



**Sutherlands
Telford**

millershomes

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[®]

- 01 Welcome home
- 02 Living in Telford
- 10 Floor plans
- 20 Specification
- 24 How to find us

Plot information >

Plot information

- Hawthorne**
See Page 10
- Darwin**
See Page 11
- Pushkin**
See Page 12
- Hardwicke**
See Page 13
- Buchan**
See Page 14
- Buchan DA**
See Page 15
- Mitford**
See Page 16
- Evesham**
See Page 17
- Repton**
See Page 18
- Affordable Housing**

BCP Bin Collection Points

Please note this is for the bin collection day only. Following collection these must be replaced back in their respective dwellings

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.





Existing Sub Stations

Queensbury Business Park

No Access

Gas Governor

BCP

Existing Trees

Balancing Pond

Welcome to Sutherlands

Occupying a very special setting alongside the Shropshire Union Canal, with miles of countryside stretching away to the north, Sutherlands is an attractively landscaped, tree-lined neighbourhood of superb, energy efficient three and four bedroom homes on the northern edge of Telford. With wide horizons and peaceful surroundings, and offering easy access to the town centre and the M54 as well as to Shrewsbury, Wolverhampton and Birmingham, Sutherlands is destined to grow into a sought-after, prestigious address.



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.

Living in Telford

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 be a pleasant place to live. So here's some useful information about the area around Sutherlands.







The Kings Head
Bar
Restaurant
Accommodation
01746 762141

← Bromley
B 4373

HIGH ST

11'6"
50 yds

auctoneers
www.auctoneers.co.uk

HopSketch
Cards, Gifts &
Children's Wear

for £15
Sunday to Thursday

Unavailable
for M.G.W.



Transport

There are frequent train services from Oakengates Station into Shrewsbury, a journey time of 20 minutes, and via Wolverhampton to Birmingham New Street, 50 minutes away. The M54 provides access to Birmingham and the national motorway network.

Shopping

Hadley Park Stores, a convenience store, newsagent and off-licence with an autoteller machine, is around five minutes walk away, and can be reached by a footpath running from the rear of Sutherlands. There is also a local pharmacy and a post office in Leegomery. Telford Shopping Centre is one of the largest covered malls in the UK, with more than 170 stores including three large department stores and two supermarkets.

Leisure & Recreation

With acres of countryside on the doorstep, Sutherlands is an excellent base for anyone who enjoys walking or cycling. The Shropshire Union Canal, with miles of picturesque towpath, passes alongside the development and is navigable from Wolverhampton to Ellesmere Port, and there are extensive woodlands to the south of the town. There are fitness, sports and swimming facilities at Wellington Civic and Leisure Centre, around half an hour's walk from Sutherlands, and nearby golf courses include the Shropshire Golf Course, where the unusual 27-hole course offers six different 18-hole permutations.

Arts & Entertainment

Telford has two theatres, the Oakengates Theatre which presents a varied mix of drama, music and comedy, and the smaller Belfrey where the amateur Wellington Theatre Company is based. There is a 10-screen Odeon cinema in the town centre, and the choice of local bars and restaurants includes Dorrell's restaurant in Hadley Park House Hotel, a premiere event venue just a short walk from Sutherlands.

Recycling Facilities

Ketley Community Recycling Centre, a little over two miles away, accepts most waste including glass bottles and jars, paper, card and packaging, garden waste, textiles, electronics and large household appliances.

Education & Health

Local schools include Apley Wood Primary and St Luke's RC Primary, both rated as good by Ofsted, and for secondary education pupils normally move on to either Hadley Learning Community, placed in the top 100 schools in England for learning progress, or the Blessed Robert Johnson RC College, also awarded a 'Good' Ofsted rating. The choice of GP services in the area includes the Leegomery Surgery, fifteen minutes walk away, and there is a dentist in Hadley High Street, a mile away.









Hawthorne

3 Bed

Plots

20, 21*, 24*, 25, 59, 60*

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. The en-suite master bedroom adds a dash of luxury.

Key Features

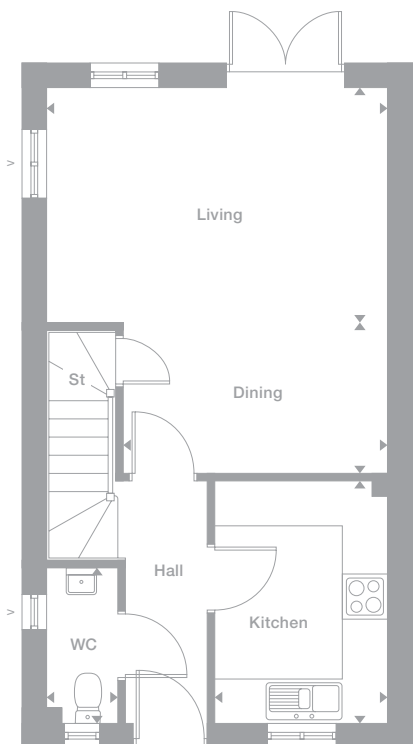
French Doors
Living/Dining
Master Bed En-Suite
Downstairs WC
Generous Storage

