



Earl's Grange Priorslee

the place to be[®]

miller homes

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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 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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Development
By Others



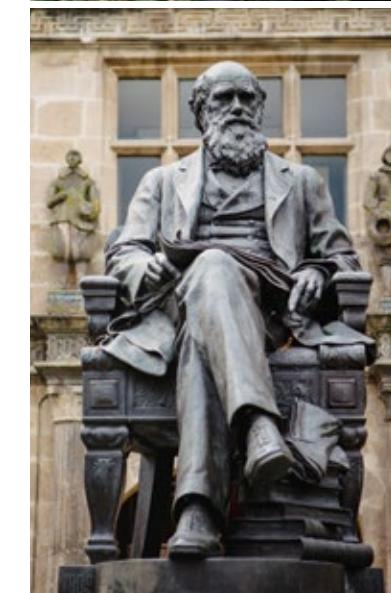
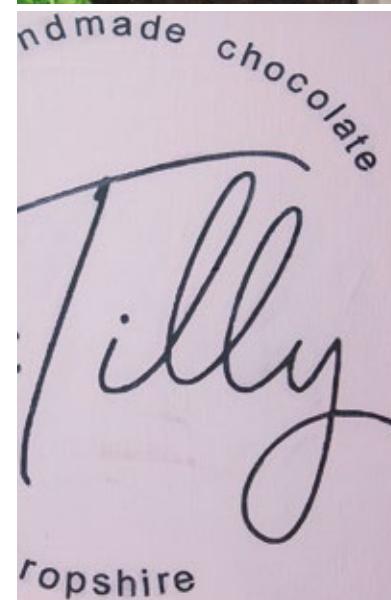


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Half a mile from the M54, less than 30 minutes' drive from Wolverhampton and 45 minutes from Birmingham, Earl's Grange is perfectly located for travel throughout the midlands. Direct train services from Telford Central run to Holyhead, Chester, Shrewsbury, Wolverhampton and Birmingham International. Wolverhampton is less than 20 minutes away by rail, and Birmingham New Street is a 40 minute trip. National Cycle Route 81, from Shrewsbury to Wolverhampton, runs through the development.

A farm shop a few yards away complements a Co-op food store and a pharmacy at Priorslee Farm Local Centre, 20 minutes' walk away. The National Cycle Route provides a pleasant walk to the local shops, pubs and restaurants of Haughton and Shifnal. With their traditional ambience, the villages offer a pleasant counterpoint to the modern shops and amenities of Telford.

Telford town centre presents a comprehensive choice of high street shops, supermarkets and restaurants. The Forge Retail Park includes a Nuffield Health gym and swimming pool, and the Telford Centre hosts a wealth of leisure and fitness facilities, including a fully-equipped Puregym, Odeon and Cineworld cinemas, an ice rink with a soft play area, a bowling alley and an inflatable park.



Welcome
home

Offering easy access to Shrewsbury, Wolverhampton and Birmingham, and within two miles of both the exciting modern amenities of Telford and the traditional village of Shifnal, this attractive neighbourhood of energy efficient two, three and four bedroom homes offers strategic convenience in a peaceful setting. Straddling National Cycle Route 81, with beautiful lakes and wildlife habitats nearby, it combines the best of urban and natural environments. Welcome to Earl's Grange...

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Overview

This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

Ground Floor

Lounge
3.11m x 4.08m
10'3" x 13'5"

Kitchen/Dining
4.06m x 3.04m
13'4" x 10'0"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

Principal Bedroom
2.63m x 3.59m
8'8" x 11'10"

En-Suite
1.21m x 2.13m
4'0" x 7'0"

Bedroom 2
4.06m x 3.02m
13'4" x 9'11"

Bathroom
1.70m x 2.09m
5'7" x 6'10"

