

Discounted to market plots



**Willow Grange
Stafford**

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.



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Plot Information

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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.

On the outskirts of Stafford, between open countryside and the green expanse of Stafford Common, this beautifully landscaped, tree-lined development of contemporary, energy efficient one, two and three bedroom discounted-to-market homes is just two miles from the shops and amenities of the historic, picturesque town centre. And with the M6 motorway four minutes drive away, it combines a peaceful residential retreat with easy access to the whole of north west England. Welcome to Willow Grange...

Discounted to 80% of their market value, these homes are available to buyers who, as assessed by an IFA, could not meet the full market price. To qualify, buyers must use the property as their main residence and meet one of five local criteria. In order of preference, these are: living in the Borough of Stafford for the two previous years; having immediate relatives living in the Borough for two years; working in the Borough for two years; living in the Borough for at least two of the past five years; or being Services personnel based within the Borough.

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Hopwas

Overview

The open-plan arrangement of this inviting apartment, with its expertly organised kitchen area lit by dual aspect windows that fill the space with natural light, is the perfect blend of contemporary style and maximum utility. The bedroom also includes dual aspect windows.

Ground Floor

Kitchen/Living
5.758m x 3.029m
18'11" x 9'11"

Master Bedroom
4.142m x 3.698m max
13'7" x 12'2"

Bathroom
2.167m x 1.887m
7'1" x 6'2"

Plots

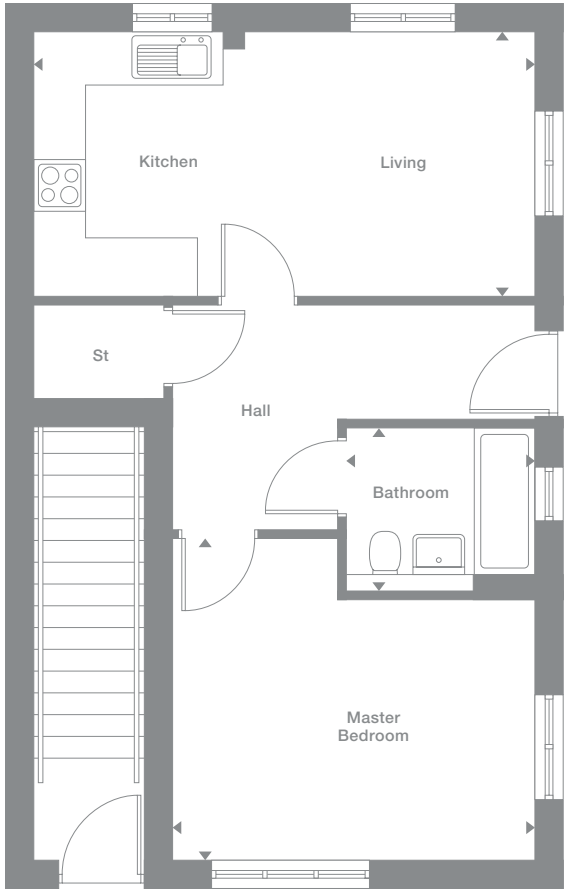
15*, 41

Floor Space

498 sq ft



Ground Floor



Photography represents typical Miller Homes' interiors and exteriors. 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

Overview
Both the living room and the bedroom incorporate dual aspect windows, transforming the interior of this comfortable apartment into a bright, convivial space. The crisp, subtly L-shaped open plan living area offers both visual appeal and great convenience, perfect for the modern lifestyle.

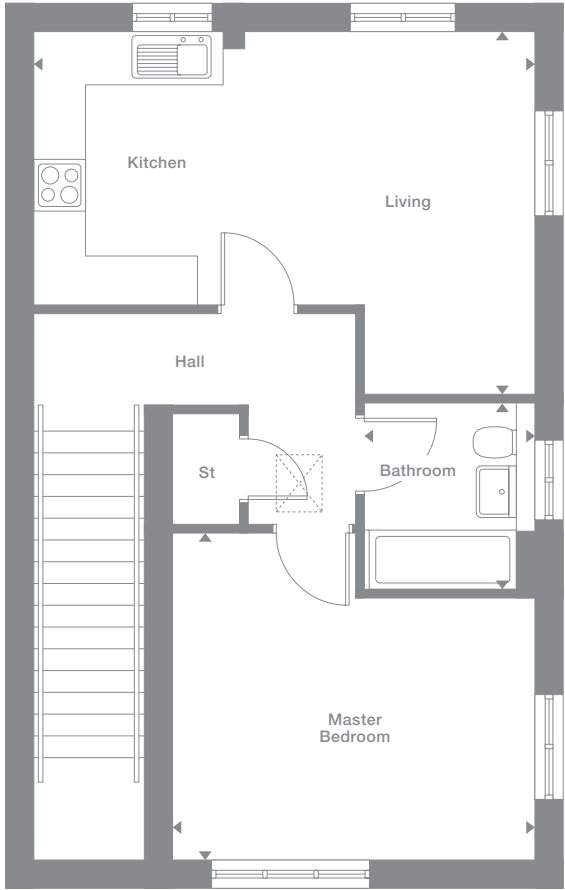
First Floor
Kitchen/Living
5.757m x 4.169m max
18'11" x 13'8"
Master Bedroom
4.142m x 3.752m max
13'7" x 12'4"
Bathroom
1.960m x 2.167m max
6'5" x 7'1"

