



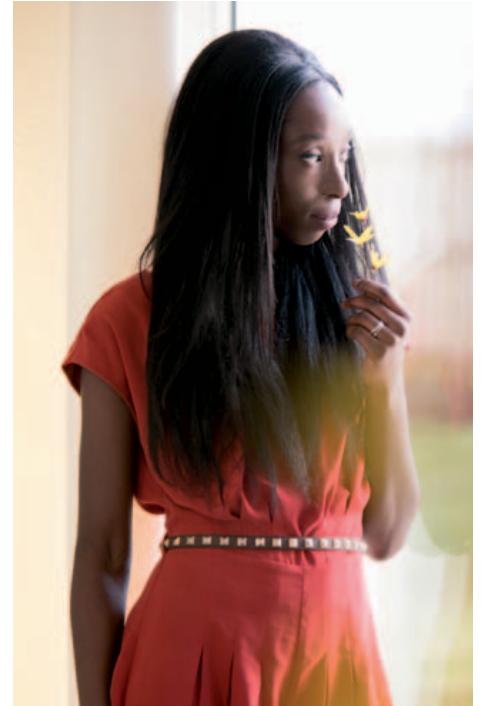
**Sutton Goldings  
Kidderminster**

**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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## Welcome to Sutton Goldings

With extensive local parks and woodland areas nearby, the tree-lined streets around Sutton Goldings have a peaceful, natural ambience. Yet the excellent local amenities, and the fact that Kidderminster's lively town centre is just a quarter-hour walk away, make this a wonderfully convenient location. A small and exclusive development of just 14 three, four and five bedroom homes of the highest quality and specification, Sutton Goldings brings stylish contemporary living into a much sought-after neighbourhood.



### 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 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

## Living in Kidderminster

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 Sutton Goldings.















### Transport

Local buses into the town centre run along Parry Road, close to Sutton Goldings, six days a week. There are regular train services from Kidderminster Station to Birmingham, Worcester and London with journey times of around 45 minutes to Birmingham and two and a half hours to London. For rail enthusiasts, there is also a steam-drawn heritage rail line from the separate Kidderminster Town station to Bridgenorth.

### Arts & Entertainment

The Rose Theatre, owned and run by local group The Nonentities, presents a mixture of local dramatic and musical productions with visiting shows which include comedy and music. There is also a multiscreen cinema in the town centre. The area's attractions also include the West Midlands Safari Park, just a mile to the west of Sutton Goldings where the exotic wildlife is complemented in summer by rides and amusements, and the Severn Valley heritage railway has fascinating period dining car, pub and restaurant facilities.

