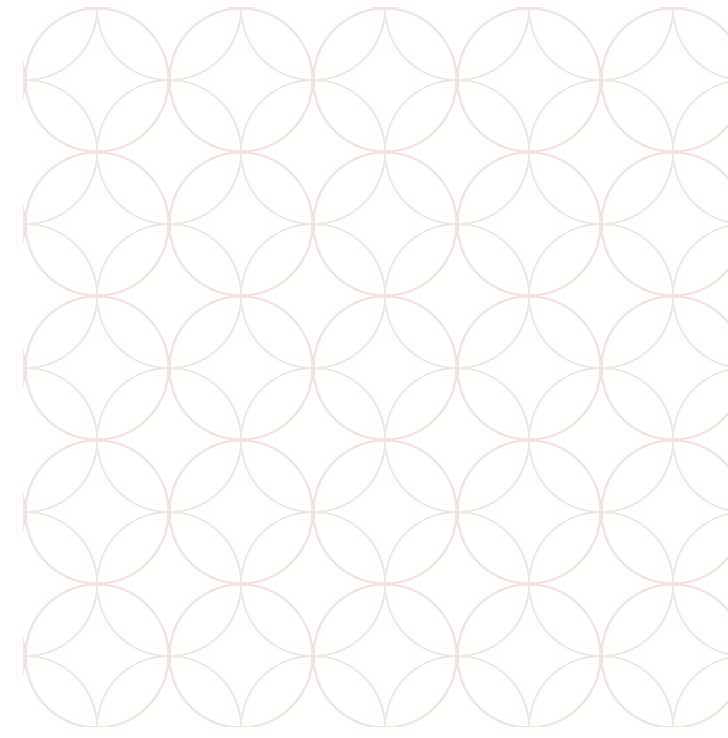
Anyone looking for fun, fitness and activity will be well catered for at Silverbrook Meadow. Kingsley Sports Centre is just 10 minutes away in the car and has a large sports hall, squash courts and a swimming pool, plus outdoor tennis and netball courts and football pitches too. Abbey Stadium is a similar journey time and also offers a 100-station gym, two swimming pools, fitness classes and a running track.

For family days out, you'll be spoilt for choice. From relaxing walks, bike rides and picnics at beautiful Oakenshaw Wood or at the magnificent Ragley Hall park and gardens in nearby Alcester, there is much to enjoy in the surrounding countryside. For those looking to take in some local history and heritage, historic Hanbury Hall in Droitwich, the spectacular Avoncroft Museum of Historic Buildings, and Forge Mill Needle Museum – which illustrates Redditch's historic role in the production of needles – are all well worth a visit.

OPPORTUNITIES FOR LEARNING

Parents with growing families will be pleased to find a good range of schools catering for youngsters at all stages of their educational journeys. Beoley First and Arrow Valley First schools are both within easy reach, with the former rated 'Good' by Ofsted, while nearby Birchensdale Middle School has the same rating.

For older students, Tudor Grange Academy Redditch and Trinity High School and Sixth Form Centre are also both rated 'Good', while Arrow Vale RSA Academy is 'Outstanding', with all three situated within a 10 minute drive of home.