Plots
14*, 42

Floor Space
571 sq ft



Ground Floor



Discover
the Miller
difference

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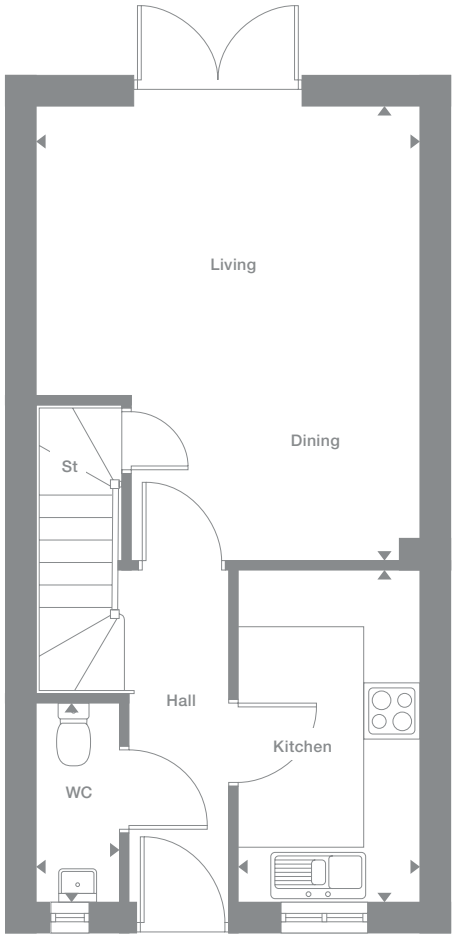
Overview
Incorporating french doors that create an attractive focal point, the living and dining room presents a bright, airy leisure space, while the self-contained kitchen keeps the cooking and household management separate from social activities. The second bedroom incorporates a useful store cupboard.

Ground Floor	First Floor
Living/Dining 4.065m max x 4.791m max 13'4" x 15'9"	Master Bedroom 4.065m max x 3.041m 13'4" x 10'0"
Kitchen 1.932m x 3.540m 6'4" x 11'7"	Bedroom 2 4.065m max x 3.030m max 13'4" x 9'11"
WC 0.897m x 2.137m 2'11" x 7'0"	Bathroom 1.700m x 2.167m 5'7" x 7'1"

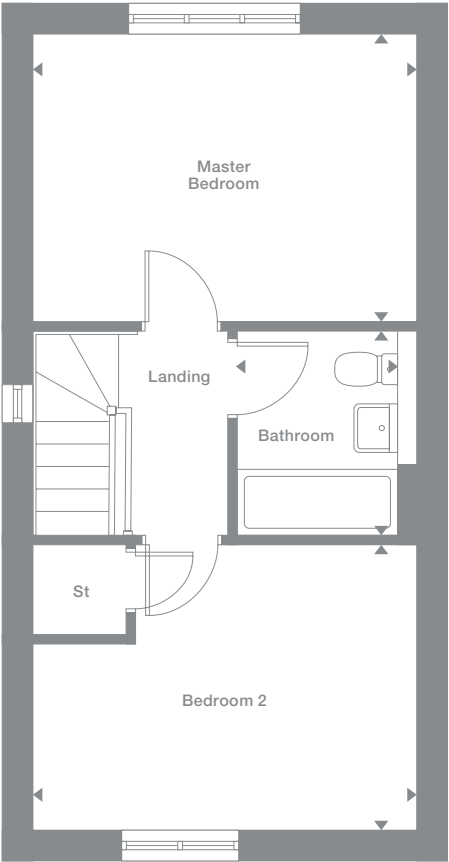
Plots 8*, 9, 12*, 13*, 23*, 25, 43, 44	Floor Space 737 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
† End terrace only

Amerton

Overview

The L-shaped living and dining room, with its feature french doors, offers a welcoming setting for relaxing with friends, while the practical upstairs accommodation includes storage space on the landing and in the master bedroom. The third bedroom could become a superb home office.