Total Floor Space

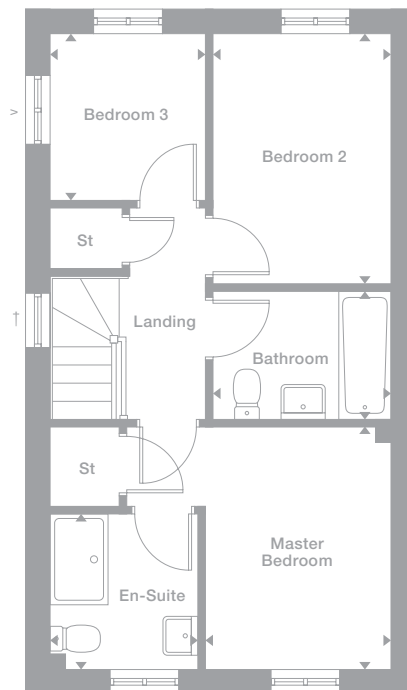
819 sq ft



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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↑ Window to plots 24 and 59 only

> Dual aspect windows to plots 20, 21, 25 and 60 only

* Plots are a mirror image of plans shown above



3 Bed

Darwin

Plots
34, 44

Key Features

French Doors
Dual Aspect Lounge
Master Bed En-Suite
Downstairs WC
Gallery Landing

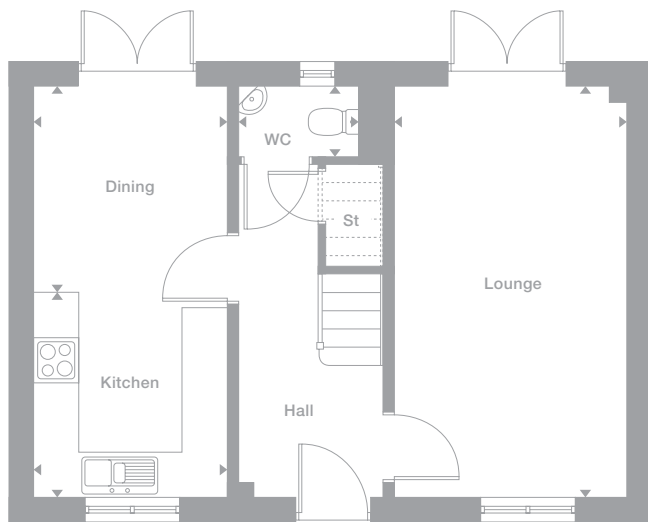
Total Floor Space

921 sq ft

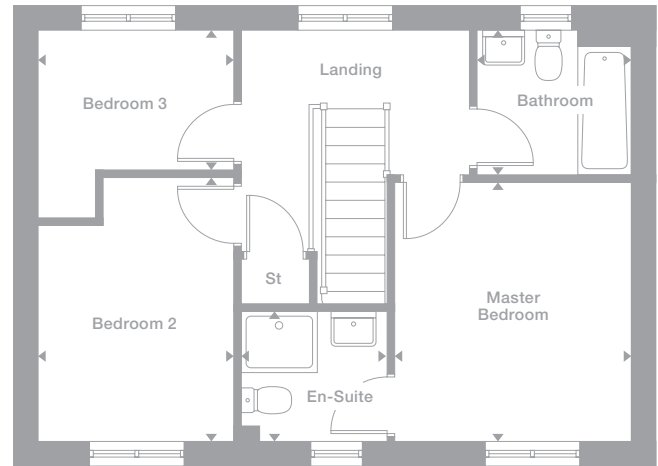
Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" 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 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 2.863m
8'6" x 9'5"

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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Pushkin

3 Bed

Plots

19, 29, 30*, 31, 32*,
35, 36*, 51*, 61, 62*,
63, 64*, 67, 68*

Overview

The spacious lounge of the Pushkin opens on to a bright, convivial dining area and stylishly practical kitchen, a natural setting for unhurried dining and conversation, while the en-suite master bedroom blends convenience with a dash of luxury.

Key Features

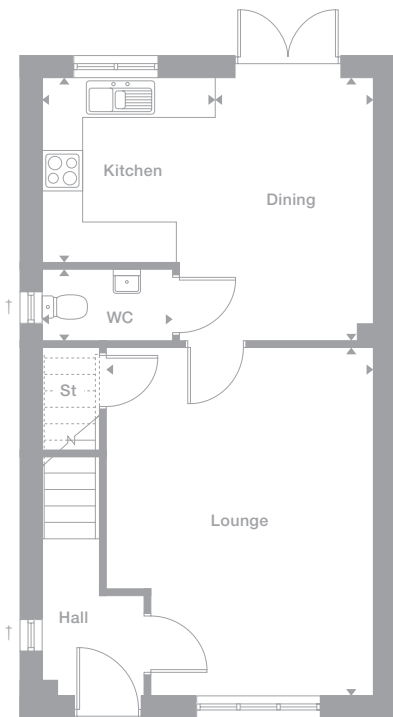
French Doors
Kitchen/Dining
Master Bed En-Suite
Downstairs WC
Family Bathroom

Total Floor Space

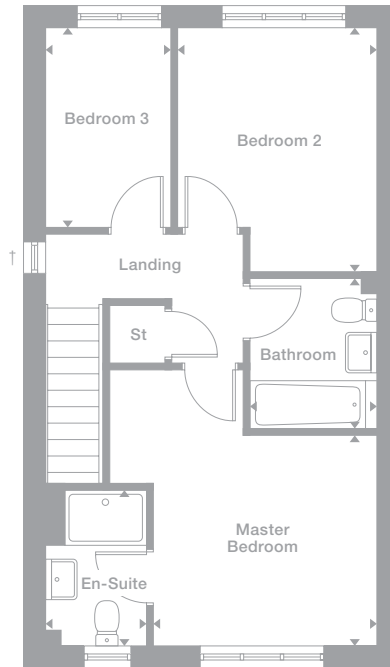
954 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.920m max x 5.129m
12'10" x 16'10"