Floor Space

737 sq ft

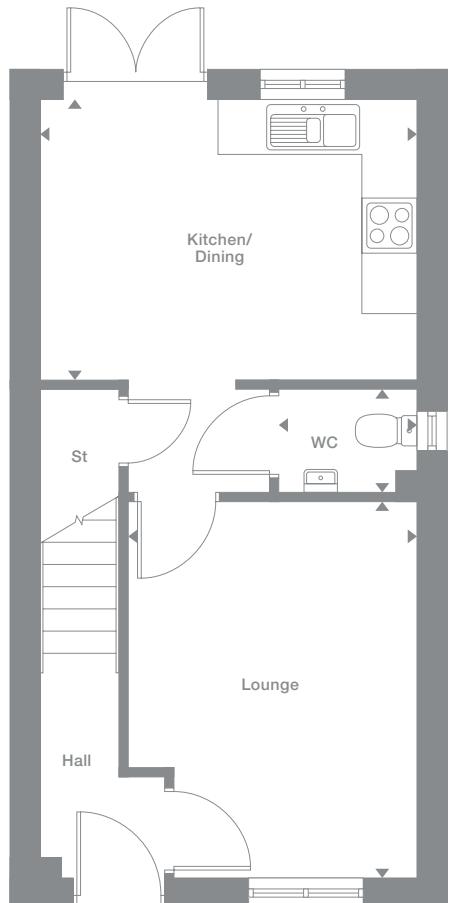
W Please note:
wardrobes
are optional

† Window only
applicable to
some plots.
Please see
Development
Sales Manager
for details

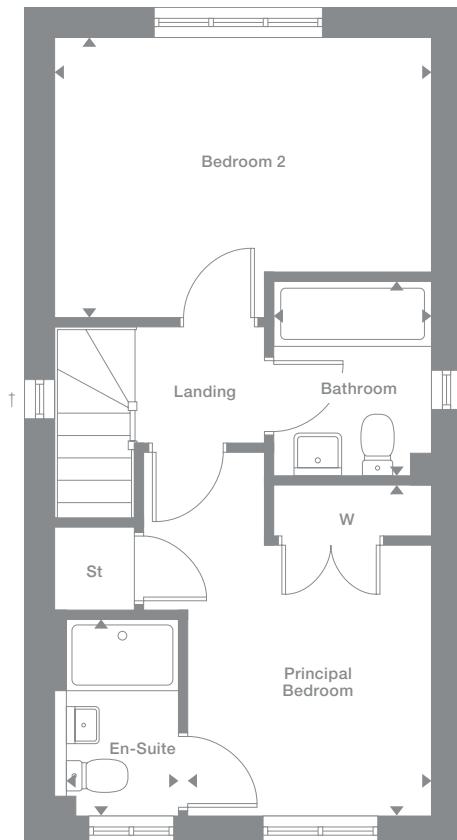
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plans. Please see
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Ground Floor



First Floor



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Overview

A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

Ground Floor

Lounge
3.08m x 4.04m
10'1" x 13'3"

Kitchen/Dining
4.03m x 3.00m
13'3" x 9'10"

WC
1.60m x 1.11m
5'3" x 3'8"

First Floor

Principal Bedroom
4.03m x 3.19m
13'3" x 10'6"

En-Suite
1.51m x 2.21m
5'0" x 7'3"

Bedroom 2
4.03m x 2.49m
13'3" x 8'2"

Bathroom
1.70m x 1.95m
5'7" x 6'5"

Floor Space

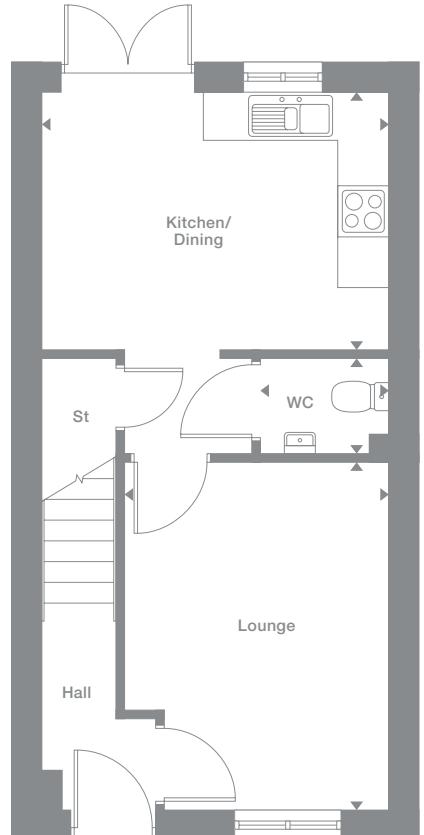
725 sq ft
W Please note:
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are optional

† Window only
applicable to
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for details