### Shopping

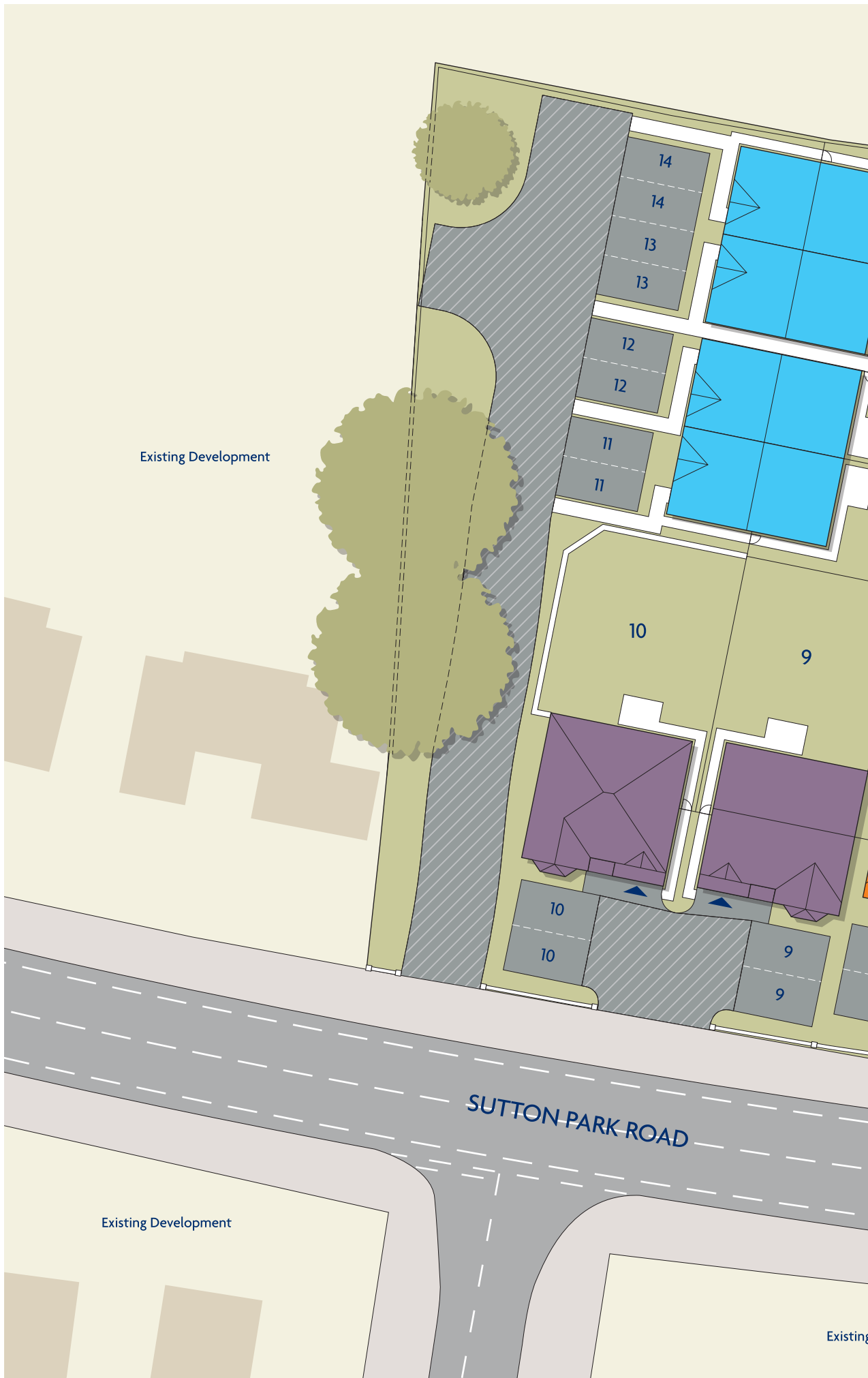
The convenience store just a few yards away in Lister Drive is perfect for everyday needs like milk and newspapers, and there is a Co-op pharmacy nearby on Stourport Road and a good choice of local shops, services and fast food takeaways within a few minutes walk. The fifteen-minute walk into the town centre, with its covered courts in the Rowland Hill Centre and the Josiah Mason Mall, opens up a wide choice of high street names alongside local traders, speciality shops and restaurants.

### Education & Health

There are three primary schools within a ten-minute walk of Sutton Goldings, the nearest being Foley Park and Sutton Park, and the local secondary is Baxter College, a specialist Business and Enterprise College. The Hume Street Medical Centre incorporates two large medical practices, and there is a dental surgery nearby in Sutton Park Road.