Kitchen
2.550m x 2.732m
8'4" x 9'0"

Dining
2.318m x 3.882m
7'7" x 12'9"

WC
1.925m x 1.057m
6'4" x 3'6"

First Floor

Master Bedroom
3.284m x 3.104m
10'9" x 10'2"

En-Suite
1.490m max x 2.297m max
4'11" x 7'6"

Bedroom 2
2.925m x 3.600m max
9'7" x 11'10"

Bedroom 3
1.850m x 2.950m
6'1" x 9'8"

Bathroom
1.864m x 2.214m
6'1" x 7'3"

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† End terrace only

* Plots are a mirror image of plans shown above



3 Bed

Hardwicke

Plots

5, 6*, 7*, 48, 49*, 50*, 52, 53*, 54*, 55, 56*, 57*

Key Features

French Doors
Kitchen/Dining/Family
Master Bed En-Suite
Juliet Balcony
Downstairs WC

Total Floor Space

1,000 sq ft

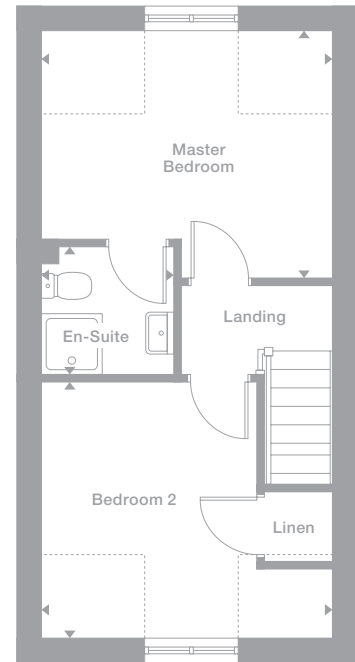
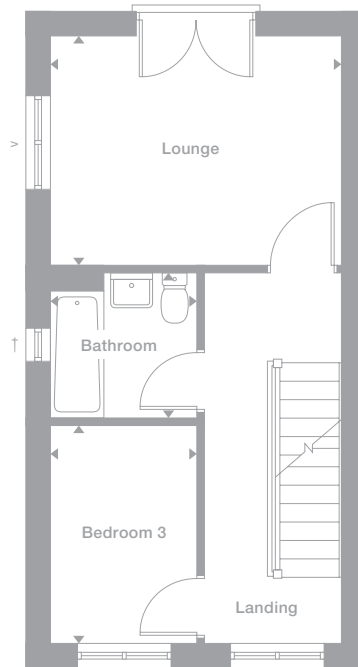
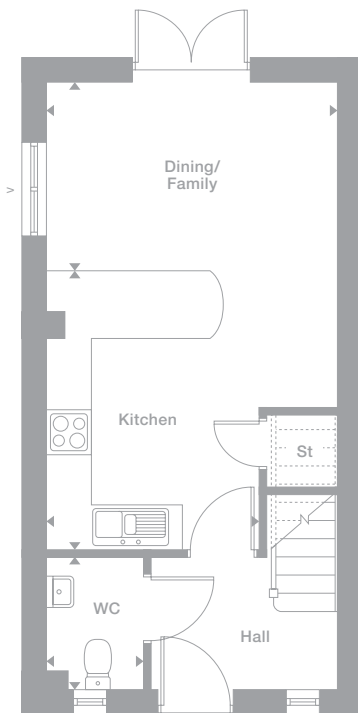
Overview

With french doors opening out from a kitchen and dining area that will quickly become the hub of family life and a delightful ornamental balcony overlooking the garden, the Hardwicke benefits from a really special sense of natural light and open air.

Ground Floor

First Floor

Second Floor



Room Dimensions

Ground Floor

Dining/Family
3.847m x 2.500m
12'7" x 8'2"

Kitchen
2.824m x 3.690m
9'3" x 12'1"

WC
1.292m x 1.767m
4'3" x 5'10"

First Floor

Lounge
3.847m x 3.056m
12'7" x 10'0"

Bedroom 3
1.947m x 2.891m
6'5" x 9'6"

Bathroom
1.947m x 1.917m max
6'5" x 6'3"

Second Floor

Master Bedroom
3.847m max x 3.292m
to 1.565 H.L.
12'7" x 10'10"

En-Suite
1.760m x 1.703m
5'9" x 5'7"

Bedroom 2
3.847m max x 3.391m
to 1.565 H.L.
12'7" x 11'2"

> Window to plot 55 only

* Plots are a mirror image of plans shown above

† End terrace only

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Buchan

4 Bed

Plots

42, 47

Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

Key Features

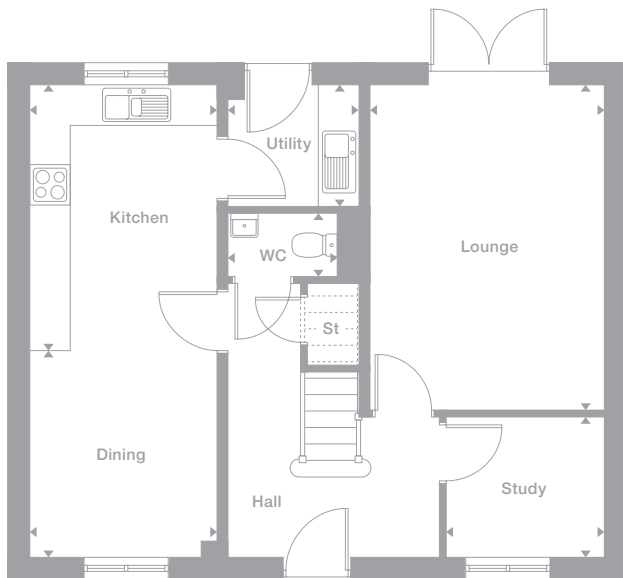
French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

