

HERITAGE

- REDROW -

# SILVERBROOK MEADOW

REDDITCH





# WELCOME TO SILVERBROOK MEADOW



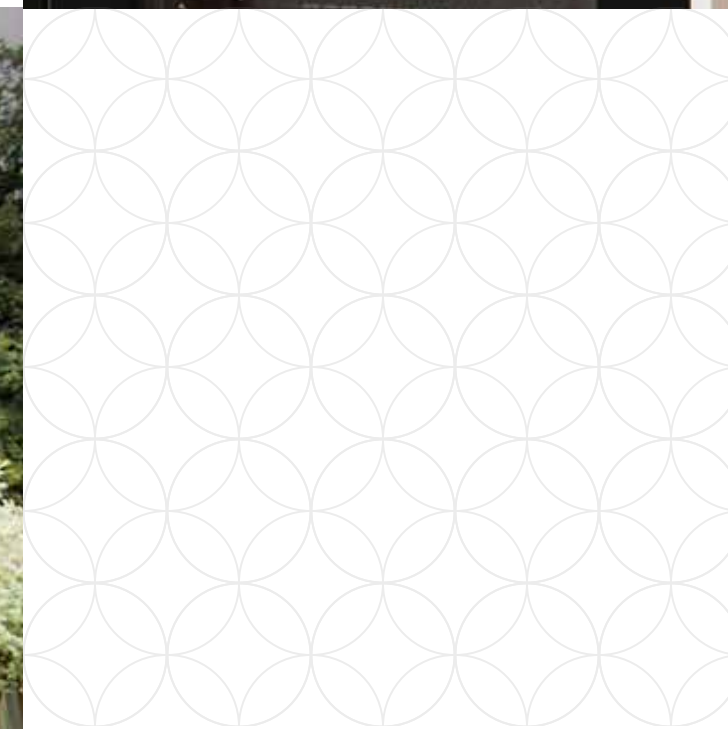
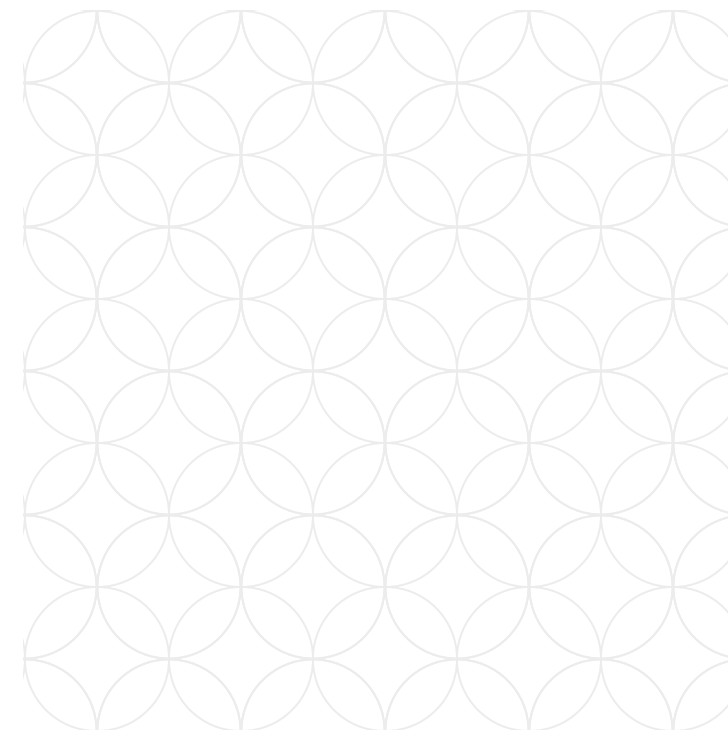
## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE HISTORIC TOWN OF REDDITCH.