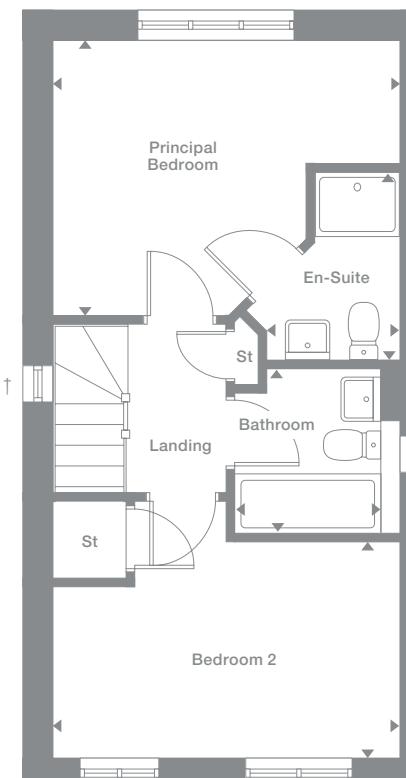
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Ground Floor



First Floor



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Overview

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

Ground Floor

Lounge
3.10m x 4.71m
10'2" x 15'6"

Kitchen
2.86m x 3.50m
9'5" x 11'6"

Dining
2.44m x 2.70m
8'0" x 8'10"

WC
0.95m x 2.28m
3'2" x 7'6"

First Floor

Principal Bedroom
3.64m x 3.38m
12'0" x 11'1"

En-Suite
1.34m x 2.26m
4'5" x 7'5"

Bedroom 2
3.21m x 2.83m
10'7" x 9'4"

Bedroom 3
1.99m x 2.83m
6'7" x 9'4"

Bathroom
1.70m x 1.95m
5'7" x 6'5"

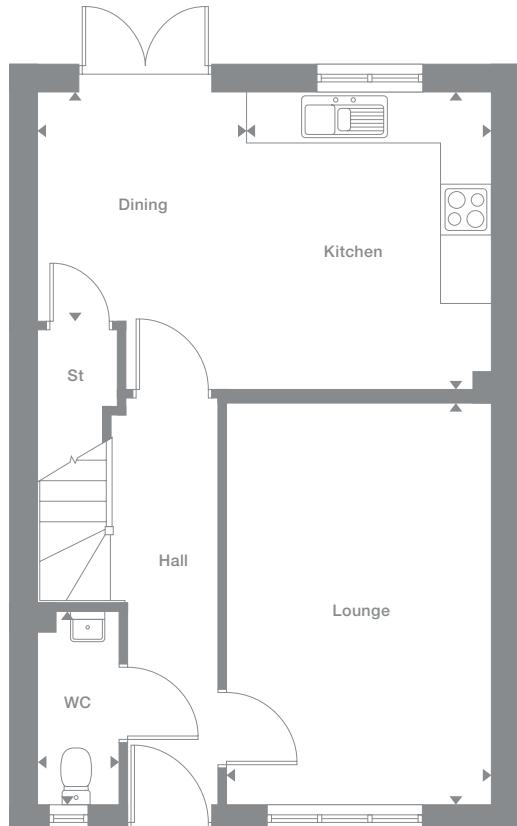
Floor Space

956 sq ft
W Please note:
wardrobes
are optional

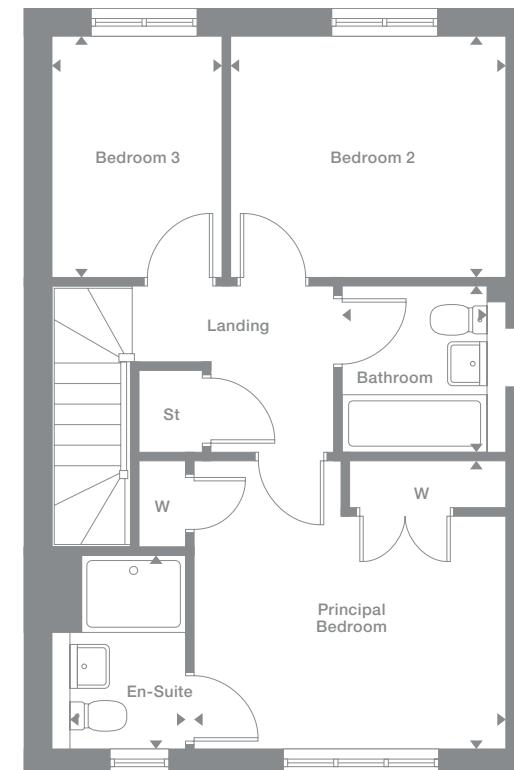
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Ground Floor