Total Floor Space

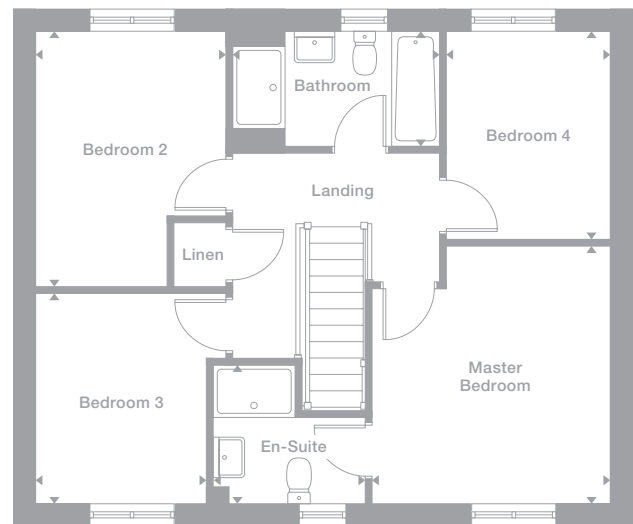
1,264 sq ft



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 3.041m	1.937m x 1.799m
9'1" x 10'0"	6'4" x 5'11"
Kitchen	Study
2.763m x 3.909m	2.323m x 2.060m
9'1" x 12'10"	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

Buchan DA

Plots
65*

Key Features

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

Total Floor Space

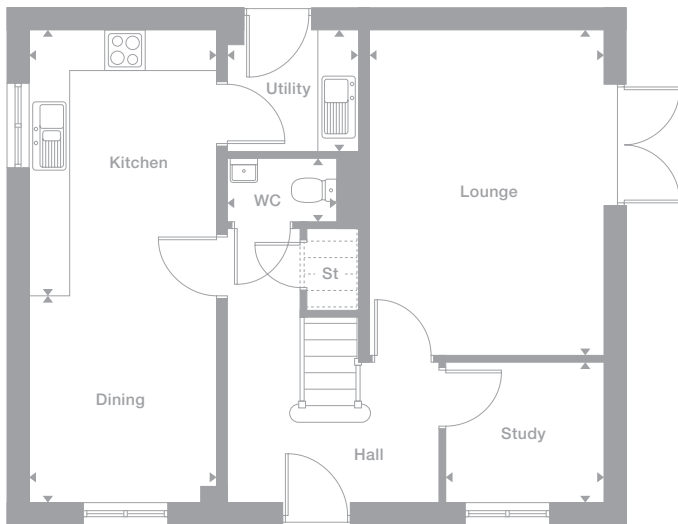
1,264 sq ft

Overview

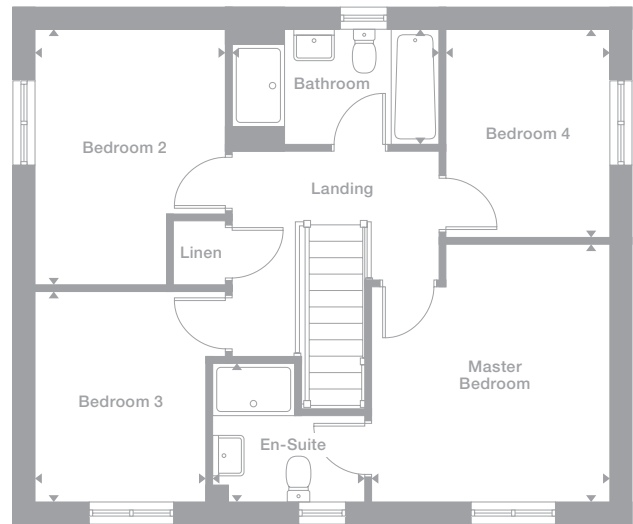
An elegant staircase and gallery landing sets the spacious, airy tone found throughout this distinguished home. The striking dual-aspect kitchen complements a study and four large bedrooms that ensure peaceful privacy is always an option.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.450m x 4.797m 11'4" x 15'9"	WC 1.620m x 0.945m 5'4" x 3'1"
Dining 2.763m x 3.041m 9'1" x 10'0"	Utility 1.937m x 1.799m 6'4" x 5'11"
Kitchen 2.763m x 3.909m 9'1" x 12'10"	Study 2.323m x 2.060m 7'7" x 6'9"

First Floor

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

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Mitford

4 Bed

Plots

2, 3, 22*, 27*, 41*, 58, 66

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.