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.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

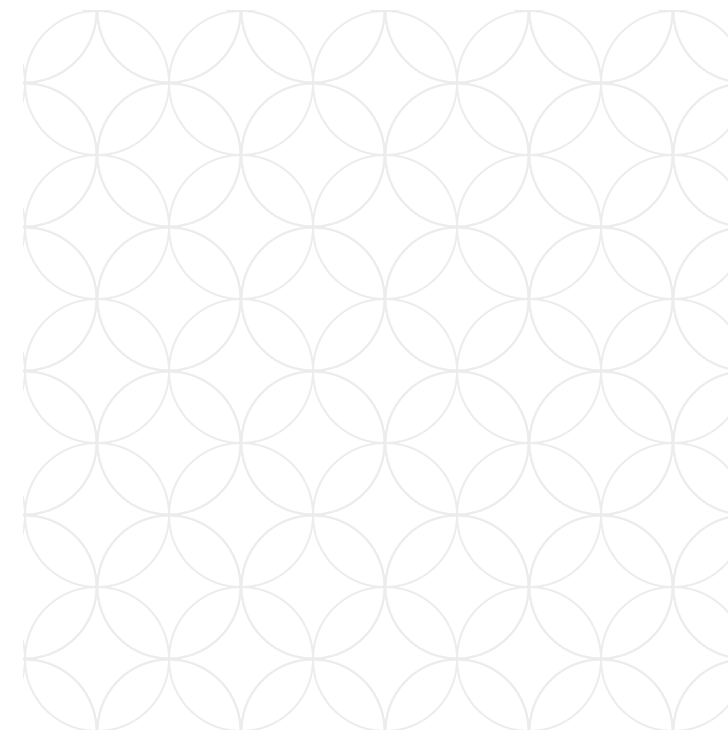


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

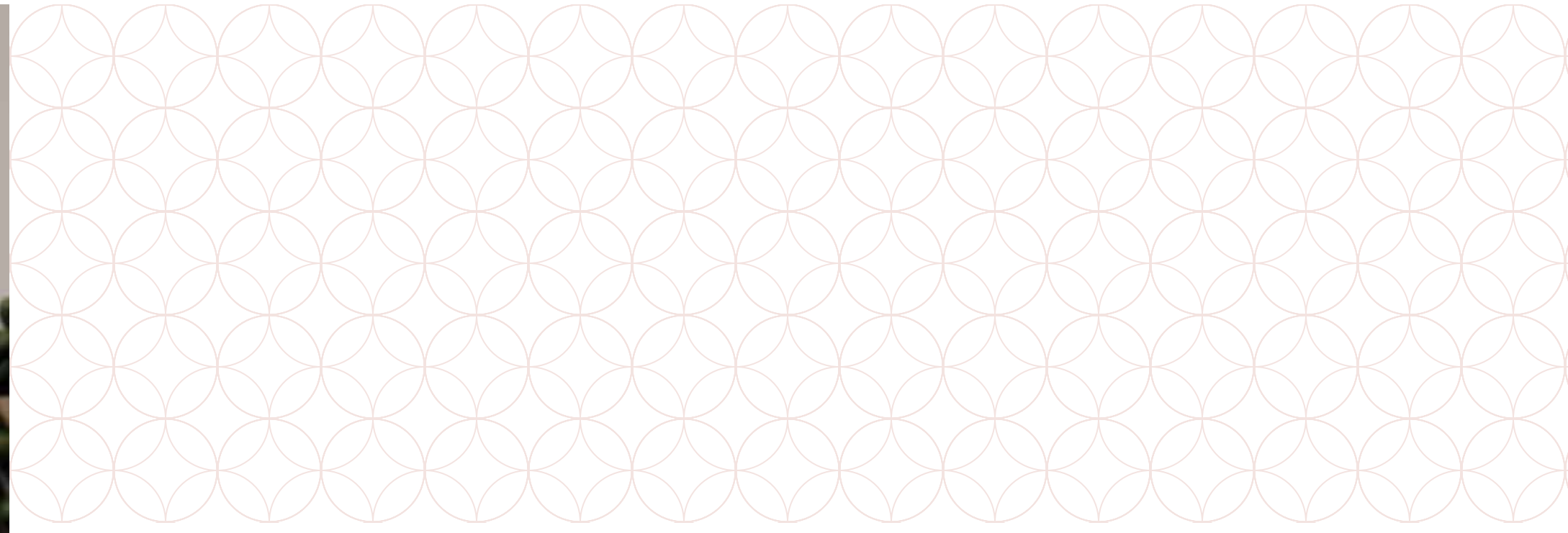
# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
Heritage collection so unique

