

# THE BIRCHES

WEST TIMPERLEY



 **REDROW**  
HOMES

The New  
Heritage  
Collection



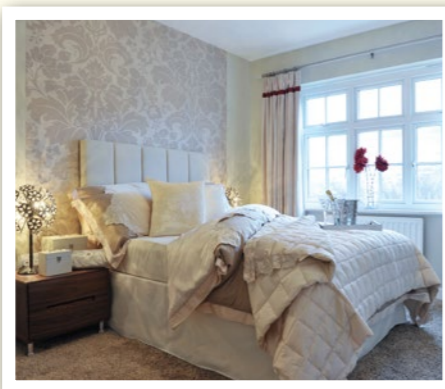
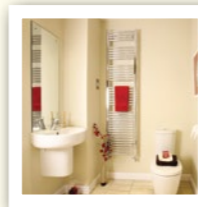
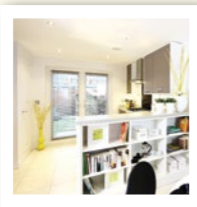
Stepping into The New Heritage Collection at The Birches is truly like coming home.

Redrow respects the traditional values and fine craftsmanship of days gone by, which makes The Birches at Stamford Brook the perfect location for the New Heritage Collection.

The Birches is built on land belonging to the historic Dunham Massey. This has been developed in harmony with its surroundings, providing woodland walkways, greenways, cycle paths and bridges, to help residents enjoy this very special location without disturbing the natural beauty of the area.

#### Transport

Although it enjoys an enviable location, The Birches still lies within easy reach of excellent local transport. The main Manchester artery, the A56, is just a couple of minutes away, speeding you into Manchester in less than nine miles. Alternatively, Timperley lies on the Manchester Metrolink, with regular trams linking you to the city centre and beyond every 6 minutes.



## Living at The Birches

The M56 and M60 Manchester Ring Road are both easily accessible around three miles from the development, opening up the extensive North West motorway network, and with it a wealth of work and leisure opportunities. Manchester Airport is also close by, just ten minutes by motorway.

#### Shopping and Leisure

Altrincham has a rich history of culture and commerce, with its ancient market dating right back to 1290, and the town is currently undergoing extensive redevelopment and investment, with the Stamford Quarter already completed. Altrincham also boasts a range of excellent leisure facilities, including an ice rink – home to Manchester Phoenix ice hockey team – an award winning cinema and a selection of high quality restaurants. Further afield, you'll find everything you could possibly need at the mighty Trafford Centre, just a few miles north along the M60, including extensive shopping, dining and leisure facilities. Manchester too has a wide range of shops, restaurants and theatres, with Manchester Arena and G-Mex attracting some of the biggest names in showbusiness.

#### Out and About

If you are inspired by the rural feel of the development, then you'll soon be heading east along the M56 towards the Peak District National Park, or heading a little further north to the Lake District. Closer to home you can enjoy canalside walks along the famous Cheshire Ring canal or take in the Trans Pennine Trail as it passes close by the development. The historic house and deer park of Dunham Massey is well worth a visit, with regular special events and concerts held within the grounds throughout the year.

#### Local Services

The development is well served by primary schools, with a choice of five within a mile, including Broadheath Primary just half a mile away. Altrincham boasts a range of excellent secondary schools, including North Cestrian Grammar and Loretto Grammar School. Local doctors can be found at West Timperley Medical Centre, on Dawson Road, while dentists are available at Altrincham Dental Practice on Manchester Road.

# Here for you every step of the way...

As one of the UK's leading housebuilders, one of our main aims is to make your move as enjoyable as possible. That's why we listen carefully and work with you at every step of the way. It's no wonder so many customers choose Redrow time and time again.

#### Meeting your needs

Whether you're reserving your new home or just about to complete, our Sales Consultant will keep you updated and offer help at each stage. They'll have all the information needed to help you make the right choice about the location and type of home that suits you best.

#### Welcome to your new home

As soon as your property is complete, our Sales Consultant will invite you to a demonstration of your new Redrow home. You will then be shown all the essentials, including operation of appliances, central heating and the hot water systems, and you'll be able to ask any questions you may have.

Once the day of completion arrives, you will be given your keys and become the owner of your brand new Redrow home.

#### We're just a phone call away

We're proud to have won many industry awards for excellence, but our most coveted reward is the recognition we receive from our many homeowners. You see, our dedication to you doesn't end when we hand over the keys to your new home. We want you to be our customer for life. At Redrow, we go further to make sure you're happy.

After the first few days, our Site Manager will visit to ask if everything is going smoothly. Then four weeks later, our Sales Consultant will arrange a convenient time for you to meet with the Construction Team who can review any matters of concern. You'll then receive a Customer Satisfaction call after about eight weeks asking for your opinion on everything from the service you received to the design and quality of your home. This helps us to improve our service to you both now and in the future. At other times our Customer Service Team will be there in case you should have any further issues that might require our attention.



You'll also be introduced to your exclusive Redrow Homefile. Inside you'll find everything you need to know about your new home including manuals, warranties for appliances, emergency contact details, NHBC documents and a handy guide to maintaining your home.

So why not take your first step to the home of your dreams?







## How To Get There

**From the M56:** Leave the M56 at junction 7 and follow the A56 up past Dunham Massey Park and into Altrincham. Continue through the town on the A56, passing Altrincham Retail Park on your left. Continue under the railway bridge and take the first left into Stamford Brook Road. At the next roundabout, take the first exit into Turnbull Road and follow this to the development.

**From Manchester and the M60:** Leave at junction 7 and follow the A56 through Sale down towards Altrincham. After approx 2 miles, look out for a railway bridge over the road. Just before you reach the bridge, take a right turn into Stamford Brook Road. At the next roundabout, take the first exit into Turnbull Road and follow this to the development.

ONE CALL: **0161 376 8911**  
ONE CLICK: [REDROW.CO.UK](http://REDROW.CO.UK)



**The Birches**  
Manchester Road,  
West Timperley,  
Altrincham,  
Greater Manchester  
WA14 5PQ

### Property Misdescriptions Act 1991

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidelines only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Redrow Homes representative for further details and to satisfy themselves as to their accuracy.

All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.