Key Features

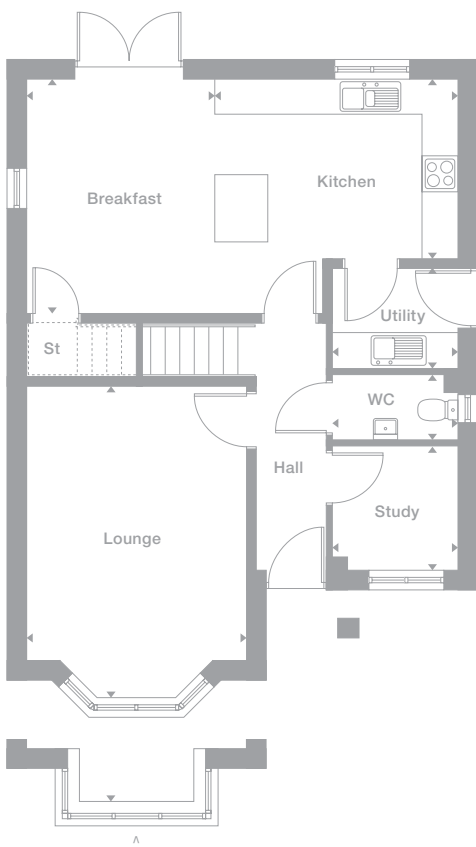
French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

Total Floor Space

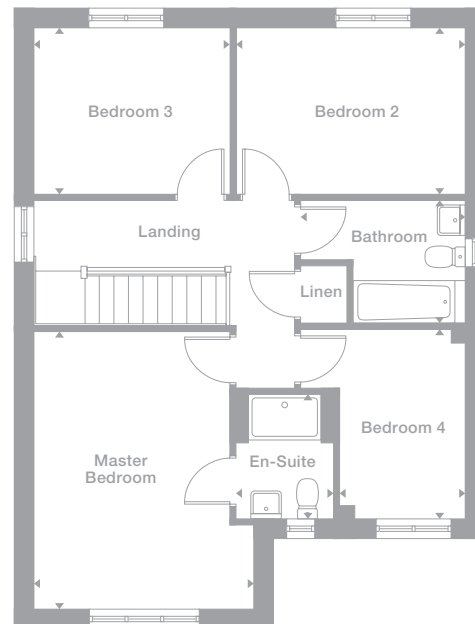
Square Bay
1,388 sq ft
Splayed Bay
1,381 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge (Square Bay) 3.651m x 5.446m max 12'0" x 17'10"	WC 2.087m x 1.082m 6'10" x 3'7"
Lounge (Splayed Bay) 3.651m x 5.139m max 12'0" x 16'10"	Utility 2.087m x 1.660m 6'10" x 5'5"
Kitchen 4.032m x 2.993m 13'3" x 9'10"	Study 2.087m x 2.060m 6'10" x 6'9"
Breakfast 3.114m x 3.885m 10'3" x 12'9"	

First Floor

Master Bedroom 3.651m max x 4.603m max 12'0" x 15'1"	Bedroom 4 2.087m x 3.147m 6'10" x 10'4"
En-Suite 1.618m max x 2.073m max 5'4" x 6'10"	Bathroom 2.729m max x 2.040m max 8'11" x 6'8"
Bedroom 2 3.793m x 2.758m 12'5" x 9'1"	
Bedroom 3 3.260m x 2.758m 10'8" x 9'1"	

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* Plots are a mirror image of plans shown above

> Square bay window to plots 2, 3, 58 and 66. Splayed bay window to plots 22, 27 and 41



4 Bed

Evesham

Plots

1*, 23, 38*, 39, 40*, 43*

Key Features

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

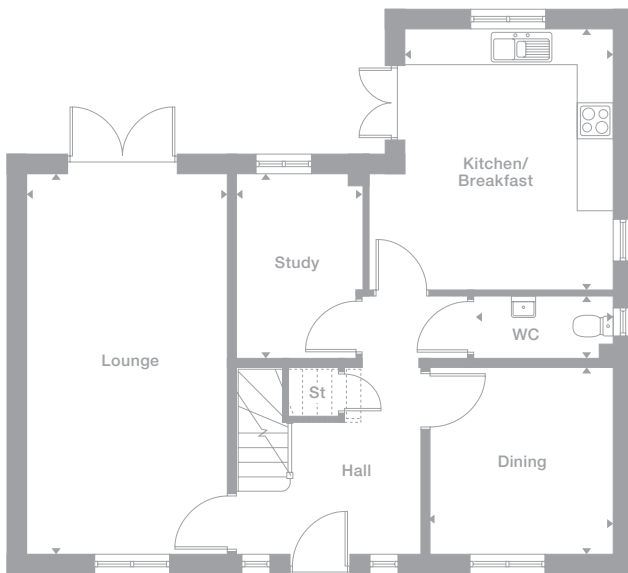
Total Floor Space

1,493 sq ft

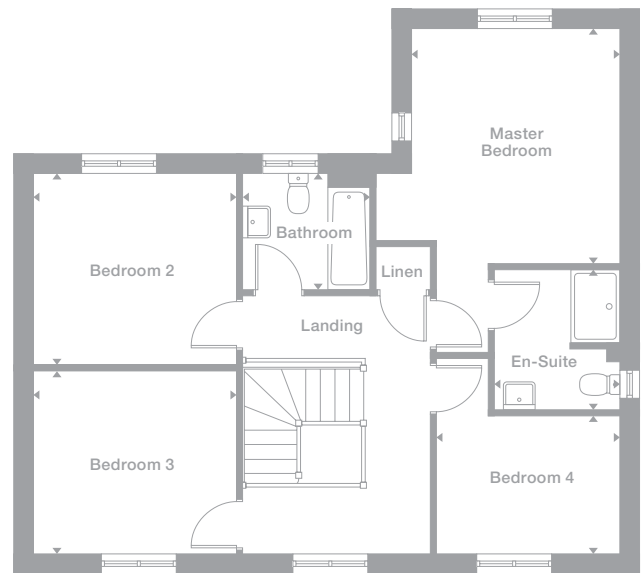
Overview

A quite exceptional home by any standards, the Evesham rewards exploration with a succession of delights, from the breathtaking hall and gallery landing to the twin french doors that access two sides of a sheltered area of garden.