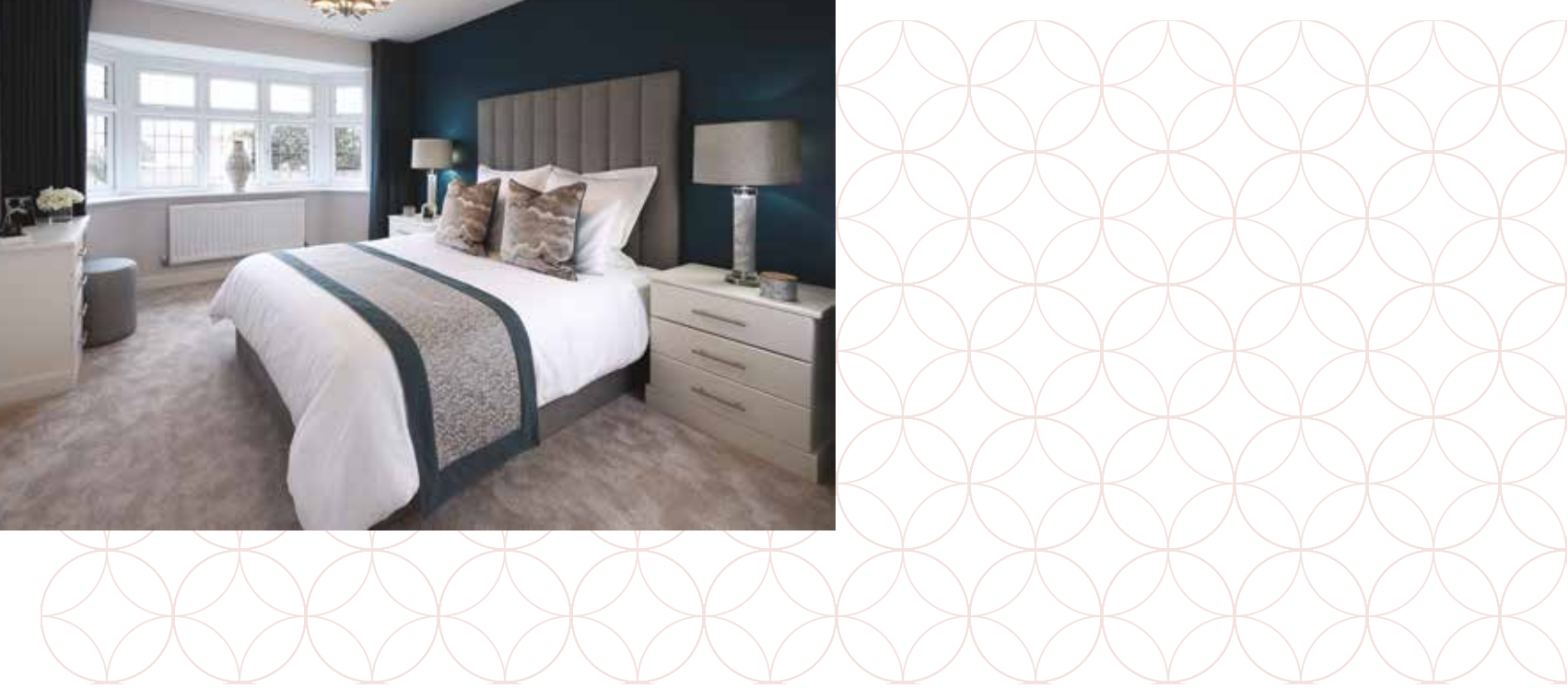
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.



