



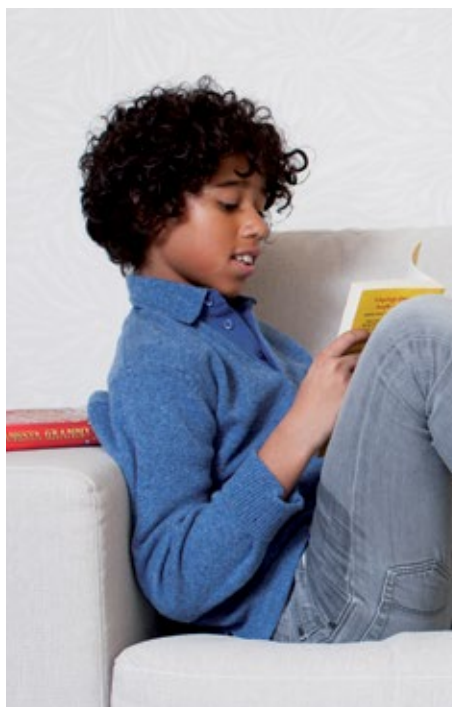
**Parklands  
Wythall**

**millerhomes**

*the place to be®*



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be*<sup>®</sup>

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# Plot information

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Potential Future Access

Historic Moat

Historic Moat

Play Area

Historic Moat

Existing Properties

Existing Properties

S/S

## Welcome to Parklands

Surrounded by beautiful, peaceful countryside yet just seven miles from the centre of Birmingham, the village of Wythall benefits from excellent train and bus links as well as easy access to the M42 and the national motorway network. With an attractive, desirable selection of energy efficient two, three, four and five bedroom homes designed to enhance their rural setting, Parklands is sure to become one of the most sought-after neighbourhoods in the whole Birmingham area.

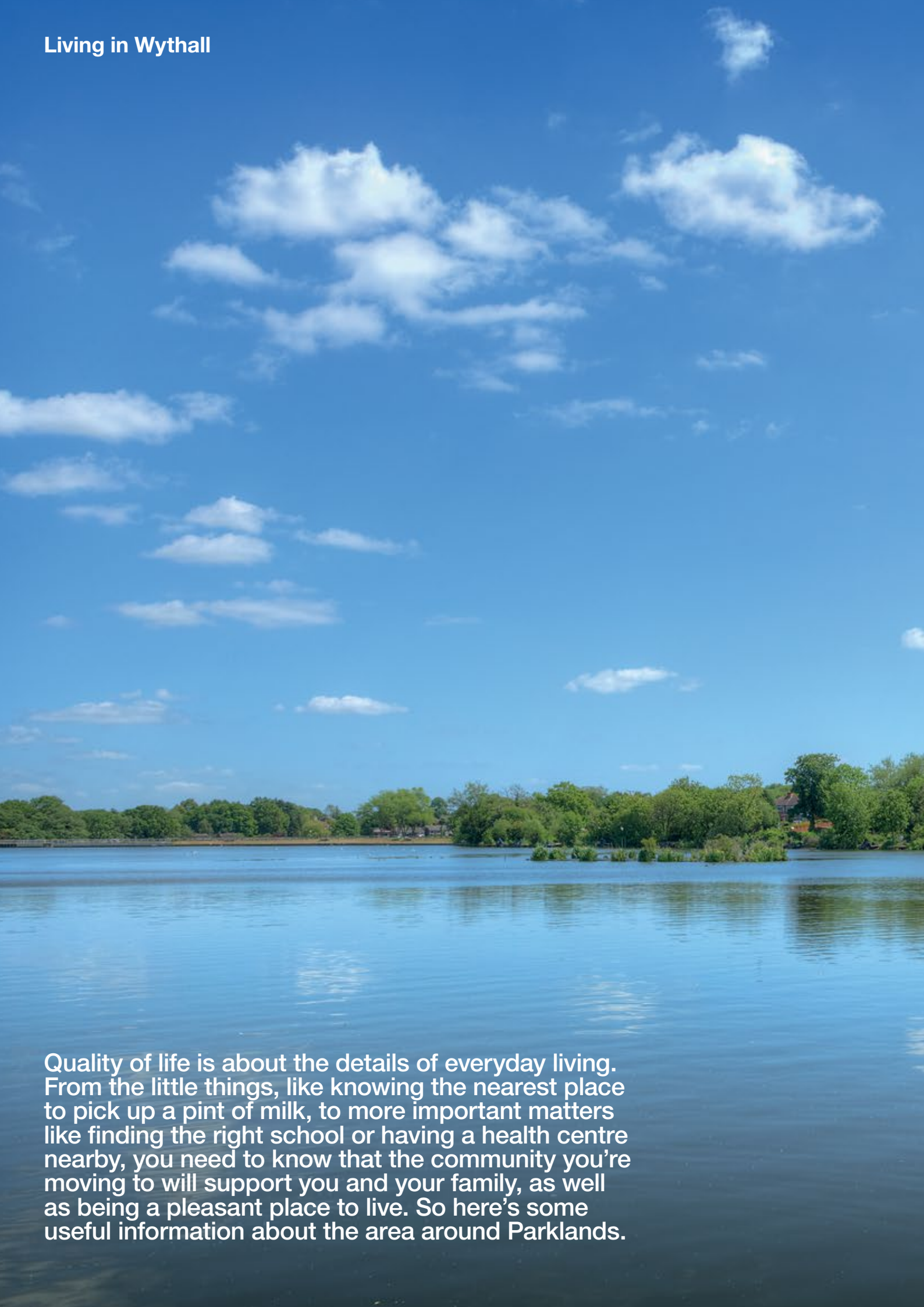


### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



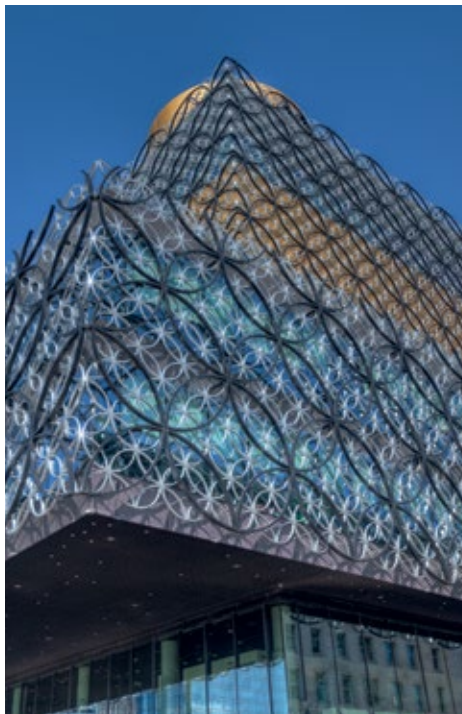
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Parklands.







- 1 Victoria Square, Birmingham
- 2 Library of Birmingham
- 3 Hall of Memory, Birmingham
- 4 Bullring, Birmingham



2



3



4

**Local Amenities**

There is a library in the village, and the area supports a wide range of interest groups ranging from rambling, cricket and theatre to archery, photography and chess. Wythall Park, less than a mile from Parklands, incorporates facilities for some of these outdoor activities alongside woodland walks and a children's play area. Sport facilities at Woodrush High School, including tennis and badminton courts and football pitches, are available to the public, and Fulford Heath Golf Club, one of two nearby courses, is virtually adjacent to the development. Amongst the more unusual attractions of the village, the nationally important Transport Museum complements a fascinating vehicle collection with varied activities and events.

**Shopping**

Five minutes' walk from Parklands there is a small local shopping area with a newsagent and convenience store, a pharmacy, a hairdresser and hot food takeaways. Becketts Farm Shop, selling fresh local produce, is also just a few minutes away. There is a further selection of shops, including another pharmacy, a One Stop shop with post office facilities and a large Spar with an auto-teller machine less than a mile away. Other shops within walking distance include a traditional family butcher and greengrocer and a Tesco Express.