First Floor



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Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

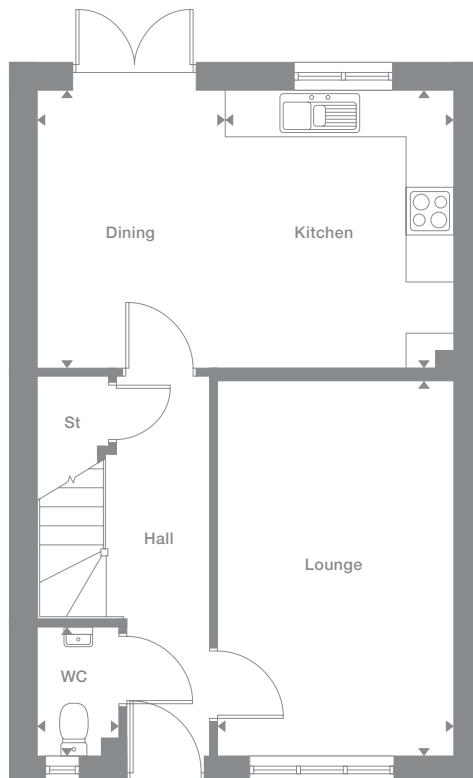
Floor Space

947 sq ft
W Please note:
wardrobes
are optional

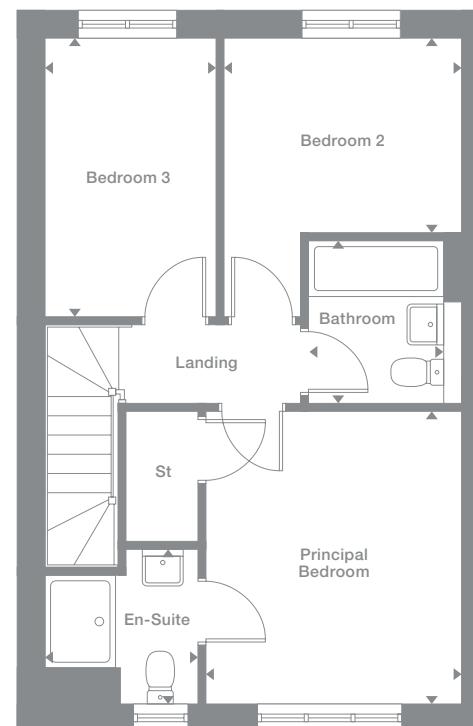
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Ground Floor



First Floor



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Overview

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

Ground Floor

Lounge	3.92m x 5.54m 12'11" x 18'2"
Kitchen	2.93m x 2.65m 9'8" x 8'9"
Laundry	2.09m x 1.92m 6'10" x 6'4"
Dining	2.93m x 2.88m 9'8" x 9'6"
WC	1.08m x 1.43m 3'7" x 4'8"

First Floor

Principal Bedroom	3.40m x 3.12m 11'2" x 10'3"
En-Suite	1.77m x 2.06m 5'10" x 6'9"
Bedroom 2	2.99m x 3.31m 9'10" x 10'11"
Bedroom 3	2.60m x 2.33m 8'6" x 7'8"
Bathroom	1.70m x 2.13m 5'7" x 7'0"