GETTING AROUND

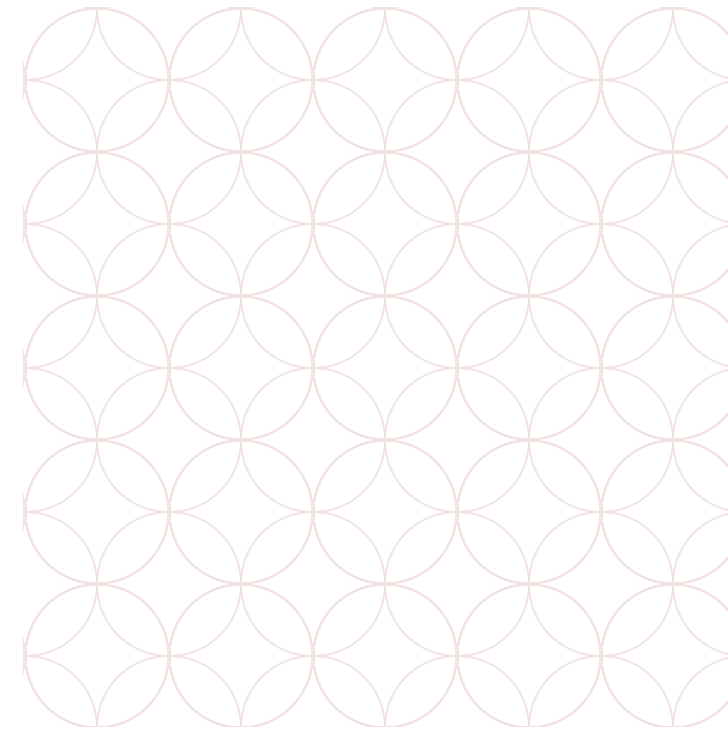
Silverbrook Meadow has excellent transport connections, whether you're travelling by road or rail. The A448 trunk road is just minutes away and connects with the A38 and M5 motorway for onward travel to Birmingham (39 minutes), Worcester (36 minutes) and Cheltenham (57 minutes).

For rail travel, Redditch train station is around 5 minutes in the car and offers services to Birmingham New Street in around 43 minutes. Birmingham New Street in turn offers services to Manchester Piccadilly (1 hour and 26 minutes), Liverpool Lime Street (1 hour and 39 minutes) and London Euston (1 hour and 26 minutes).

For air travel, Birmingham Airport is around 29 minutes away by road and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Silverbrook Meadows**.



SO YOU GET MORE OUT

- Public Green Space & LEAP
- Affordable Housing

EXPLORE SILVERBROOK MEADOW

KEY

	LETCWORTH 3 BEDROOM SEMI DETACHED HOME		LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME
	WARWICK 3 BEDROOM DETACHED HOME		SUNNINGDALE 4 BEDROOM DETACHED HOME
	SHAFTESBURY 4 BEDROOM DETACHED HOME		HENLEY 4 BEDROOM DETACHED HOME
	MARLOW 4 BEDROOM DETACHED HOME		AFFORDABLE HOUSING
	OXFORD 4 BEDROOM DETACHED HOME		

Affordable Housing:
Tavy - 15, 16, 17, 18, 60, 61
Dart - 19, 20, 21, 22, 23, 24, 57, 57, 59
Maisonettes - 49, 50, 51, 52, 53, 54, 55, 56