- 1 Lickey Hills Country Park
- 2 Wythall Church
- 3 Bullring, Birmingham
- 4 The Shakespeare, Birmingham

**Transport**

Wythall Railway Station, less than half a mile away, operates hourly services to Stratford-upon-Avon in the south, and to Birmingham Snow Hill station, a journey of less than 25 minutes. Some services extend to Stourbridge Junction and Worcester in the north. Local buses to Knowle and Hockley Heath pass alongside Parklands and also serve the local shopping areas. The nearby A435 offers fast access to the centre of Birmingham, and junction 3 of the M42 is just two miles away.

**Recycling Facilities**

Recycling bins for glass bottles and jars, paper and card, metal cans, aerosols and textiles can be found in the car park of the Pack Horse Inn, a little over a mile from Parklands.

**Education & Health**

Meadow Green Primary, a small, successful school with large, bright classrooms and spacious green grounds, is around half a mile from Parklands. Wythall's second primary school, The Coppice, is just over a mile away adjacent to Woodrush High, a Specialist Technology College rated as outstanding across all categories by Ofsted. There are two dental surgeries and a large GP practice, Hollyoaks Medical Centre, a few minutes' walk from Parklands in Station Road.



2



3



4









# Rydal

## 2 Bed

### Plots

17, 18, 19\*, 98, 99\*

### Overview

The spacious living area of the Rydal features french doors that add a light, open feel to the room, and extend the living space into the garden to make barbecues a tempting summer prospect.

### Key Features

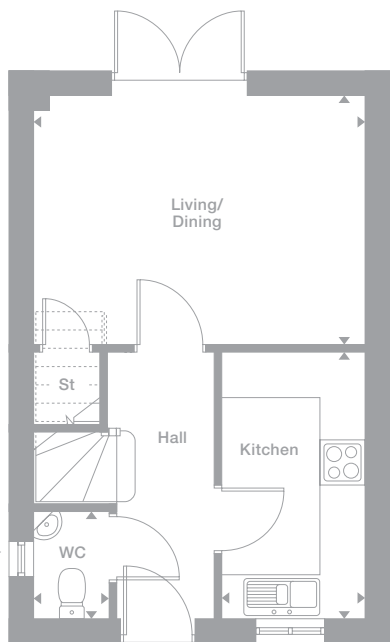
French Doors  
Downstairs WC  
Storage  
Parking

### Total Floor Space

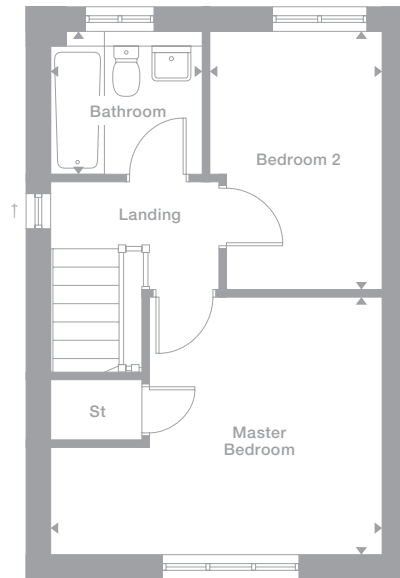
657 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.390m x 3.315m  
14'5" x 10'11"

#### Kitchen

1.912m x 3.540m  
6'3" x 11'7"

#### WC

0.995m x 1.457m  
3'3" x 4'9"

#### First Floor

Master Bedroom  
4.390m max x 3.430m max  
14'5" x 11'3"

#### Bedroom 2

2.287m max x 3.425m max  
7'6" x 11'3"

#### Bathroom

2.010m x 1.900m max  
6'7" x 6'3"

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† End terrace only

\* Plots are a mirror image of plans shown above

## 3 Bed

## Hawthorne



### Plots

32, 33\*, 34, 35\*, 66,  
67\*, 156, 157\*, 158, 159\*,  
161, 162\*

### Key Features

French Doors  
Master Bed En-Suite  
Downstairs WC  
Storage

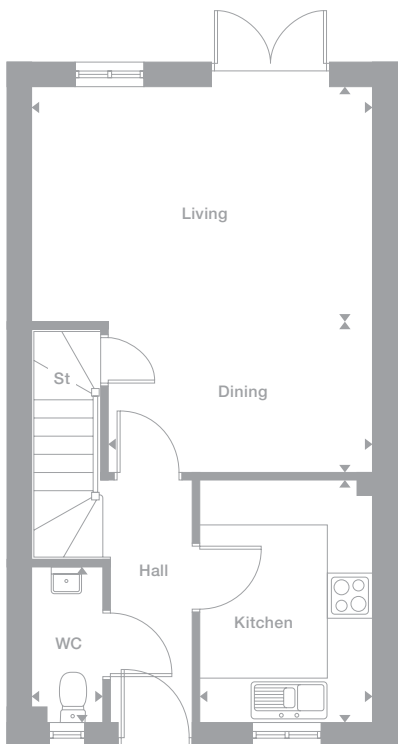
### Total Floor Space

819 sq ft

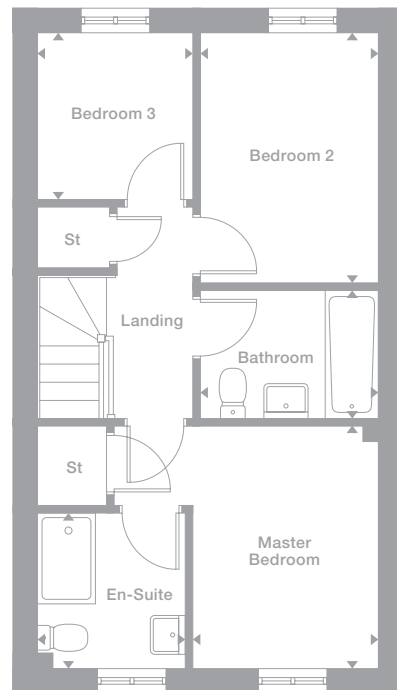
### Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
4.514m x 3.118m  
14'10" x 10'3"

Dining  
3.503m x 2.004m  
11'6" x 6'7"

Kitchen  
2.298m x 3.210m  
7'6" x 10'6"

WC  
0.943m x 2.060m  
3'1" x 6'9"

#### First Floor

Master Bedroom  
2.461m x 3.212m max  
8'1" x 10'6"

En-Suite  
1.960m x 2.060m  
6'5" x 6'9"

Bedroom 2  
2.365m x 3.322m  
7'9" x 10'11"

Bedroom 3  
2.057m x 2.224m  
6'9" x 7'4"

Bathroom  
2.365m x 1.705m  
7'9" x 5'7"

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# Gregory

## 3 Bed

### Plots

31\*, 49, 50\*, 84\*, 142\*, 143

### Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

### Key Features

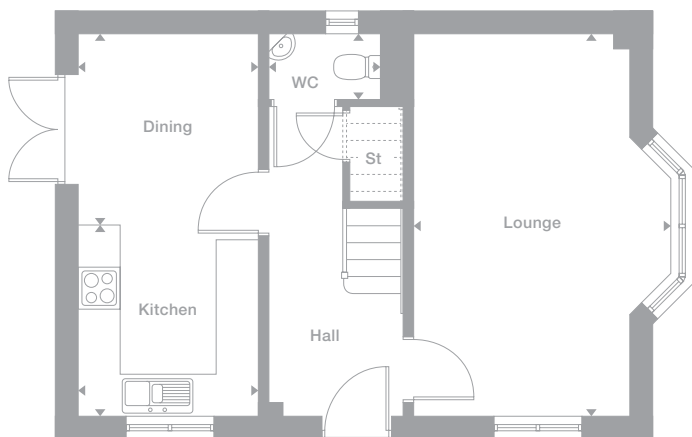
French Doors  
Dual Aspect Windows  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