# 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.

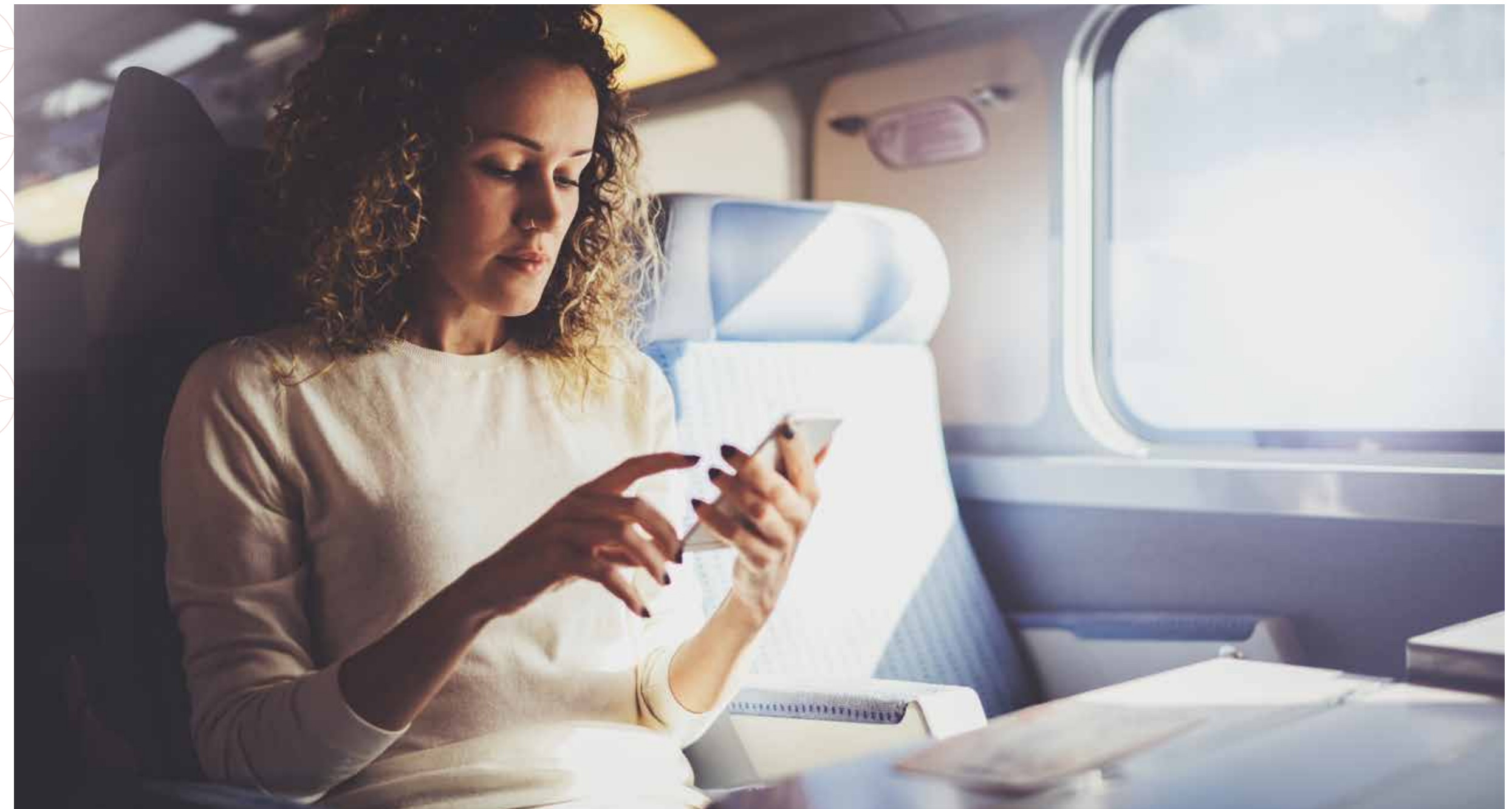
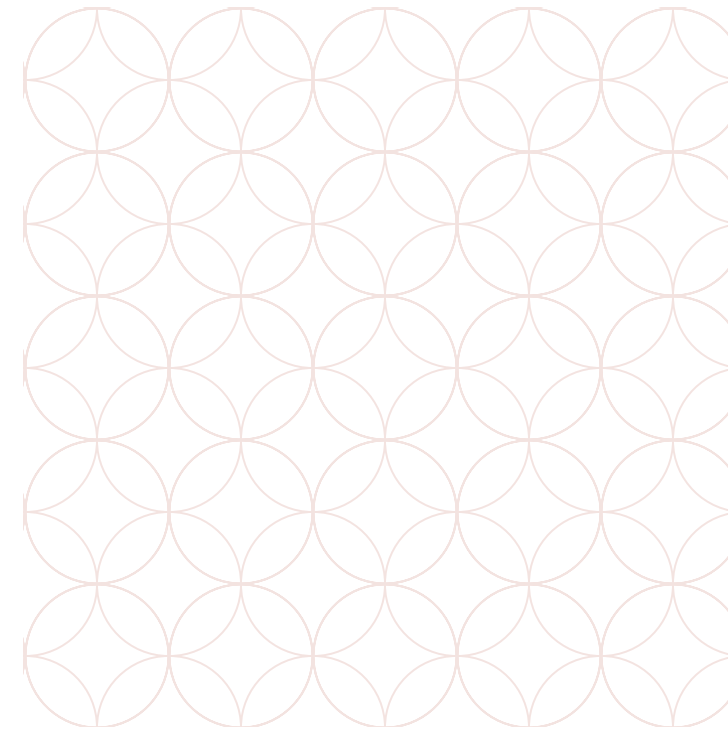
For family days out, you'll be spoilt for choice. From relaxing walks, bike rides and picnics at beautiful Oakenshaw Wood or at the magnificent Ragley Hall park and gardens in nearby Alcester, there is much to enjoy in the surrounding countryside. For those looking to take in some local history and heritage, 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