# Plot information

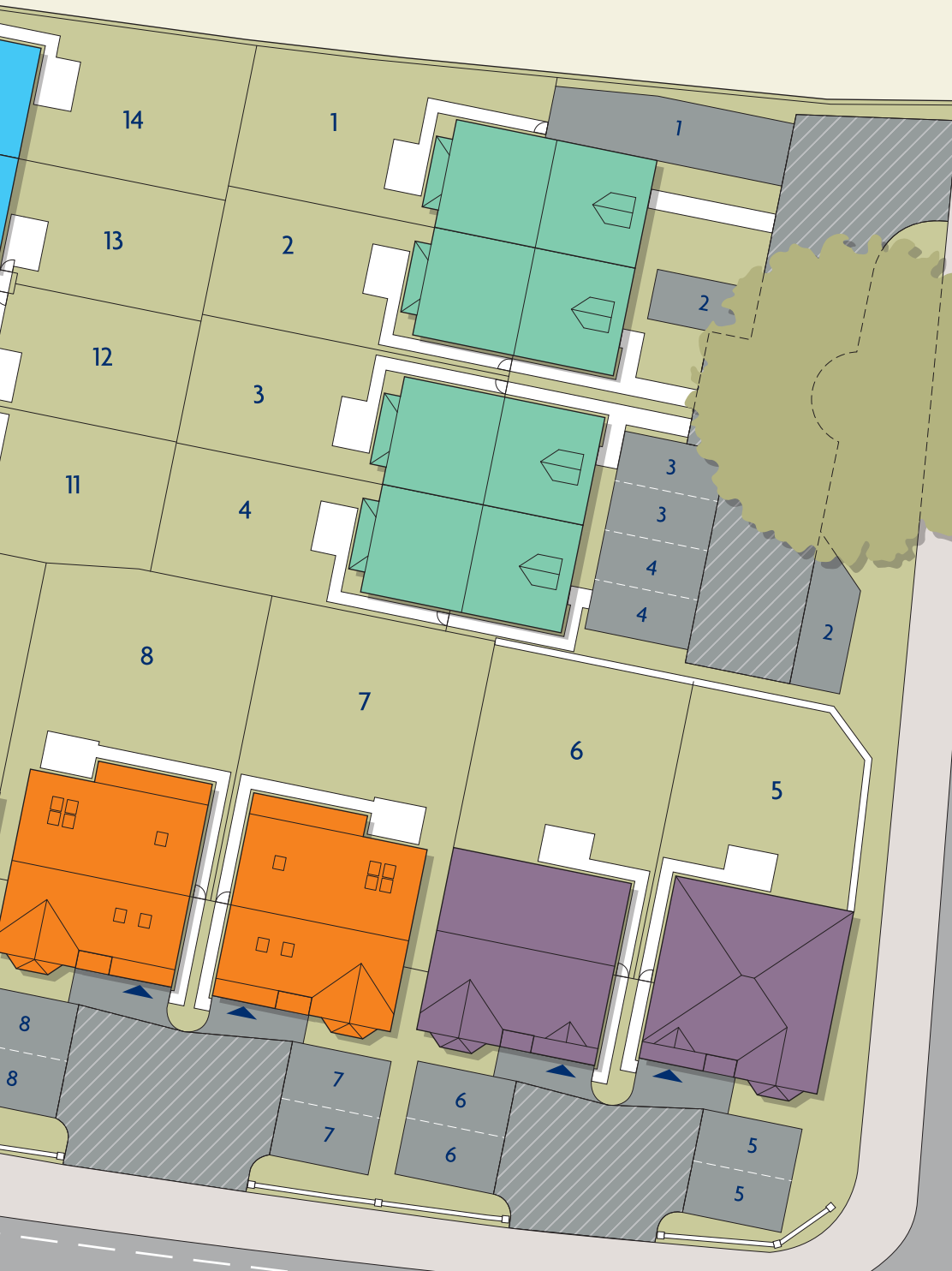
- Pushkin
- Auden
- Glenmuir
- Bronte



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 Development



PARRY ROAD



g Development



# Pushkin

## 3 Bed

### Plots

11\*, 12, 13, 14\*

### Overview

Adding extra appeal to a stylish, practical kitchen, the french doors that bring a light, inviting ambience to the dining area of the Pushkin are perfect for enjoying drinks on the patio on warm evenings.

### Key Features

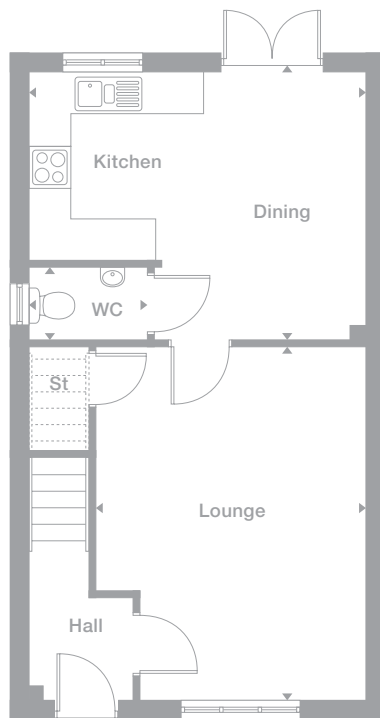
French Doors  
Kitchen/Dining Room  
Master Bed En-Suite  
Downstairs WC  
Porch Canopy