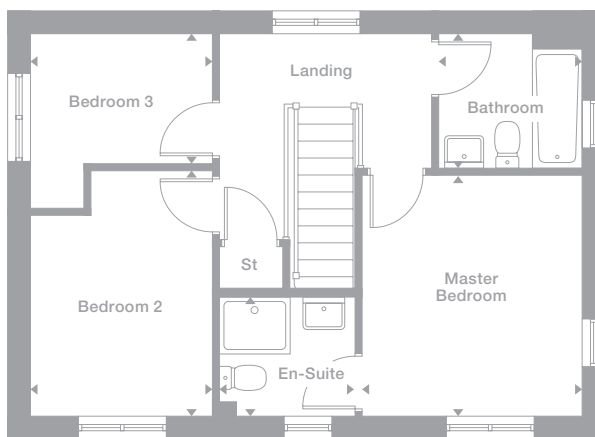
933 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.673m max x 5.450m  
12'1" x 17'11"

Dining  
2.556m x 2.728m  
8'5" x 8'11"

Kitchen  
2.556m x 2.722m  
8'5" x 8'11"

WC  
1.590m x 0.949m  
5'3" x 3'1"

#### First Floor

Master Bedroom  
3.138m x 3.440m  
10'4" x 11'3"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

Bedroom 2  
2.594m max x 3.498m max  
8'6" x 11'6"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

Bathroom  
2.048m x 1.917m  
6'9" x 6'3"

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\* Plots are a mirror image of plans shown above





## 3 Bed

## Orwell

### Plots

104, 105, 136\*, 137, 160, 163\*, 164\*

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

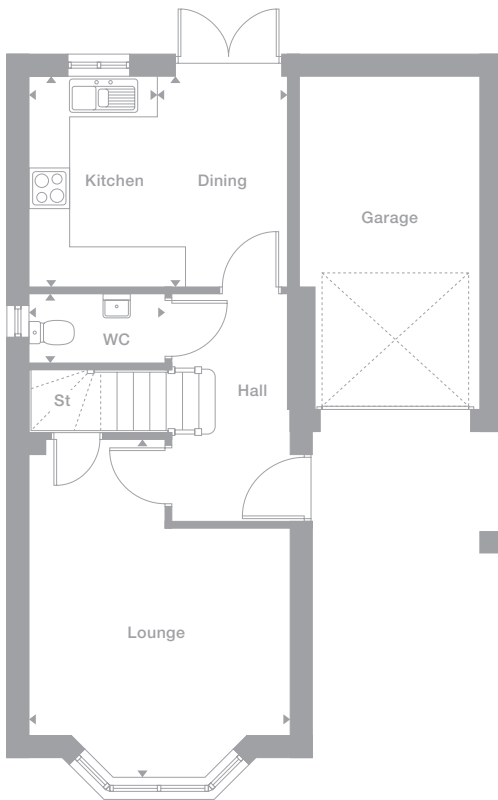
### Total Floor Space

960 sq ft

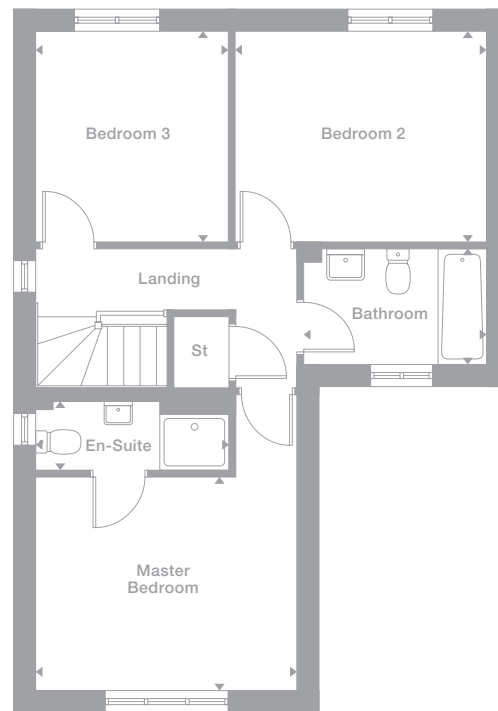
### Overview

The attractive, sheltering canopy over the corner entrance makes an instantly welcoming impression that is carried through to the comfortable bay-windowed lounge, and the light-filled kitchen and dining room.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.850m max x 4.950m max  
12'8" x 16'3"

Dining  
1.953m x 3.107m  
6'5" x 10'2"

Kitchen  
1.852m x 3.107m  
6'1" x 10'2"

WC  
2.006m x 1.020m  
6'7" x 3'4"

#### First Floor

Master Bedroom  
3.850m x 3.147m  
12'8" x 10'4"

En-Suite  
2.844m max x 1.017m max  
9'4" x 3'4"

Bedroom 2  
3.694m x 3.107m  
12'1" x 10'2"

Bedroom 3  
2.838m x 3.107m  
9'4" x 10'2"

Bathroom  
2.682m x 1.700m  
8'10" x 5'7"

\* Plots are a mirror image of plans shown above

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# Kipling

## 3 Bed

### Plots

3\*, 4, 69, 79\*, 80, 130\*,  
131, 135, 153\*, 154

### Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the lounge and dining area add a fascinating interplay between the interior and garden.

### Key Features

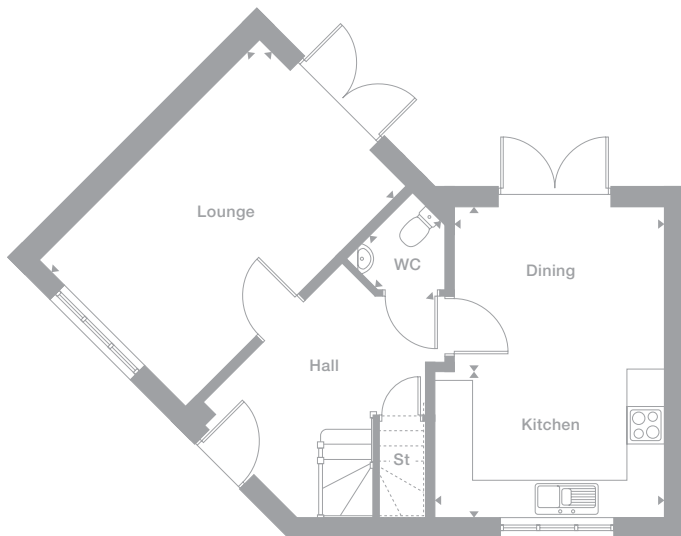
French Doors  
Master Bed En-Suite  
Downstairs WC  
Car Port

### Total Floor Space

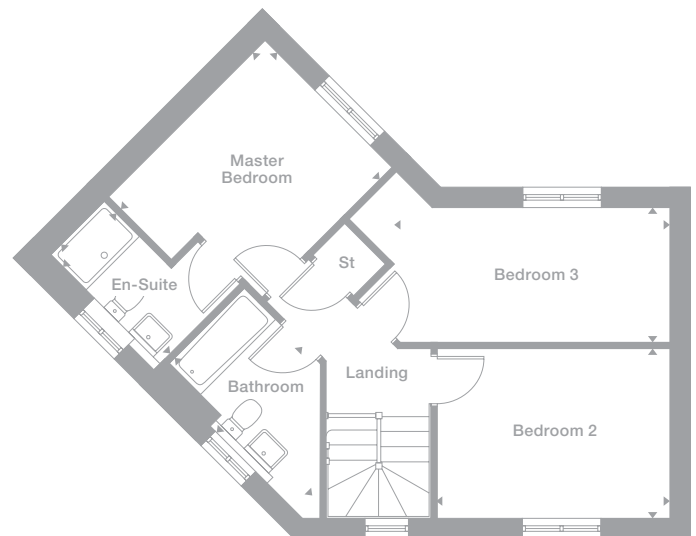
1,027 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.320m x 4.964m  
10'11" x 16'3"

Dining  
3.350m x 2.639m  
11'0" x 8'8"

Kitchen  
3.651m x 2.325m  
12'0" x 7'8"

WC  
1.450m max x 1.496m max  
4'9" x 4'11"

#### First Floor

Master Bedroom  
2.878m x 3.548m max  
9'5" x 11'8"