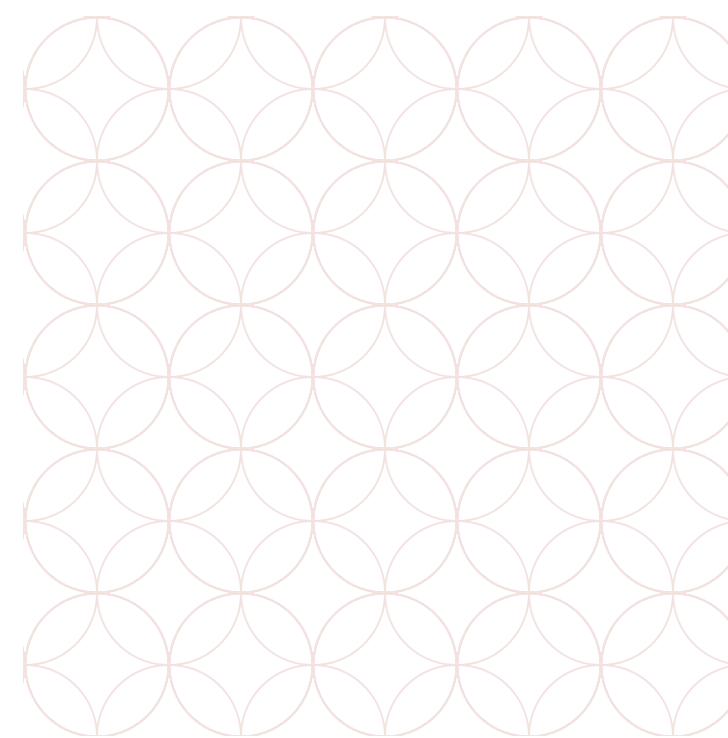
Silverbrook Meadow has excellent transport connections, whether you're travelling by road or rail. The A448 trunk road is just minutes away and connects with the A38 and M5 motorway for onward travel to Birmingham (39 minutes), Worcester (36 minutes) and Cheltenham (57 minutes).