### Total Floor Space

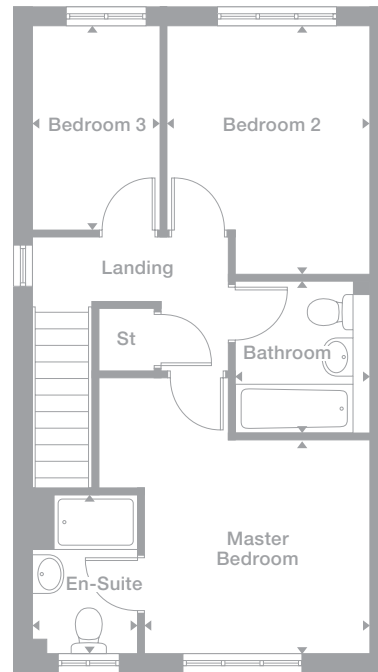
88m<sup>2</sup> (953 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
5.129m x 3.913m max  
16'10" x 12'10"

Kitchen/Dining  
4.868m max x 3.890m max  
16'0" x 12'9"

WC  
1.700m x 1.050m  
5'7" x 3'5"

#### First Floor

Master Bedroom  
3.263m x 3.104m  
10'8" x 10'2"

En-Suite  
2.290m x 1.505m  
7'6" x 4'11"

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

Bedroom 3  
2.950m x 1.843m  
9'8" x 6'1"

Bathroom  
2.200m x 1.925m  
7'3" x 6'4"

Photography 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 Notice' section at the back of this brochure for more information.

\* Plots are a mirror image of plans shown above



# Auden

# 4 Bed

## Plots

1\*, 2, 3\*, 4

## Overview

Features such as an impressive 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.

## Key Features

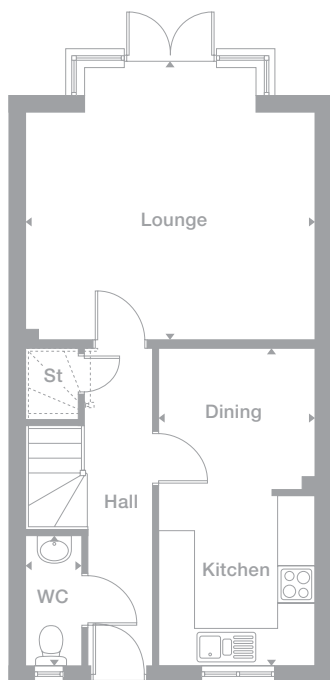
French Doors  
Feature Bay Window  
Dormer Window  
Kitchen/Dining Room  
Master Bed En-Suite  
Dressing Area  
Downstairs WC

## Total Floor Space

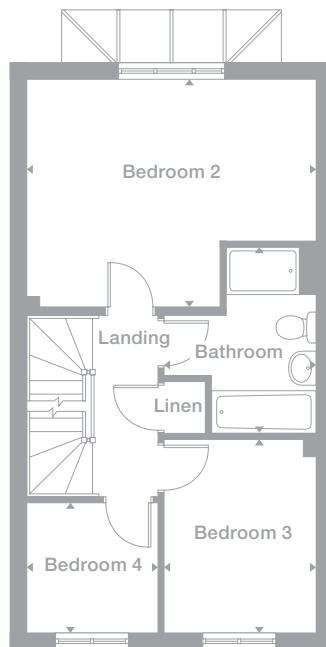
118m<sup>2</sup> (1,276 sq ft)



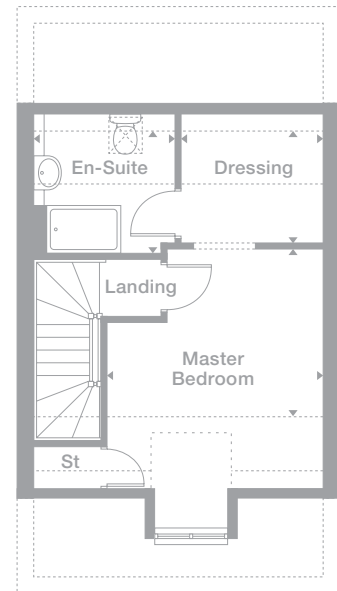
## Ground Floor



## First Floor



## Second Floor



## Room Dimensions

### Ground Floor

Lounge  
4.740m x 4.519m into bay  
15'7" x 14'10"