En-Suite  
2.464m x 1.210m  
8'1" x 4'0"

Bedroom 2  
3.708m x 2.711m  
12'2" x 8'11"

Bedroom 3  
4.399m x 2.160m  
14'5" x 7'1"

Bathroom  
3.273m x 1.956m  
10'9" x 6'5"

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\* Plots are a mirror image of plans shown above

## 4 Bed

## Buckingham

### Plots

115\*, 133, 134\*

### Key Features

Feature Bay Window  
French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

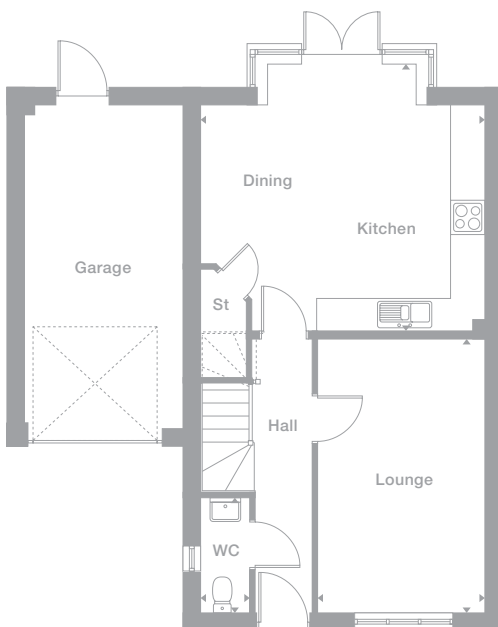
1,277 sq ft

### Overview

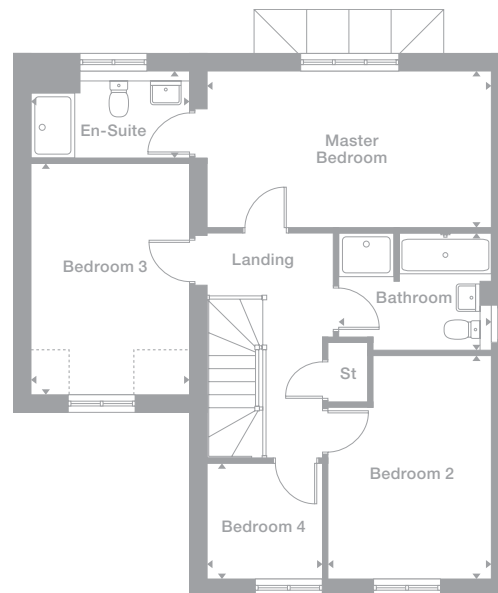
An attractive bay window with french doors brings an inviting natural ambience to the kitchen and dining room of the Buckingham. Upstairs, the four bedrooms include a spacious en-suite master bedroom and a delightful, character-filled dormer room.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.080m x 5.075m  
10'1" x 16'8"

Kitchen/Dining  
5.233m max x 4.979m max  
17'2" x 16'4"

WC  
0.910m x 2.147m  
3'0" x 7'1"

#### First Floor

Master Bedroom  
5.233m x 2.900m  
17'2" x 9'6"

En-Suite  
2.915m x 1.617m  
9'7" x 5'4"

Bedroom 2  
3.006m max x 4.128m max  
9'10" x 13'7"

Bedroom 3  
2.915m x 4.281m  
9'7" x 14'1"

Bedroom 4  
2.133m x 2.147m  
7'0" x 7'1"

Bathroom  
2.807m max x 2.169m max  
9'3" x 7'1"

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# Buchan

# 4 Bed

## Plots

5, 13\*, 51, 53, 56,  
57\*, 78, 132

## Overview

Dual-aspect windows bring a beautifully changing natural light to the impressive kitchen and dining room of the Buchan, whilst the separate study is perfect for working from home or creating a computer suite.

## Key Features

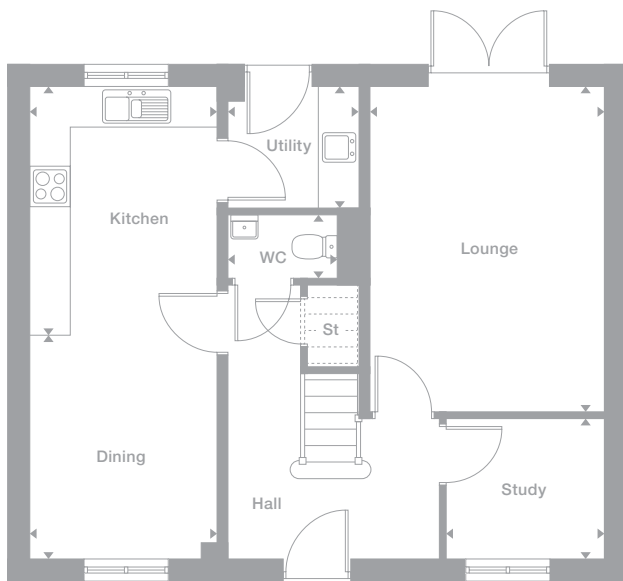
French Doors  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

## Total Floor Space

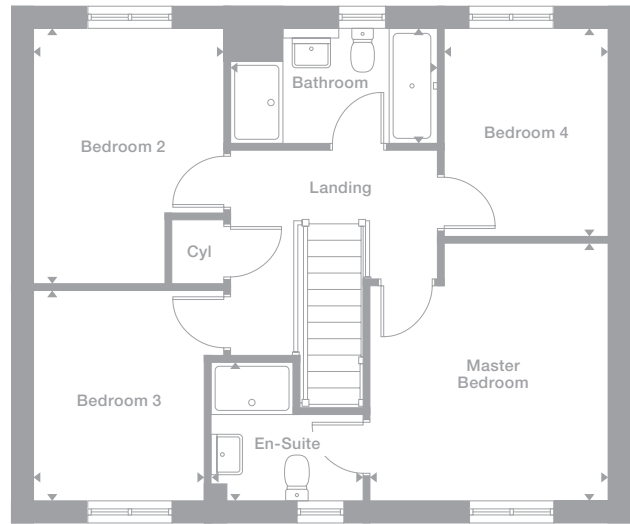
1,264 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge	WC
3.450m x 4.797m	1.620m x 0.945m
11'4" x 15'9"	5'4" x 3'1"
Dining	Utility
2.763m x 3.320m	1.937m x 1.799m
9'1" x 10'11"	6'4" x 5'11"
Kitchen	Study
2.763m x 3.630m	2.323m x 2.060m
9'1" x 11'11"	7'7" x 6'9"

### First Floor

Master Bedroom	Bedroom 3
3.507m max x 3.793m max	2.519m x 3.095m
11'6" x 12'5"	8'3" x 10'2"
En-Suite	Bedroom 4
2.238m max x 2.044m max	2.411m x 3.064m
7'4" x 6'8"	7'11" x 10'1"
Bedroom 2	Bathroom
2.805m max x 3.762m max	3.048m max x 1.700m max
9'2" x 12'4"	10'0" x 5'7"

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Auden

### Plots

85, 86\*, 87, 88\*, 138, 139\*, 140, 141\*, 144, 145\*, 146, 147\*

### Key Features

French Doors  
Dormer Window  
Feature Bay Window  
Dressing Area  
Downstairs WC  
Garage