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

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

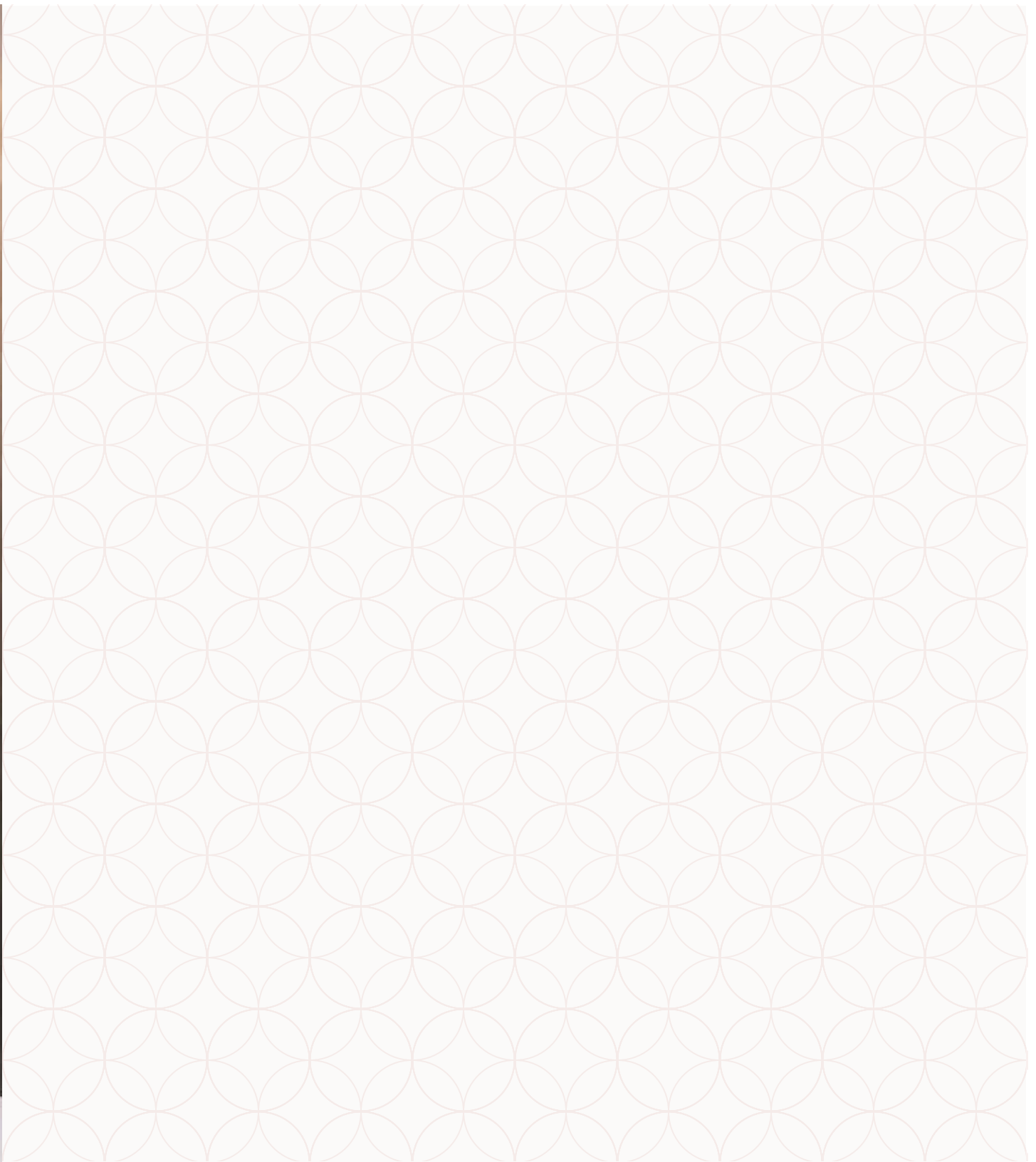
Stainless steel with Prinz mixer tap.