Kitchen/Dining  
5.210m x 2.580m  
17'1" x 8'6"

WC  
2.140m x 0.910m  
7'0" x 3'0"

### First Floor

Bedroom 2  
4.740m x 3.744m max  
15'7" x 12'3"

Bedroom 3  
3.178m x 2.500m  
10'5" x 8'2"

Bedroom 4  
2.141m x 2.140m  
7'0" x 7'0"

Bathroom  
3.095m max x 2.500m max  
10'2" x 8'2"

### Second Floor

Master Bedroom  
3.965m to 1.2 H.L.  
x 3.547m max  
13'0" x 11'8"

En-Suite  
2.339m to 1.194 H.L.  
x 2.327m max  
7'8" x 7'8"

Dressing  
2.313m x 2.129m  
to 1.194 H.L.  
7'7" x 7'0"

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\* Plots are a mirror image of plans shown above



# Glenmuir

## 4 Bed

### Plots

5, 6\*, 9, 10\*

### Overview

With a separate utility room to help with housekeeping management, the spacious kitchen and dining area of the Glenmuir provides a natural focus for family life, a lively complement to the formal bay-windowed living room.

### Key Features

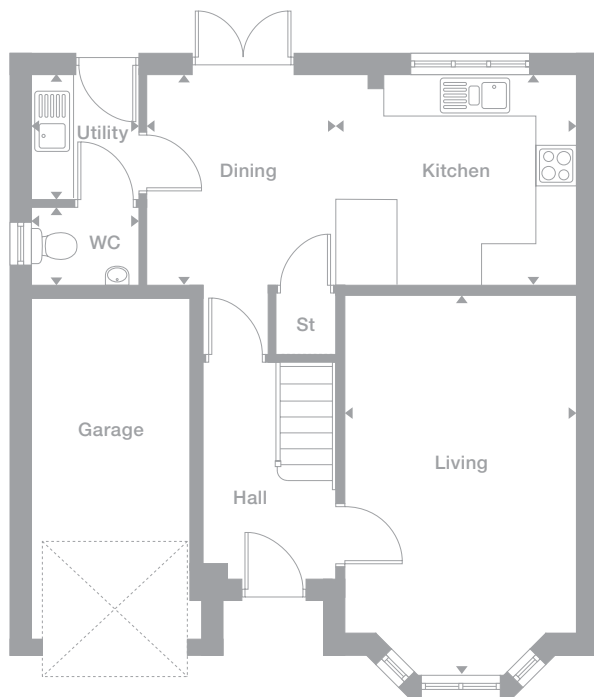
French Doors  
Feature Bay Window  
Kitchen/Dining Room  
Master Bed En-Suite  
Downstairs WC  
Utility  
Garage

### Total Floor Space

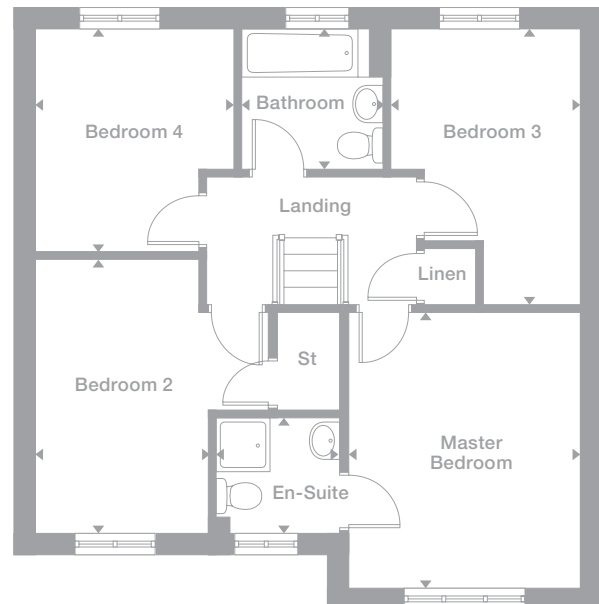
112m<sup>2</sup> (1,213 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Living</b> 5.535m into bay x 3.392m 18'2" x 11'2"	<b>WC</b> 1.543m x 1.172m 5'1" x 3'10"
<b>Dining</b> 3.077m x 2.814m 10'1" x 9'3"	<b>Utility</b> 1.810m x 1.543m 5'11" x 5'1"
<b>Kitchen</b> 3.542m x 3.077m 11'7" x 10'1"	