Ground Floor



First Floor



Room Dimensions

Ground Floor

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

First Floor

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

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Repton

4 Bed

Plots

4*, 18, 26, 28*, 33,
37, 45*, 46*

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 bright, spacious home of real distinction.

Key Features

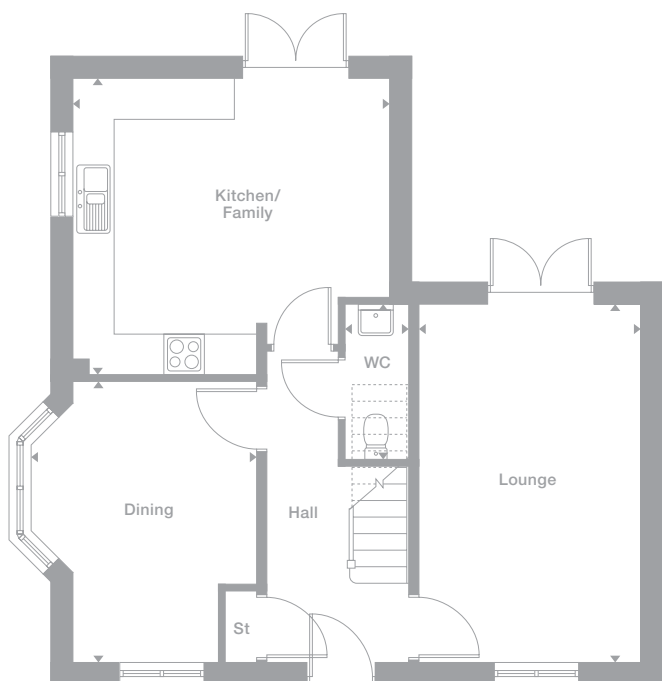
French Doors
Feature Bay Window
Dual-Aspect Lounge
Separate Dining Room
Master Bed En-Suite
Downstairs WC
Garage

Total Floor Space

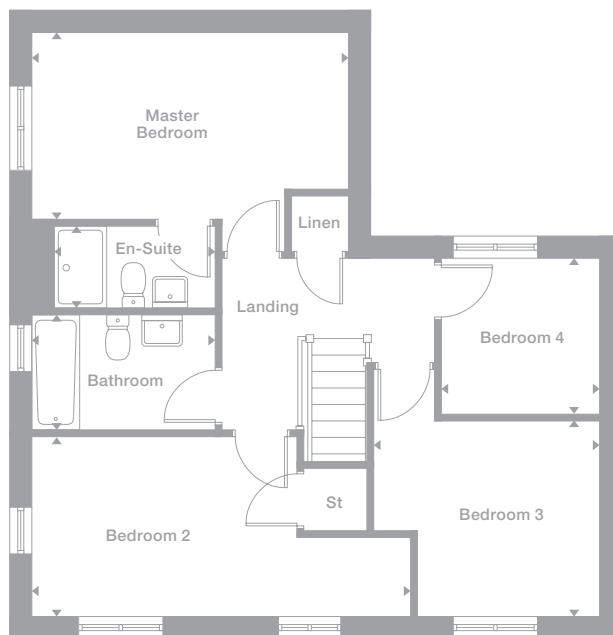
1,290 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Kitchen/Family
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"

First Floor

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

En-Suite
2.471m 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"

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Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Square edged 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 hob	✓
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
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 LED track light to ceiling	✓
LED downlighters to ceiling	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom WC	✓
Lever operate chrome monobloc mixer taps	✓
Chrome look electric shower (dependant upon plumbing design)	✓
Bar style chrome shower mixer valve (dependant upon plumbing design)	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
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

Electrical

Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓
Power and lighting to garage (where within Plot curtilage)	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓

Exterior

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	✓
Outside cold water tap	○

Decorative

Ovolo moulded skirting boards and architraves	✓
2-panel moulded smooth pattern 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 to master bedroom	○