Ground Floor

Living/Dining 4.514m max x 5.122m max 14'10" x 16'10"	First Floor Master Bedroom 2.826m max x 3.212m max 9'3" x 10'6"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

Plots

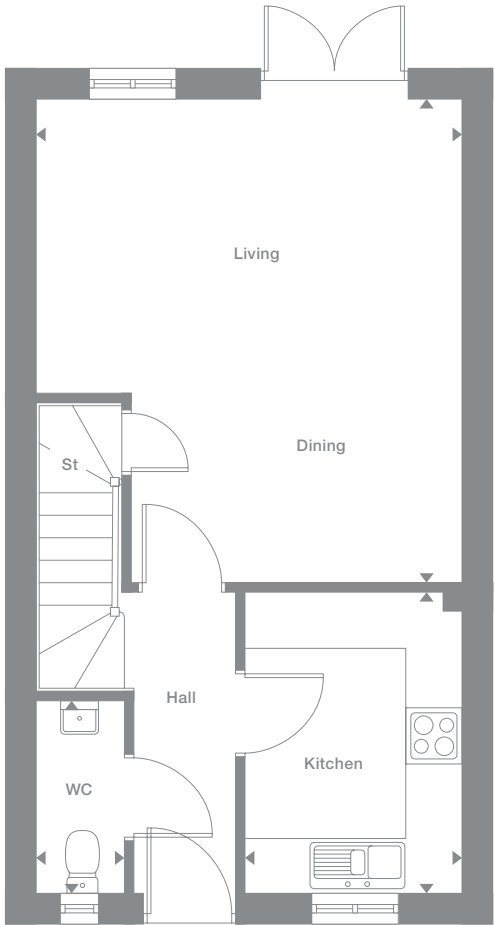
10*, 11,
22*, 24,
26, 45*,
46, 47

Floor Space

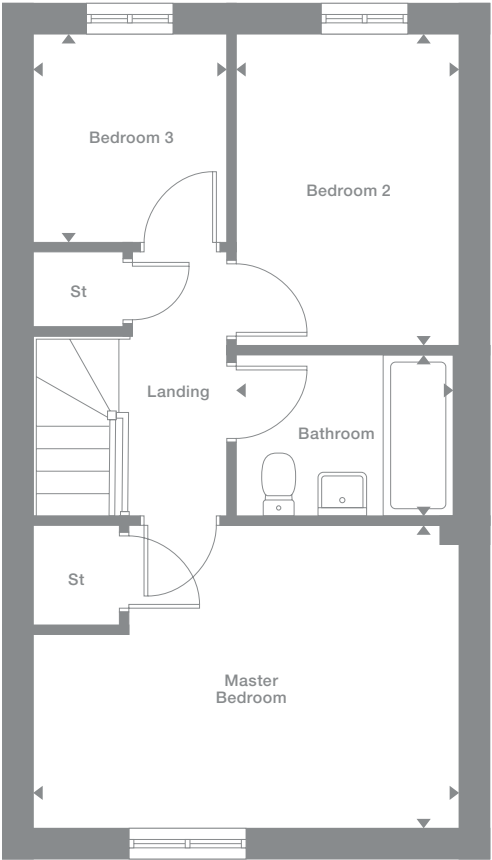
819 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Specification

✓ Standard
- Not Available

	Hopwas	Colton	Tutbury	Amerton
Kitchens				
Contemporary styled fitted kitchen with choice of frontals: Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splash back to hob	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓
Bathrooms				
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓
Half height ceramic tiling to bath walls. Splash back to basin	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓
Electrical				
Battery powered carbon monoxide detectors	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓
BT socket	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓

	Hopwas	Colton	Tutbury	Amerton
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 fascia's, soffits and gutters (where planning permits)	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓
Decorative				
Stop chamfer moulded spindles and newels to staircase	-	-	✓	✓
White painted softwood handrail	-	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓
Panelled 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	✓	✓	✓	✓
Landscaping				
Turf to front garden	✓	✓	✓	✓
1,800 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 Development Sales Manager 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

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0800 840 8631

From the M6
Leave the M6 at junction 14 to join the A34 following signs for Stafford (N). Half a mile after leaving the motorway, follow signs for Uttoxeter through two roundabouts set close together. Approximately half a mile further on, turn left into Marston Lane and after around 250 yards the entrance to the development is on the right.

From Stafford Town Centre
Leave the town centre by the A34, travelling northward along Foregate Street and Greyfriars. Stay on the A34 into Stone Road then, around a mile on, at the roundabout take the third exit, signposted for Uttoxeter. Around half a mile on, turn left into Marston Lane and after around 250 yards the entrance to the development is on the right.

Sat Nav: ST16 1TY



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.

a better place®



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller Homes?

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.

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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