#### First Floor

<b>Master Bedroom</b> 4.030m x 3.392m 13'3" x 11'2"	<b>Bedroom 4</b> 3.252m x 2.915m max 10'8" x 9'7"
<b>En-Suite</b> 1.830m x 1.685m 6'0" x 5'6"	<b>Bathroom</b> 2.094m x 2.075m 6'10" x 6'10"
<b>Bedroom 2</b> 4.025m x 2.527m 13'2" x 8'3"	
<b>Bedroom 3</b> 4.062m max x 2.790m max 13'4" x 9'2"	

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\* Plots are a mirror image of plans shown above



# Bronte

# 5 Bed

## Plots

7, 8\*

## Overview

From the two en-suite bedrooms and the charming, adaptable study to the elegant double doors that create a dramatic space extending from bay window to french doors, the Bronte is a magnificent, impressive family home.

## Key Features

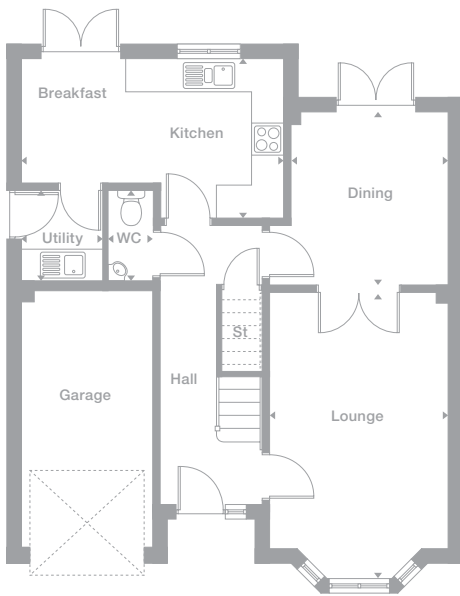
French Doors  
Feature Bay Window  
Separate Dining Room  
Kitchen/Breakfast  
Master Bed En-Suite  
Bed 2 En-Suite  
Downstairs WC  
Study/Nursery  
Utility  
Garage

## Total Floor Space

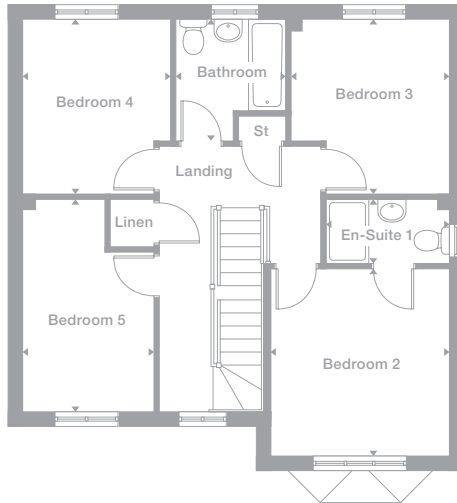
153m<sup>2</sup> (1,655 sq ft)



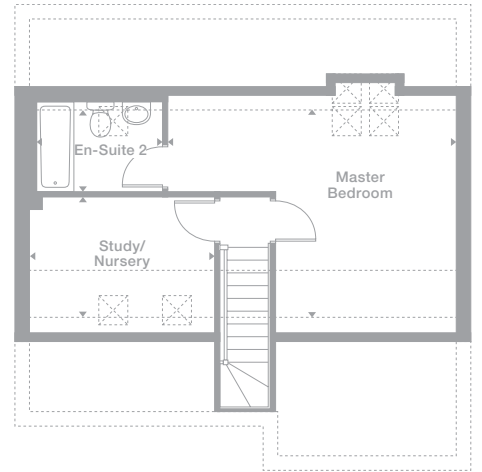
## Ground Floor



## First Floor



## Second Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 5.405m into bay x 3.336m 17'9" x 10'11"	<b>WC</b> 1.717m x 0.850m 5'8" x 2'9"
<b>Dining</b> 3.230m x 2.951m 10'7" x 9'8"	<b>Utility</b> 1.717m x 1.508m 5'8" x 4'11"
<b>Kitchen/Breakfast</b> 4.898m x 2.972m max 16'1" x 9'9"	