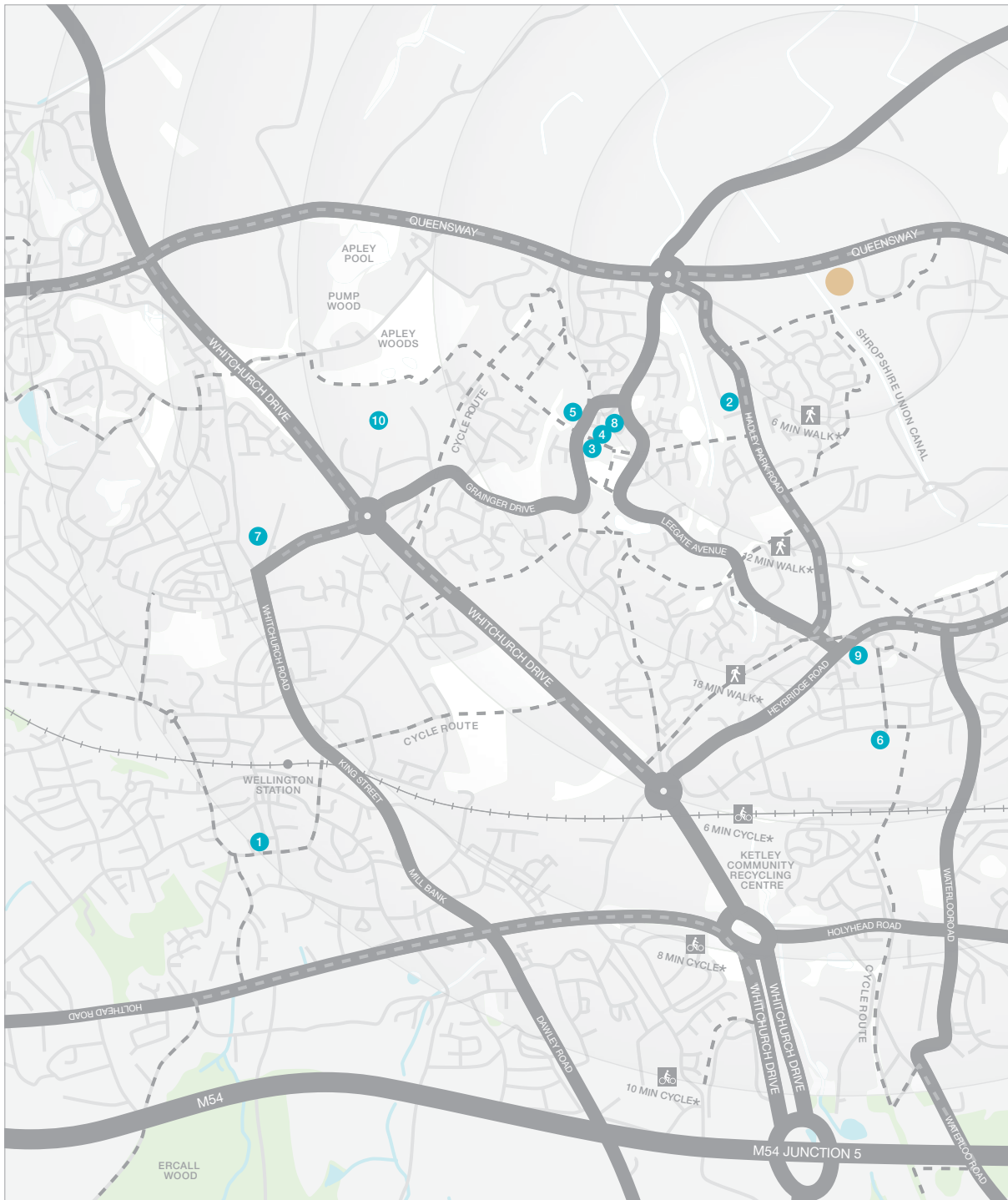
Landscaping

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 Telford

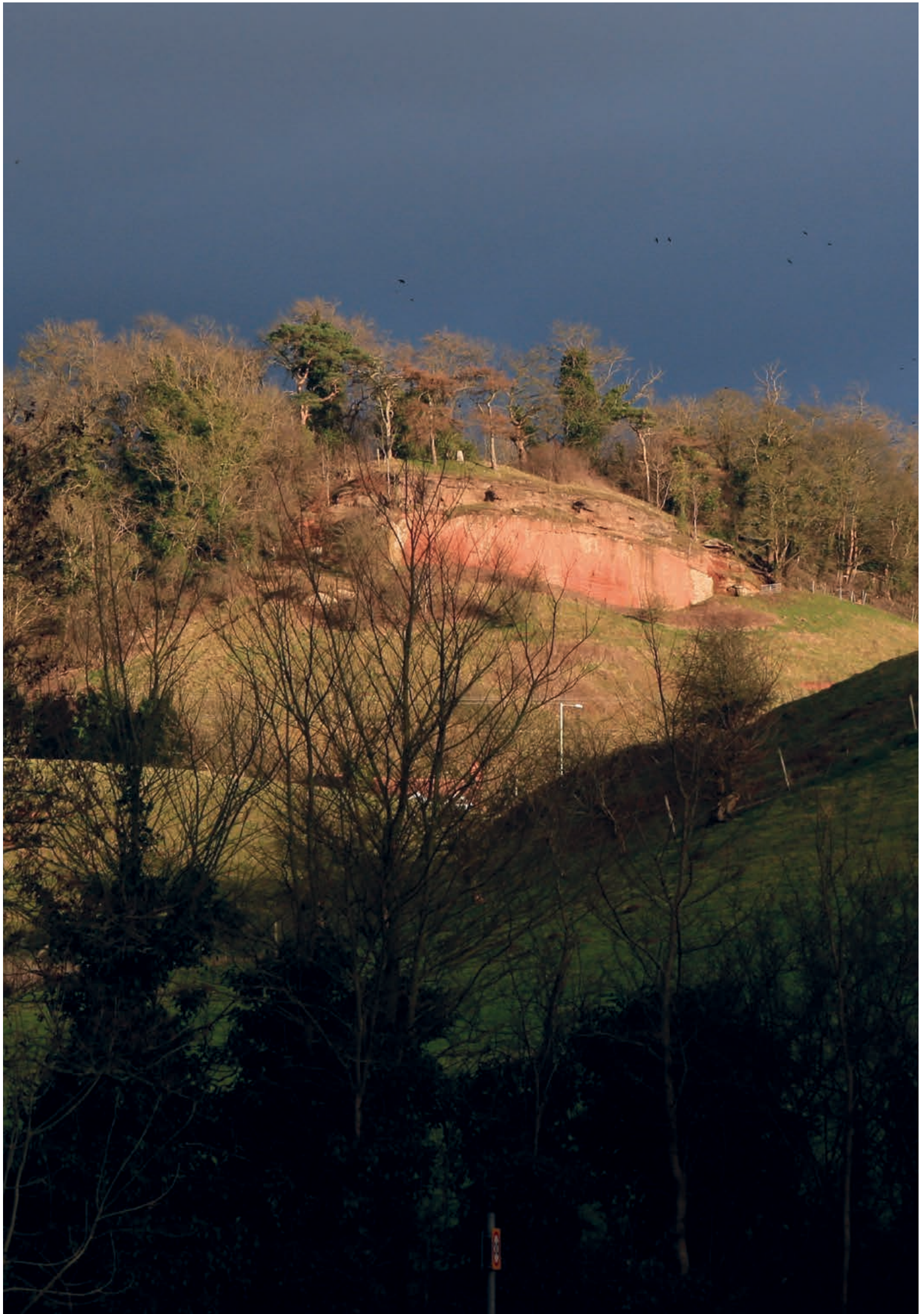
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Sutherlands.