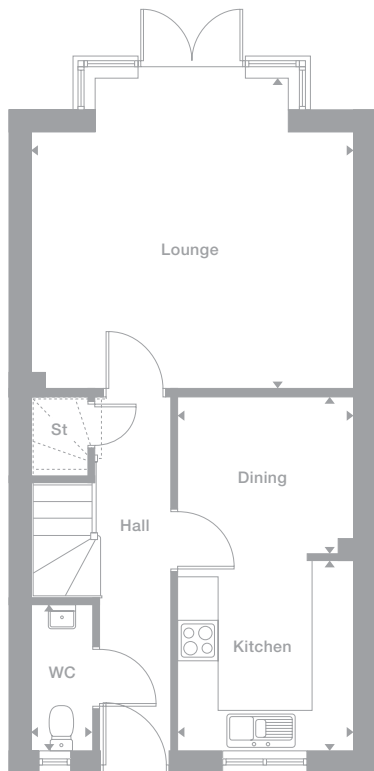
### Total Floor Space

1,278 sq ft

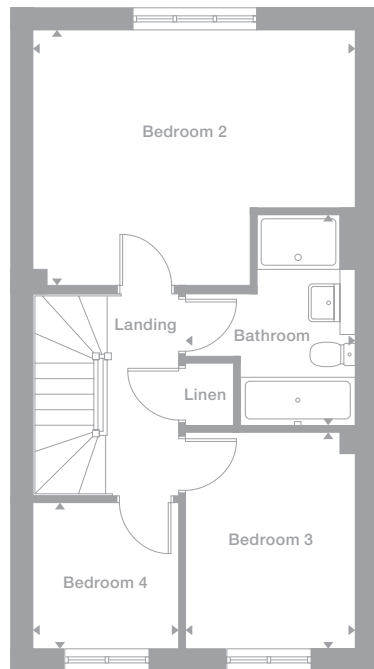
### Overview

Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

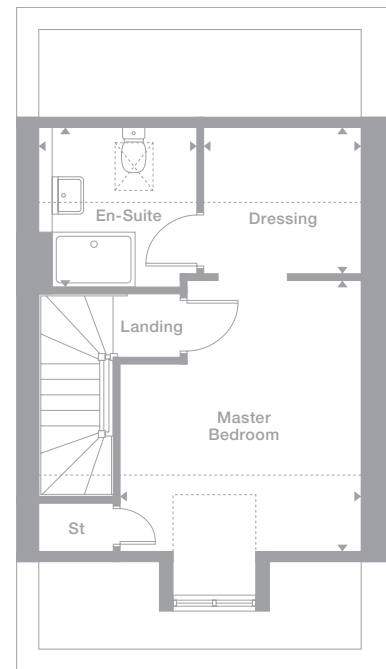
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
4.740m x 4.549m max  
15'7" x 14'11"

Dining  
2.587m x 2.313m  
8'6" x 7'7"

Kitchen  
2.587m x 2.898m  
8'6" x 9'6"

WC  
0.917m x 2.147m  
3'0" x 7'1"

#### First Floor

Bedroom 2  
4.740m max x 3.774m max  
15'7" x 12'5"

Bedroom 3  
2.506m x 3.178m  
8'3" x 10'5"

Bedroom 4  
2.141m x 2.147m  
7'0" x 7'1"

Bathroom  
2.506m max x 3.109m max  
8'3" x 10'2"

#### Second Floor

Master Bedroom  
3.554m max x 3.974m  
to 1191 H.L.  
11'8" x 13'0"

En-Suite  
2.127m max x 2.357m  
to 1191 H.L.  
7'0" x 7'9"

Dressing  
2.320m x 2.151m  
to 1191 H.L.  
7'7" x 7'1"

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# Repton

## 4 Bed

### Plots

8\*, 9, 14\*, 20\*, 55, 58\*, 65, 71, 77\*, 155\*, 165, 167

### Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is a bright and spacious home.

### Key Features

French Doors  
Dual-Aspect Windows  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

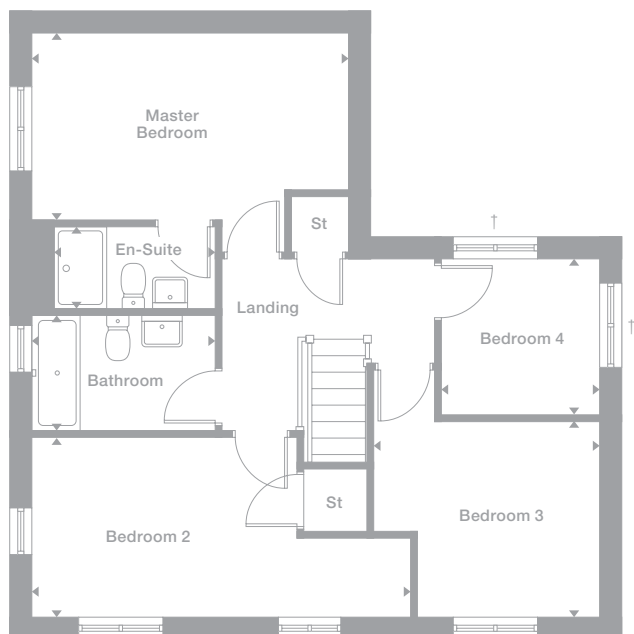
1,290 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.268m x 5.275m  
10'9" x 17'4"

**Kitchen/Breakfast**  
4.642m max x 4.358m max  
15'3" x 14'4"

**Dining**  
3.281m max x 4.134m  
10'9" x 13'7"

**WC**  
0.937m x 2.293m  
3'1" x 7'6"

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#### First Floor

**Master Bedroom**  
4.642m max x 2.749m max  
15'3" x 9'0"

**En-Suite**  
2.471m max x 1.210m  
8'1" x 4'0"

**Bedroom 2**  
5.562m max x 2.647m  
18'3" x 8'8"

**Bedroom 3**  
3.325m max x 2.885m  
10'11" x 9'6"

**Bedroom 4**  
2.339m x 2.297m  
7'8" x 7'6"

**Bathroom**  
2.696m x 1.700m  
8'10" x 5'7"

† Door and window positions for plot 8, 9, 14, 20, 55, 58, 71, 77, 155 and 165    †† Alternative door and window positions for plot 65 and 167    \* Plots are a mirror image of plans shown above



## 4 Bed

## Mitford

### Plots

2, 10, 11\*, 52\*, 54\*, 59\*, 60, 72\*, 106\*, 107, 113, 114

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

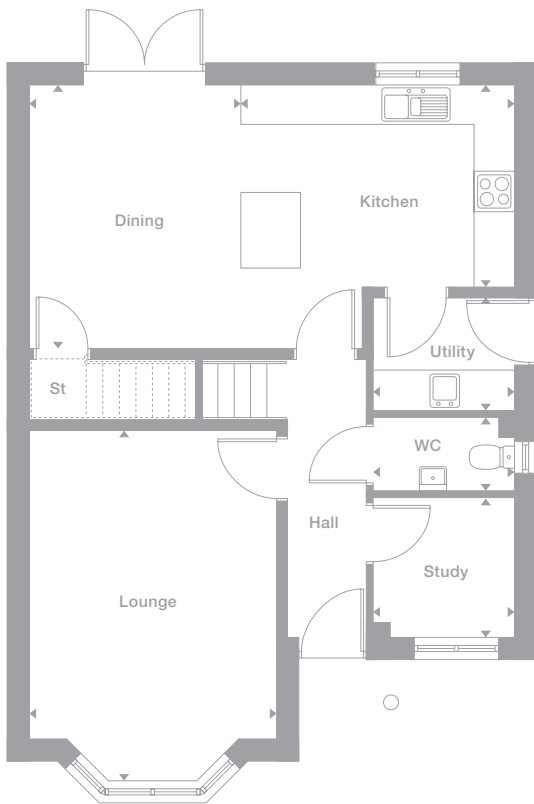
### Total Floor Space

1,381 sq ft

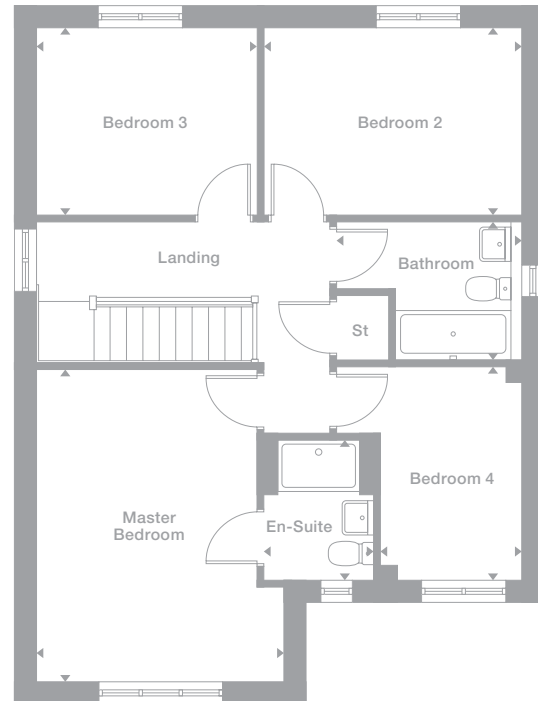
### Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.651m x 5.139m max  
12'0" x 16'10"