S/S - Sub Station
C/S - Cycle Store
POS - Public Open Space
 - Water Sprinkler



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



SKILFUL EXECUTION

—
Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

Bowl & Tap

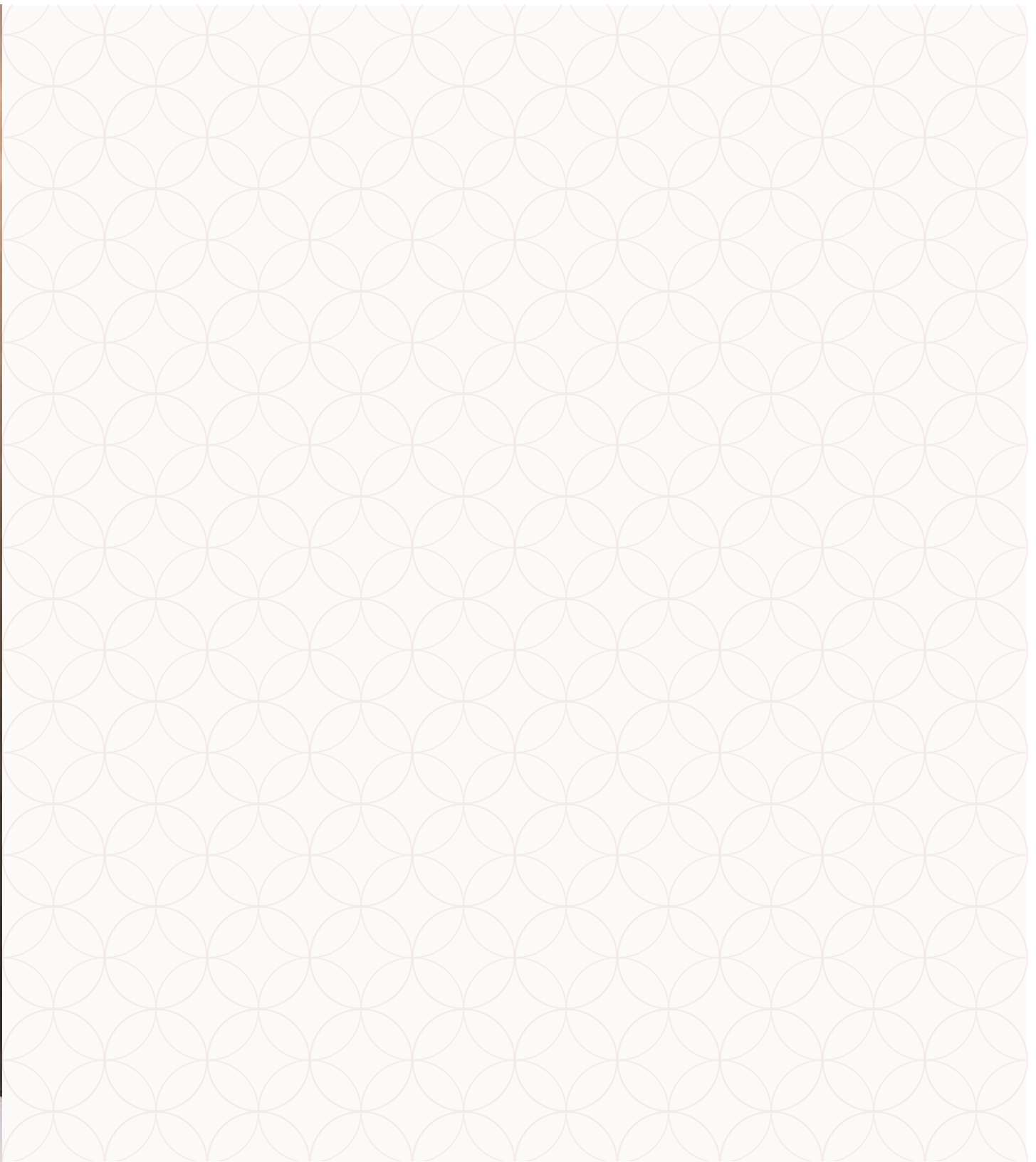
Stainless steel with Prinz mixer tap.

Utility Room (if applicable)

Stainless steel single bowl with Prinz mixer tap.

Appliances

- Ceramic Hob
- Free upgrade - Gas Hob
- Double Oven
- Chimney Hood
- Integrated fridge/freezer



INTERIOR

Walls

Crown Pale Cashew emulsion paint finish.

Internal Doors

7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass. Chrome floor mounted door stops to be fitted where required.

Architrave

Torus' profile mdf. All to be satin white paint finish.

Skirting Boards

Torus profile MDF with satin white paint finish.

Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings

Flat skim finish with crown covermatt white finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

BG Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles
Tempo by Ideal Standard.