### First Floor

<b>Bedroom 2</b> 3.512m x 3.336m 11'6" x 10'11"	<b>Bedroom 5</b> 3.977m max x 2.448m 13'1" x 8'0"
<b>En-Suite 1</b> 2.301m x 1.210m 7'7" x 4'0"	<b>Bathroom</b> 2.270m max x 2.070m 7'5" x 6'9"
<b>Bedroom 3</b> 3.270m max x 2.961m 10'9" x 9'9"	
<b>Bedroom 4</b> 3.270m x 2.768m max 10'9" x 9'1"	

### Second Floor

<b>Master Bedroom</b> 5.424m max x 4.472m to 1.194 H.L. 17'10" x 14'9"
<b>En-Suite 2</b> 2.475m x 1.700m to 1.370 H.L. 8'1" x 5'7"
<b>Study/Nursery</b> 3.466m x 2.562m to 1.194 H.L. 11'4" x 8'5"

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### Leisure & Recreation

Wyre Forest Glades Leisure Centre, around 20 minutes walk from Sutton Goldings, offers gym, swimming and health suite facilities as well as a Major Events Arena. It is one of the several leisure centres in easy reach. There is a large woodland nature reserve at Whitehill Wood, a few minutes walk from Sutton Goldings, and nearby Brinton Park is a popular amenity with a play area and paddling pool. Kidderminster Golf Club is around two miles to the east.

### Useful contacts

Rose Theatre  
Chester Road North  
01562 743 745

Wyre Forest Glades  
Leisure Centre  
Bromsgrove Street  
01562 515151

Costcutter  
Lister Drive  
01562 66951

Co-op Pharmacy  
Stourport Road  
01562 753 046

Foley Park Community  
Primary School  
Northumberland  
Avenue  
01562 823 857

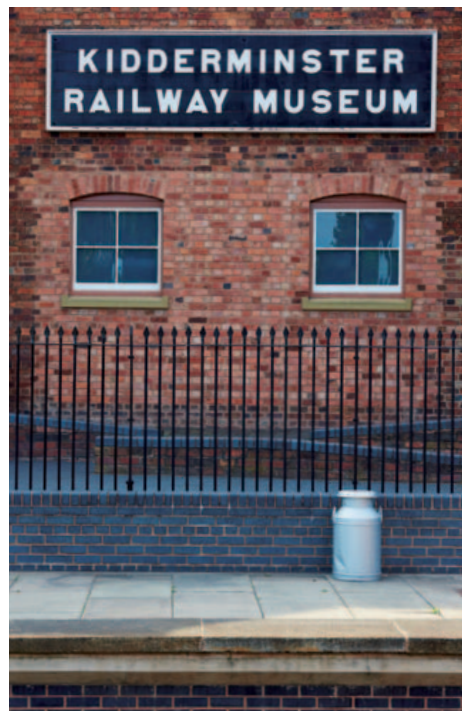
Sutton Park Community  
Primary School  
Greatfield Road  
01562 67742

Baxter College  
Habberley Road  
01562 827 719

Northumberland  
House Surgery  
Hume Street  
Medical Centre  
01562 745 715

Aylmer Lodge  
Hume Street  
Medical Centre  
01562 822 015

Sutton Park  
Dental Centre  
43 Sutton Park Road  
01562 744 840









# Specification

All Housetypes  
(where applicable)

## Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Bullnosed 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 or electric ceramic hob	✓
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
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 LED track light to ceiling	✓
Brushed stainless steel sockets and switches	○
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 to Pushkin house type only	✓
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	✓
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 dioxide detectors	✓
Power and lighting to garage (where within property 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	✓
Chrome towel radiator to bathroom/en-suite	○

**Exterior**

Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door (where appropriate)	✓
House numbers ready fitted	○
Outside cold water tap	○

**Decorative**

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
2-panel moulded smooth internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white/white emulsion	✓
Woodwork painted satin white	✓
Fitted wardrobe to master bedroom	○
Fitted wardrobe to bedroom 2	○

**Landscaping**

Turf to front garden	✓
1,800mm high, larch lap fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓
1,800mm high, larch lap/close board boundary fencing	○
Turf to rear garden	○