**Kitchen**  
4.032m x 2.993m  
13'3" x 9'10"

**Dining**  
3.114m x 3.885m  
10'3" x 12'9"

**WC**  
2.087m x 1.082m  
6'10" x 3'7"

**Utility**  
2.087m x 1.660m  
6'10" x 5'5"

**Study**  
2.087m x 2.060m  
6'10" x 6'9"

#### First Floor

**Master Bedroom**  
3.651m max x 4.603m max  
12'0" x 15'1"

**En-Suite**  
1.618m max x 2.073m max  
5'4" x 6'10"

**Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"

**Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"

**Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"

**Bathroom**  
2.729m max x 2.040m max  
8'11" x 6'8"

\* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

# Evesham

## 4 Bed

### Plots

6\*, 7\*, 68, 70, 73,  
74\*, 75, 166\*

### Overview

Dual french doors, opening from both the lounge and the kitchen, help to make the garden an integral part of the living space, whilst upstairs the four bedrooms are accessed via a striking gallery landing.

### Key Features

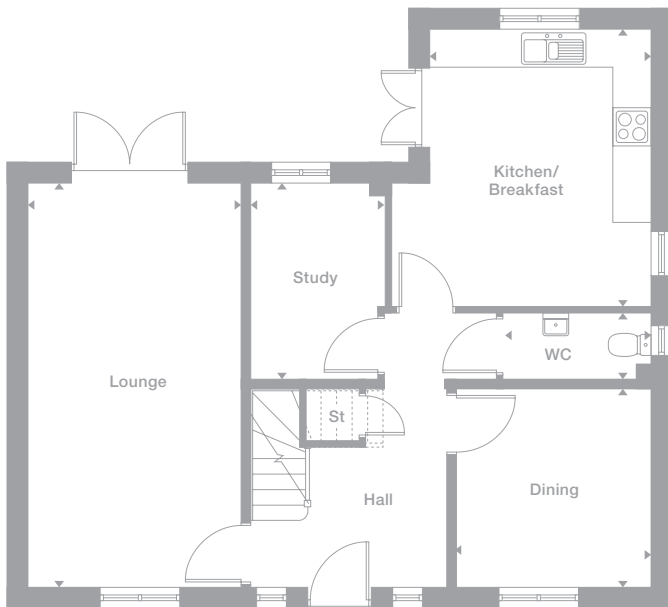
French Doors  
Master Bed En-Suite  
Separate Dining Room  
Downstairs WC  
Study  
Garage

### Total Floor Space

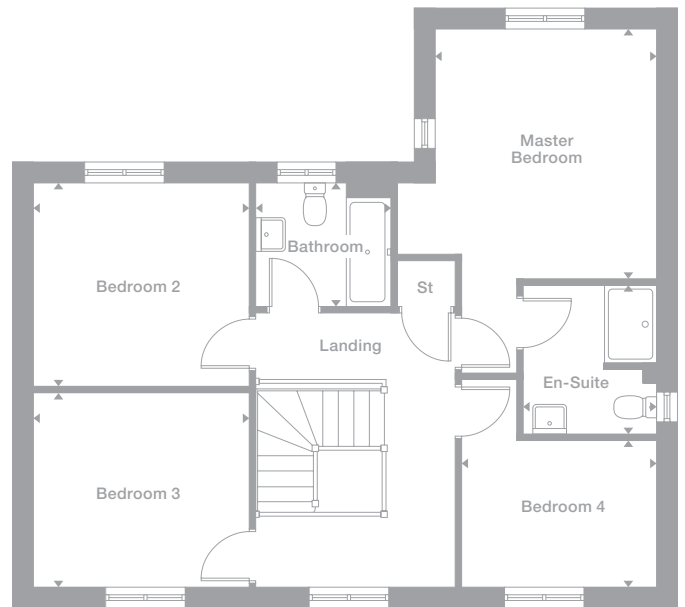
1,493 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge	WC
3.315m x 6.296m	2.309m x 1.034m
10'11" x 20'8"	7'7" x 3'5"
Dining	Study
3.026m x 3.090m	2.107m x 3.056m
9'11" x 10'2"	6'11" x 10'0"
Kitchen/Breakfast	
3.456m x 4.325m	
11'4" x 14'2"	

#### First Floor

Master Bedroom	Bedroom 3
3.456m x 3.892m max	3.372m x 3.035m
11'4" x 12'9"	11'1" x 9'11"
En-Suite	Bedroom 4
2.085m max x 2.318m max	3.054m x 2.296m
6'10" x 7'7"	10'0" x 7'6"
Bedroom 2	Bathroom
3.372m x 3.168m	2.093m x 1.927m
11'1" x 10'5"	6'10" x 6'4"

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\* Plots are a mirror image of plans shown above



## 5 Bed

## Chichester

### Plots

1, 12\*, 76, 110\*

### Key Features

French Doors  
Master Bed En-Suite  
Dressing Area  
En-Suite to Bed 2  
Downstairs WC  
Utility  
Study  
Double Garage

### Total Floor Space

1,885 sq ft

### Overview

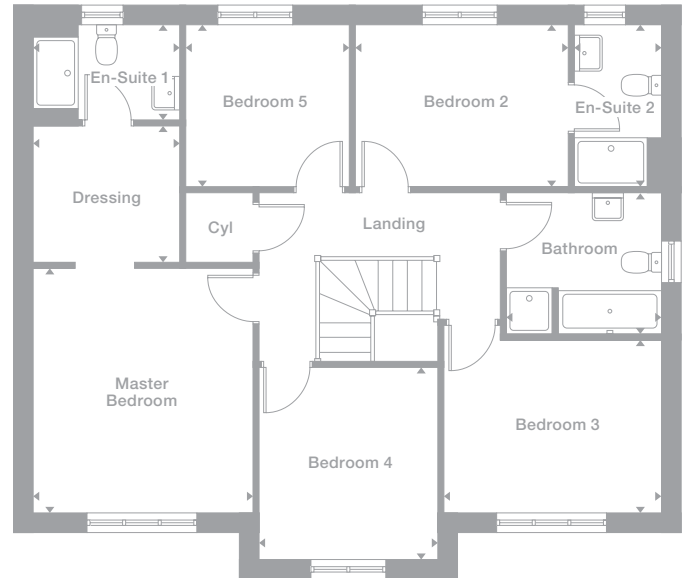
From the triple-aspect breakfast area to the splendid gallery landing, from the spacious lounge and dining room to the master bedroom with its separate dressing area, every detail of the Chichester underlines its quite exceptional status.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.560m x 5.312m 11'8" x 17'5"	WC 1.096m x 1.683m 3'7" x 5'6"
Dining 3.560m x 2.660m 11'8" x 8'9"	Utility 2.332m x 1.683m 7'8" x 5'6"
Family/Breakfast 2.714m x 5.629m 8'11" x 18'6"	Study 3.521m x 2.422m 11'7" x 7'11"
Kitchen 3.966m x 3.717m 13'0" x 12'2"	

#### First Floor

Master Bedroom 3.642m x 4.041m 11'11" x 13'3"	Bedroom 2 3.535m x 2.680m 11'7" x 8'10"	Bedroom 4 2.970m x 3.191m 9'9" x 10'6"
En-Suite 1 2.442m max x 1.585m max 8'0" x 5'2"	En-Suite 2 1.435m max x 2.680m max 4'8" x 8'10"	Bedroom 5 2.699m x 2.680m 8'10" x 8'10"
Dressing 2.442m max x 2.253m 8'0" x 7'5"	Bedroom 3 3.592m x 2.857m 11'9" x 9'4"	Bathroom 2.563m max x 2.342m max 8'5" x 7'8"

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\* Plots are a mirror image of plans shown above

# Huxley

5 Bed

## Plots

61, 108, 109, 112

## Overview

From the practical connecting living and dining rooms to the magnificent master bedroom with its convenient dressing area and generous en-suite bathroom, every detail of the Huxley demonstrates an elevated level of luxury.