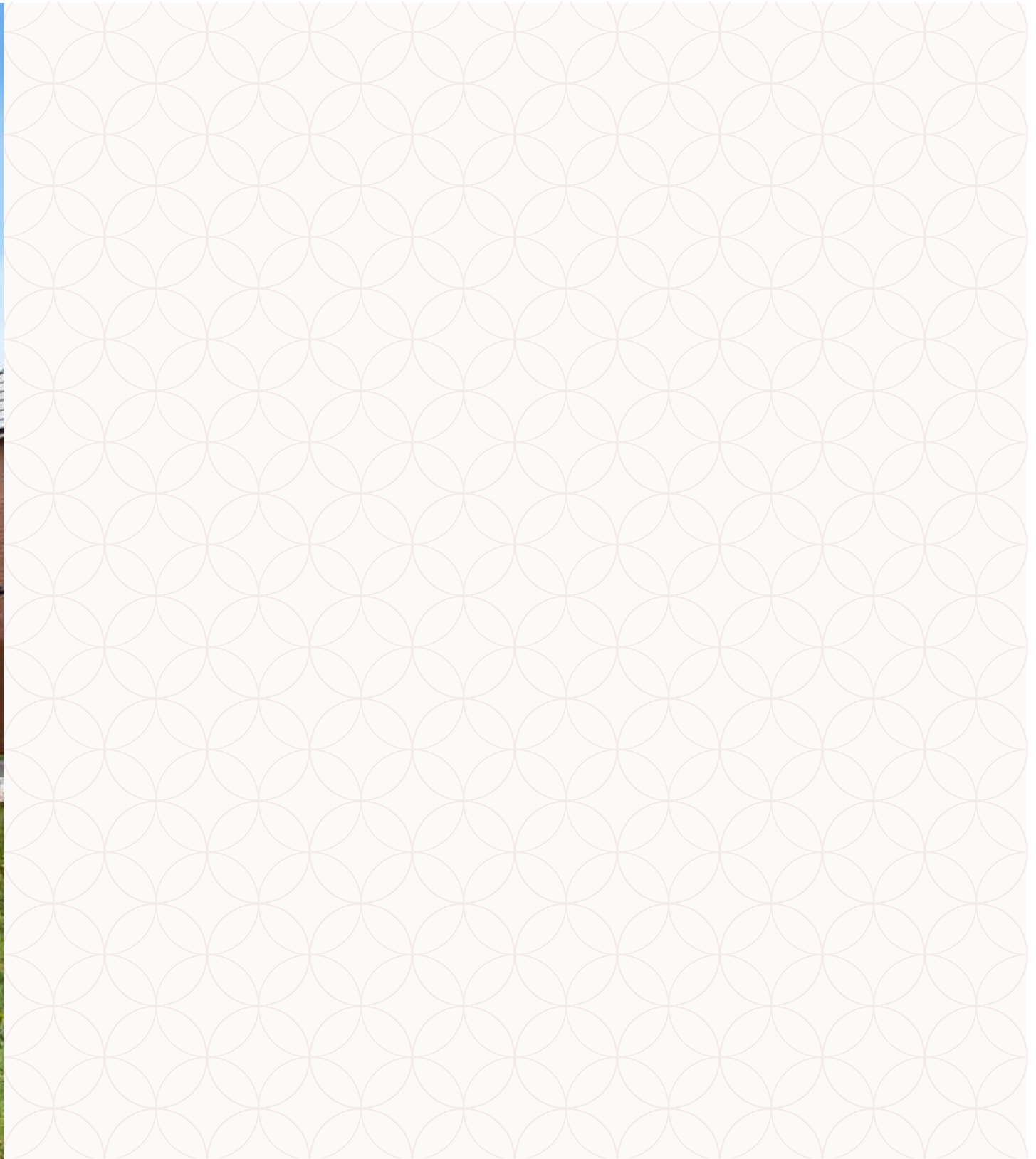
Shower to En-suite (where applicable)
Shower Valve Aqualisa bar valve.
Shower Tray Acrylic capped low profile shower tray.
Shower Screen Polished chrome effect finish shower door.

Brassware
Sottini Tesino 1 tap hole bath filler.

Bath
Tempo Arc bath with Uniline panel.

**Wall Tiles to Cloakroom,
Bathroom & En-suite**
Splash back to basins and around bath with full height to
shower area, as indicated on drawings. Please see sales
consultant for further information.

Shaver Socket to En-suite
(where applicable)
White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.

Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Modern stainless steel downlight or Lantern (house type dependant).

Garage

Door Novoferm 'Thornby' style or Hörmann steel up and over door. Door finish to be painted to match front colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

Tarmac drive (or as shown on external works layout).

Patio/Paving

Buff riven.

External Fencing

Close board fencing.

Garden

Front

Good standard turfing.

Rear

Topsoil laid across the garden.

Refer to layout for landscaping details.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



SILVERBROOK MEADOW

—
Foxlydiate Lane, Redditch, Worcestershire B97 5PB

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)