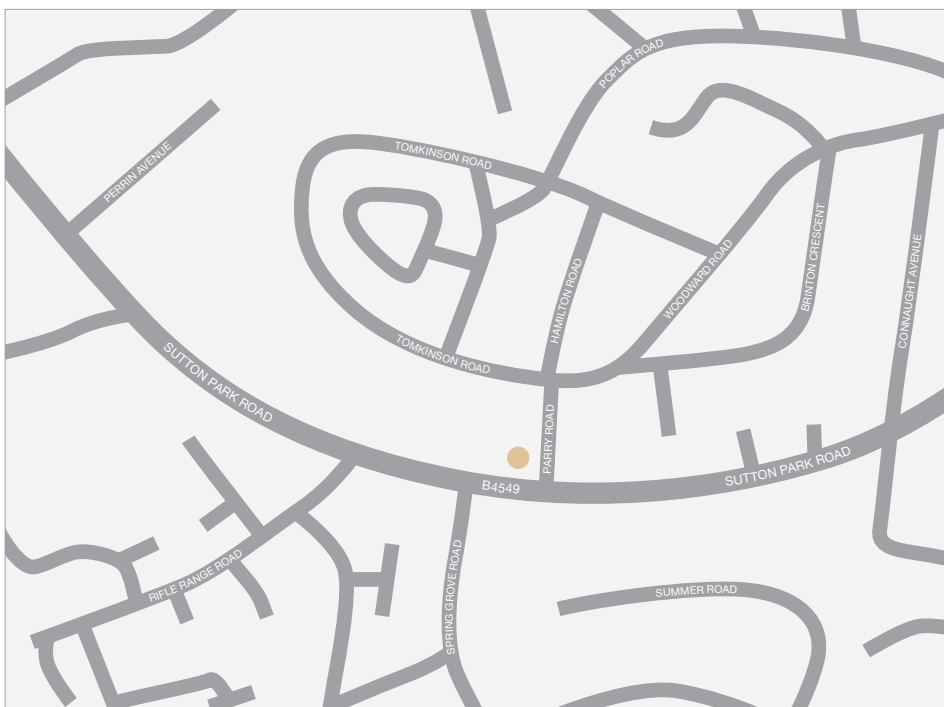
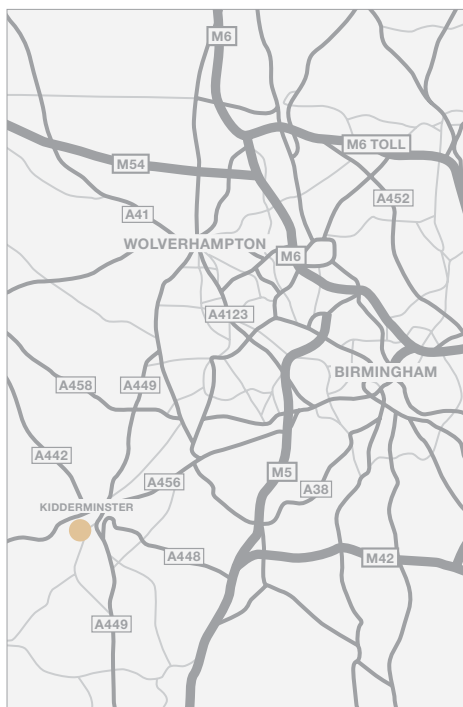
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0800 840 8696



### From Birmingham

Leave Birmingham by the A456 (Hagley Road) following signs for Kidderminster and stay on the A456, taking the second exit at the junction with the M5. Entering Kidderminster, pass over the crossroads intersection with the A449 with the Land Oak pub on the right, and follow signs for the town centre. At the next roundabout, take the first exit to join the A451 Ring Road. Stay on the Ring Road, taking the second exit at the next roundabout, and at the subsequent junction follow signs for Stourport Road. Once in Stourport Road, pass Brinton Park on the right and carry straight on at the traffic lights at the end of the park, then take the next right into Sutton Park Road. After quarter of a mile, Sutton Goldings is on the right.

Sat Nav: DY11 6LE

### 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>

#### **How Green?**

We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

[www.mymillerstreet.co.uk](http://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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