- 1 Wellington Civic and Leisure Centre, Larkin Way, off Tan Bank
01952 382 720
 - 2 Hadley Park Stores
147 Hadley Park Road
01952 222 809
 - 3 Leegomery Chemist
Leegomery Centre
01952 222 164
 - 4 Leegomery Post Office
Leegomery Centre
01952 250 255
 - 5 Apley Wood Primary School,
Pool Farm Avenue
01952 386 180
 - 6 Hadley Learning Community,
Crescent Road
01952 387 000
 - 7 Blessed Robert Johnson RC College,
Whitchurch Road
01952 386 100
 - 8 Leegomery Surgery
27 Lawton Farm Way
01952 255 855
 - 9 Hadley Dental Surgery
20 Gladstone House
01952 256 755
 - 10 The Princess Royal Hospital
Apley Castle
Grainger Drive
01952 641 222
- St Luke's RC Primary
Church Road
01952 388 222

* 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
 2.5km = 7 to 10 mins cycle

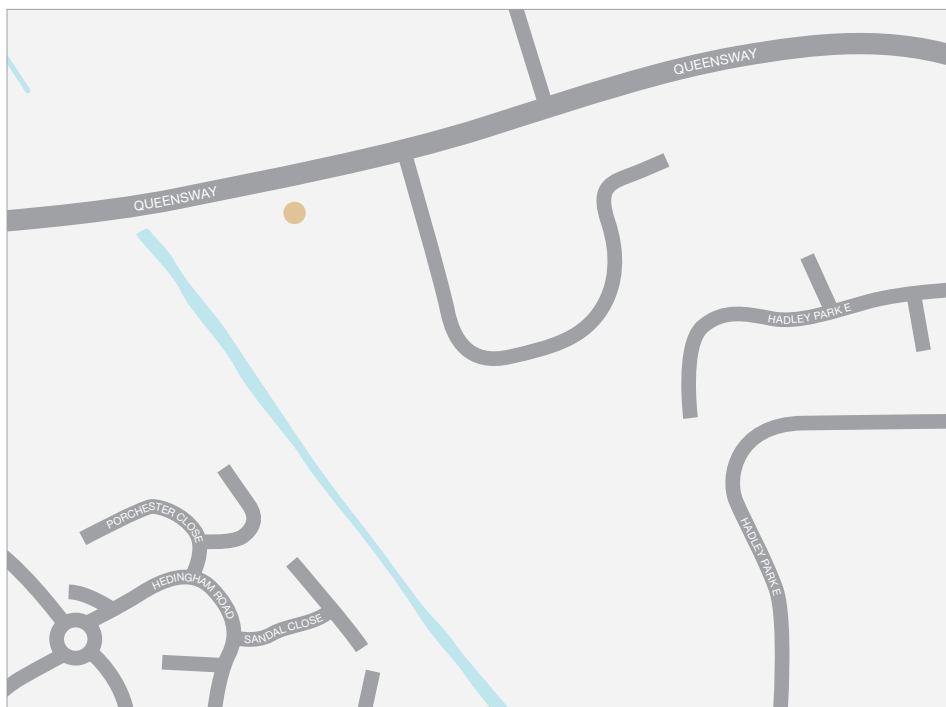
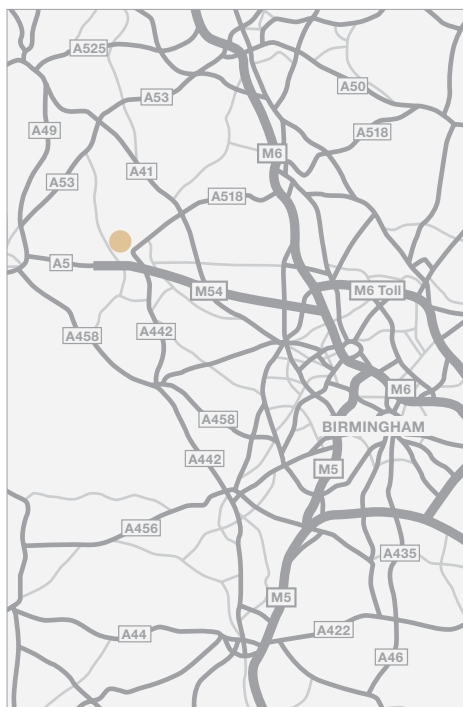


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0808 278 1507



From the M54

Leave the M54 motorway at junction 5, signposted for Telford Centre. At the first roundabout follow signs for Telford Central railway station then at the next, the Hollinswood Interchange, take the first exit to join the A442 Queensway heading north. Stay on Queensway for almost four miles, following signs for Whitchurch. At the traffic lights immediately after Queensway business park turn left, and the entrance to Sutherlands is on the right.

Sat Nav: TFI 7UL

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[®]

a better place^{*}

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.

www.mymillerstreet.co.uk

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®

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