## Key Features

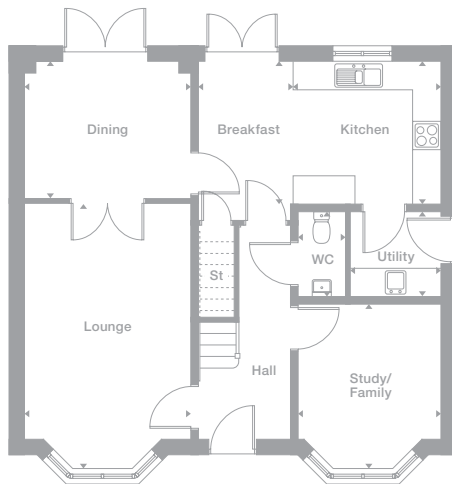
French Doors  
Dormer Windows  
Feature Bay Windows  
Master Bed En-Suite  
Dressing Area  
Downstairs WC  
Double Garage  
Utility  
Study/Family

## Total Floor Space

2,058 sq ft



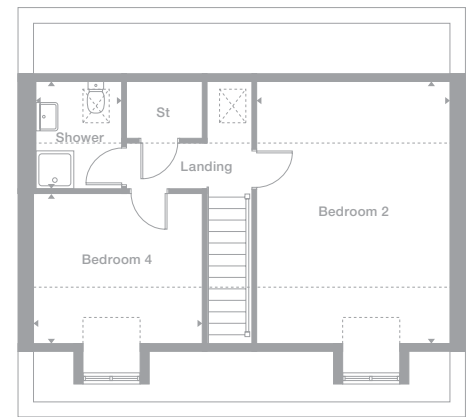
## Ground Floor



## First Floor



## Second Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.500m x 5.552m max 11'6" x 18'3"	<b>WC</b> 1.000m x 1.800m 3'3" x 5'11"
<b>Dining</b> 3.500m x 2.897m 11'6" x 9'6"	<b>Utility</b> 1.907m x 1.800m 6'3" x 5'11"
<b>Kitchen</b> 3.100m x 3.000m 10'2" x 9'10"	<b>Study/Family</b> 3.000m x 3.443m max 9'10" x 11'4"
<b>Breakfast</b> 2.001m x 3.000m 6'7" x 9'10"	

### First Floor

<b>Master Bedroom</b> 3.500m x 3.857m 11'6" x 12'8"	<b>Bedroom 5</b> 3.057m x 2.907m 10'0" x 9'6"
<b>En-Suite</b> 3.500m max x 1.698m max 11'6" x 5'7"	<b>Bathroom</b> 1.897m x 2.603m max 6'3" x 8'6"
<b>Dressing</b> 3.500m max x 2.000m 11'6" x 6'7"	
<b>Bedroom 3</b> 3.057m max x 4.950m max 10'0" x 16'3"	

### Second Floor

<b>Bedroom 2</b> 4.067m x 5.512m to 1200 H.L. 13'4" x 18'1"
<b>Bedroom 4</b> 3.557m x 3.155m to 1200 H.L. 11'8" x 10'4"
<b>Shower</b> 1.804m x 2.264m to 1200 H.L. 5'11" x 7'5"

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## 5 Bed

## Windsor

### Plots

62\*, 63\*, 64\*, 111\*

### Key Features

French Doors  
Master Bed En-Suite  
Dressing Area  
Downstairs WC  
2 En-Suites  
Double Garage  
Utility  
Study

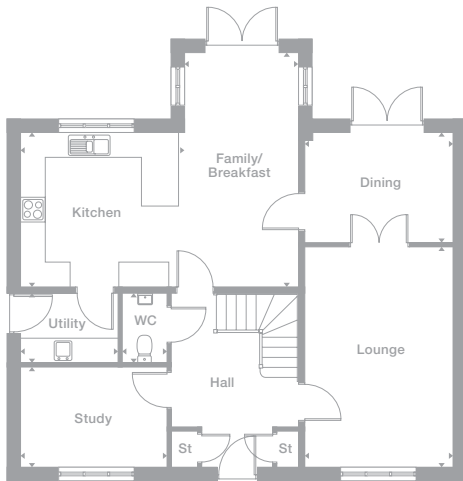
### Total Floor Space

2,520 sq ft

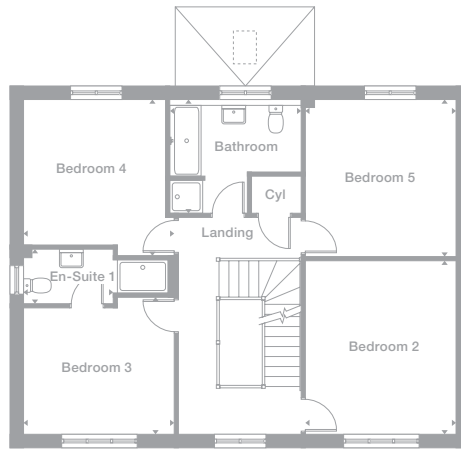
### Overview

The feature timber porch, large hall and staircase ascending to magnificent landing make an unmistakable statement of prestige. From the delightful family area to a dressing room large enough to become a separate nursery, every detail demonstrates the Windsor's outstanding quality.

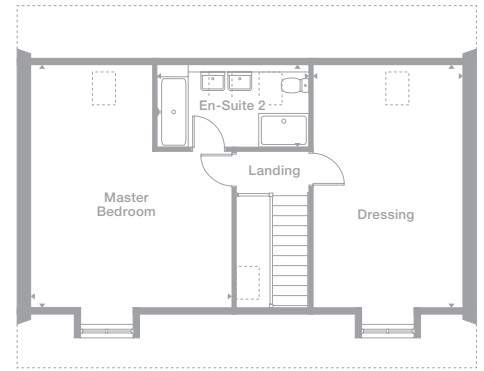
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Lounge 3.560m x 5.311m 11'8" x 17'5"	WC 1.096m x 1.683m 3'7" x 5'6"
Dining 3.560m x 2.660m 11'8" x 8'9"	Utility 2.332m x 1.683m 7'8" x 5'6"
Family/Breakfast 2.714m max x 5.629m 8'11" x 18'6"	Study 3.521m x 2.421m 11'7" x 7'11"
Kitchen 3.966m max x 3.717m 13'0" x 12'2"	

#### First Floor

Bedroom 2 3.617m x 4.177m 11'10" x 13'8"	Bedroom 5 3.617m x 3.764m 11'10" x 12'4"
Bedroom 3 3.620m x 3.316m max 11'11" x 10'11"	Bathroom 3.179m x 2.747m max 10'5" x 9'0"
En-Suite 1 2.151m min x 1.329m 7'1" x 4'4"	
Bedroom 4 3.406m max x 3.751m max 11'2" x 12'4"	

#### Second Floor

Master bedroom 4.826m max x 5.836m max 15'10" x 19'2"
En-Suite 2 3.658m x 1.975m max 12'0" x 6'6"
Dressing 3.617m x 5.836m min 11'10" x 19'2"

\* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

# Specification

	Rydal	Hawthorne	Gregory	Orwell	Kipling	Buckingham	Buchan	Auden	Repton	Mitford	Evesham	Chichester	Huxley	Windsor
<b>Kitchens</b>														
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas or electric ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for in-column fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Bathrooms

Ideal Standard's contemporary styled 'Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower (where applicable 2nd shower)	○	○	○	○	○	✓	✓	✓	○	○	○	○	○	○
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Drum type low energy light to ceiling	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○