### 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.

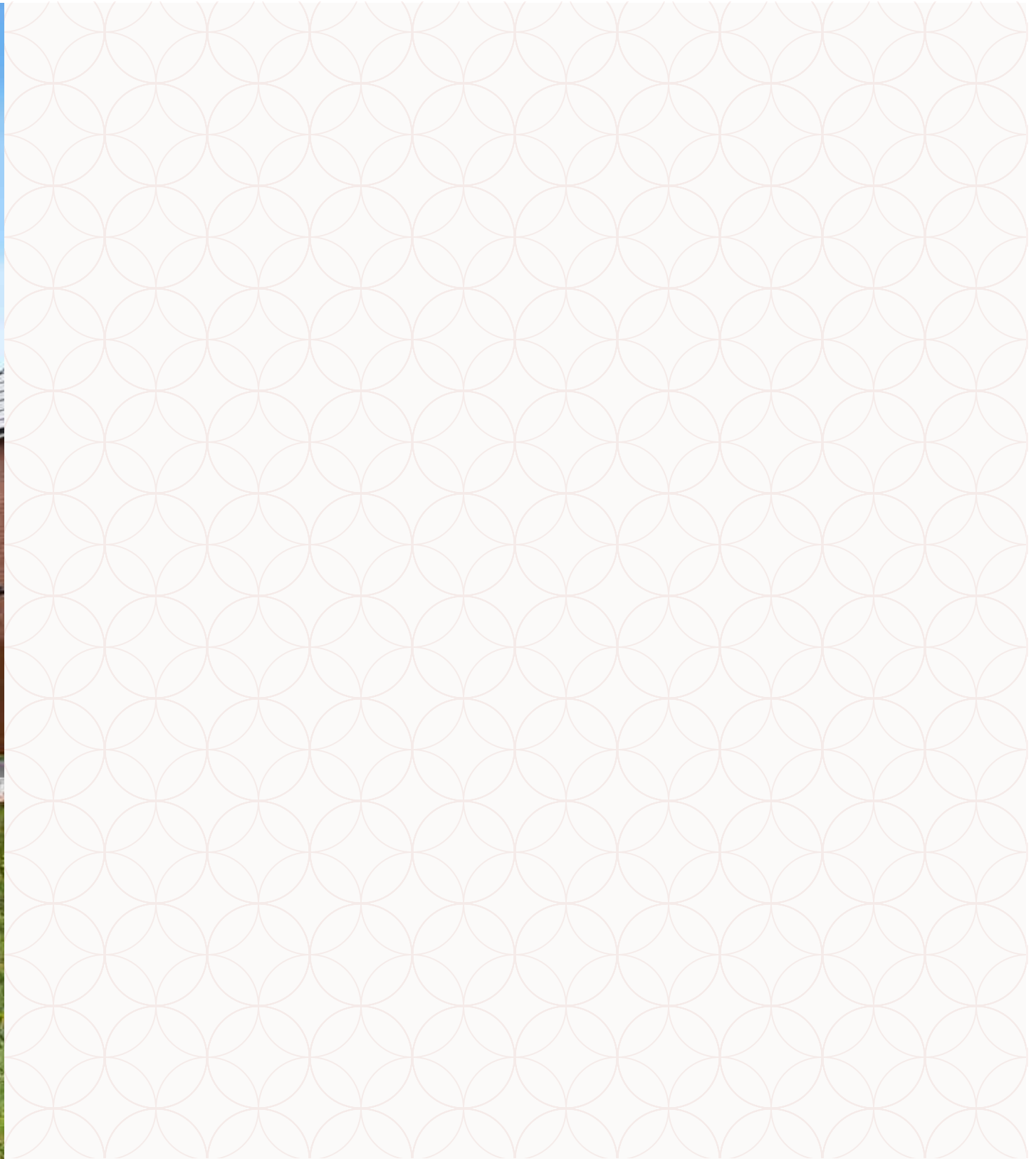
**Shower to En-suite (where applicable)**  
Shower Valve Aqualisa bar valve.  
Shower Tray Acrylic capped low profile shower tray.  
Shower Screen Polished chrome effect finish shower door.

**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.



# 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 services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# SILVERBROOK MEADOW

Foxlydiate Lane, Redditch, Worcestershire B97 5PB

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