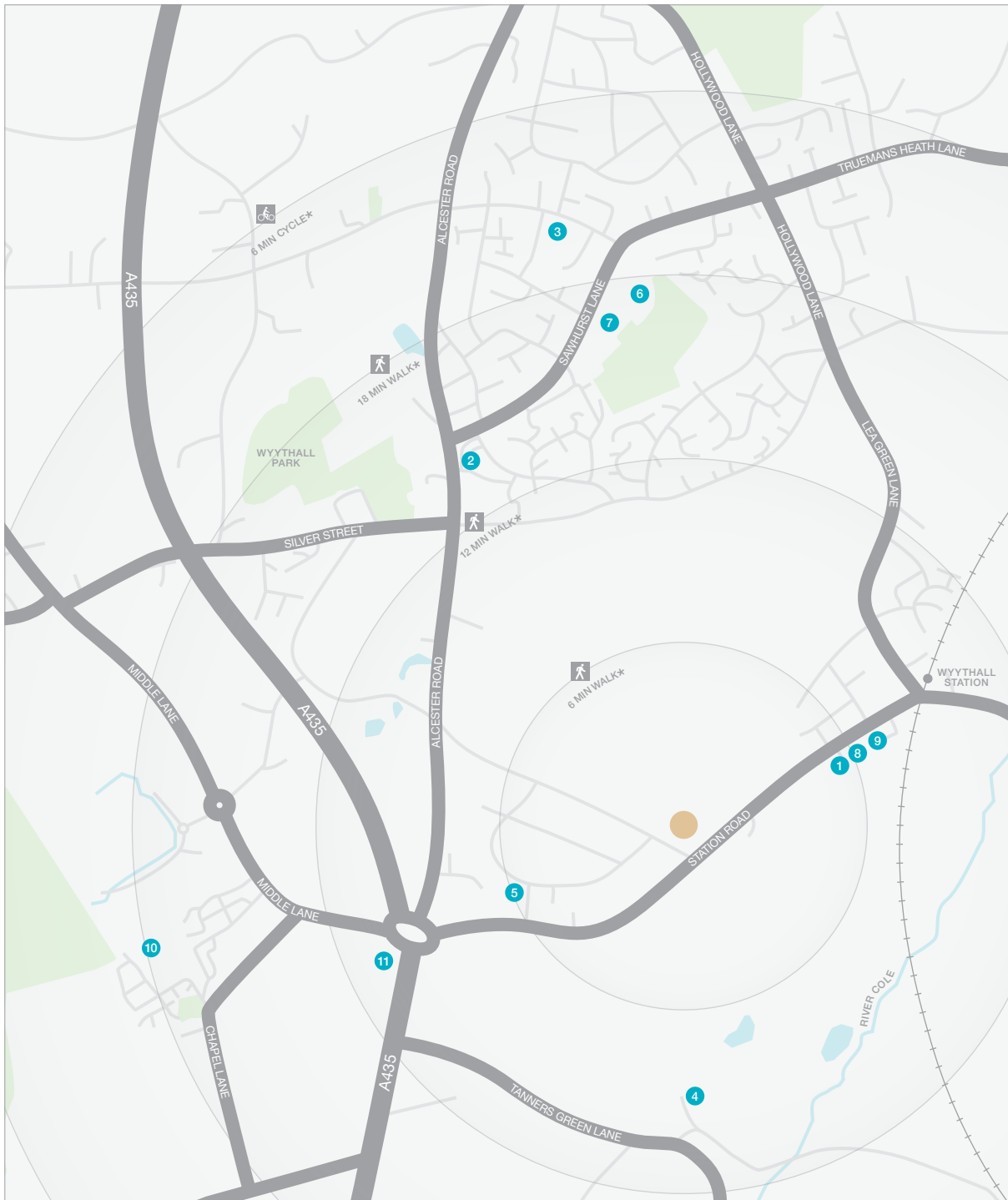
- ✓ Standard
- Optional Extra
- Not Available

	Rydal	Hawthorne	Gregory	Orwell	Kipling	Buckingham	Buchan	Auden	Repton	Mitford	Evesham	Chichester	Huxley	Windsor
<b>Electrical</b>														
Battery powered CO <sub>2</sub> detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○
TV socket to lounge, kitchen and master bedroom	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○
USB charging outlet to master bedroom	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>														
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Exterior</b>														
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Decorative</b>														
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted soft wood hand rail	✓	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○
Clear finished natural oak staircase handrail	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded timber effect/Ladder Style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>														
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

## Living in Wythall

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Parklands.



- 1 Lloyds Pharmacy  
221 Station Road  
01564 822 198
- 2 One Stop Wythall  
1a Drakes Cross Parade  
01564 824 402
- 3 Wythall Library  
May Lane  
01905 822 722
- 4 Fulford Heath Golf Club  
Tanners Green Lane  
01564 824 758
- 5 Meadow Green  
Primary School,  
Meadow Road  
01564 823 495
- 6 The Coppice Primary School  
Shawhurst Lane  
01564 826 709
- 7 Woodrush High School  
Shawhurst Lane  
01564 823 777
- 8 Hollyoaks Medical Centre  
229 Station Road  
01564 823 182
- 9 Omnia Dental Spa  
243 Station Road  
01564 822 224
- 10 The Transport Museum  
Chapel Lane  
01564 826 471
- 11 Beckett's Farm Shop  
Alcester Road  
01564 823 402

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
 0.5km = 5 to 7 mins walk  
 1.0km = 10 to 14 mins walk  
 1.5km = 15 to 21 mins walk  
 2.0km = 5 to 8 mins cycle



## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03334 142 015



### From the Birmingham

From the Belgrave Interchange of the A4540 Ring Road, join the A441 following signs for Kings's Norton and Strichley. Three-quarters of a mile on, at Edgbaston cricket ground, turn left into Edgbaston Road then at the first roundabout take the third exit to join the A435 signposted for Evesham and King's Heath. Carry straight on at the mini-roundabout and bear right at the traffic lights, still following the A435. Take the third exit at the next roundabout, signposted for the M42, and two and a quarter miles on at the roundabout take the second exit, signposted for Earlswood. (Do not take the first exit, for Hollywood and Wythall.) After half a mile, turn left into Gorse Lane, and the entrance to Parklands is on the right.

### From the M42

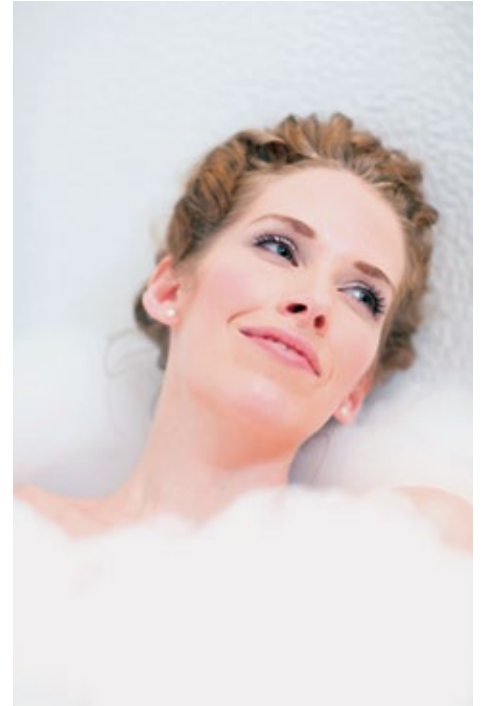
Leave the M42 at junction 3 to join the A435 following signs for Birmingham (S). After a mile and a quarter, at the roundabout take the fourth exit, signposted for Earlswood. (Do not take the third exit, for Hollywood and Wythall.) After half a mile, turn left into Gorse Lane, and the entrance to Parklands is on the right.

Sat Nav: B47 6ED

### Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.





*the place to be*<sup>®</sup>

### **a better place**<sup>\*</sup>

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

**millerhomes**

*the place to be®*

**Parklands, a Development  
in Conjunction with  
JJ Gallagher Limited**

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