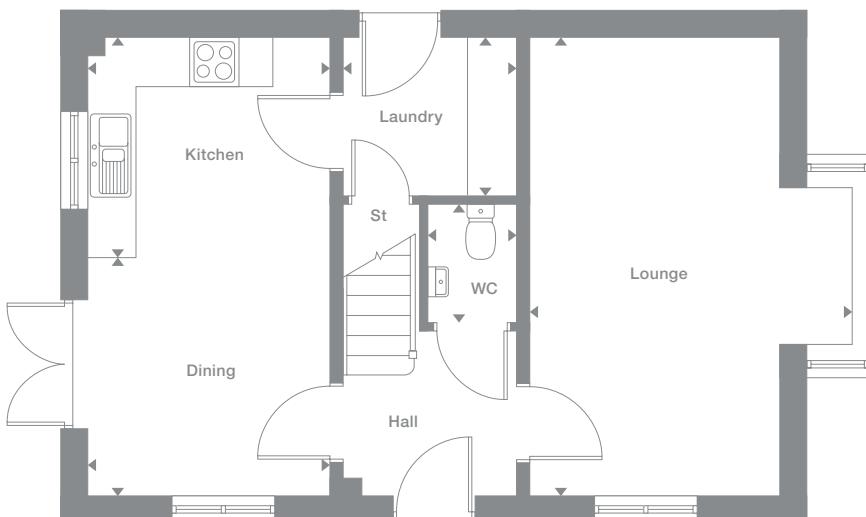
Floor Space

1,016 sq ft
W Please note: wardrobes are optional

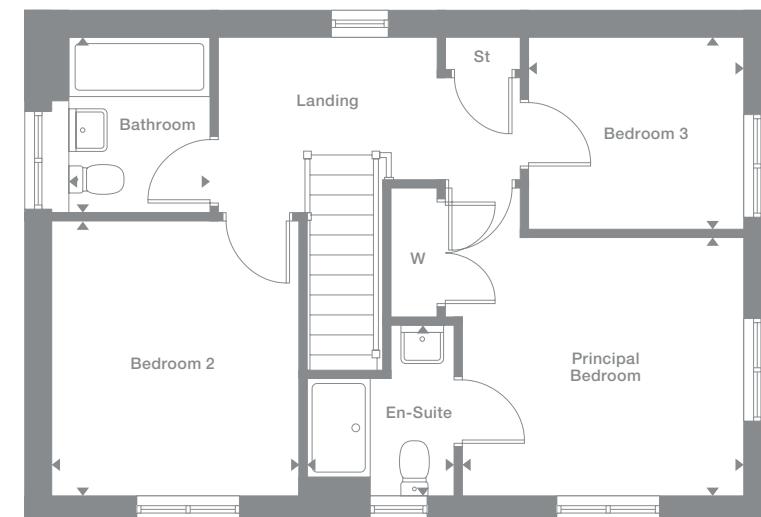
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Extending from a front-facing window to french doors, the lounge is perfect for social gatherings and an ideal setting to enjoy the garden's changes through the seasons. A laundry room complements the dual aspect dining kitchen, one bedroom is en-suite, and another includes convenient storage.

Ground Floor

Lounge	2.95m x 5.95m 9'8" x 19'7"
Kitchen	2.82m x 3.06m 9'3" x 10'1"
Laundry	2.05m x 1.69m 6'9" x 5'7"
Dining	2.82m x 2.89m 9'3" x 9'6"
WC	1.63m x 1.00m 5'4" x 3'3"

First Floor

Principal Bedroom	2.97m x 3.60m 9'9" x 11'10"
En-Suite	1.90m x 1.57m 6'3" x 5'2"
Bedroom 2	3.00m x 3.60m 9'10" x 11'10"
Bedroom 3	2.90m x 2.26m 9'6" x 7'5"
Bathroom	1.69m x 2.26m 5'7" x 7'5"

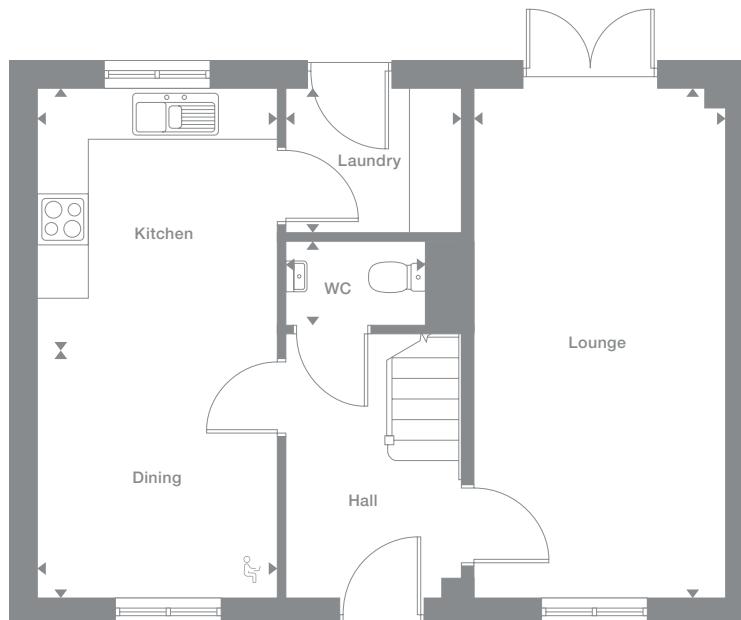
Floor Space

1,034 sq ft
W Please note: wardrobes are optional

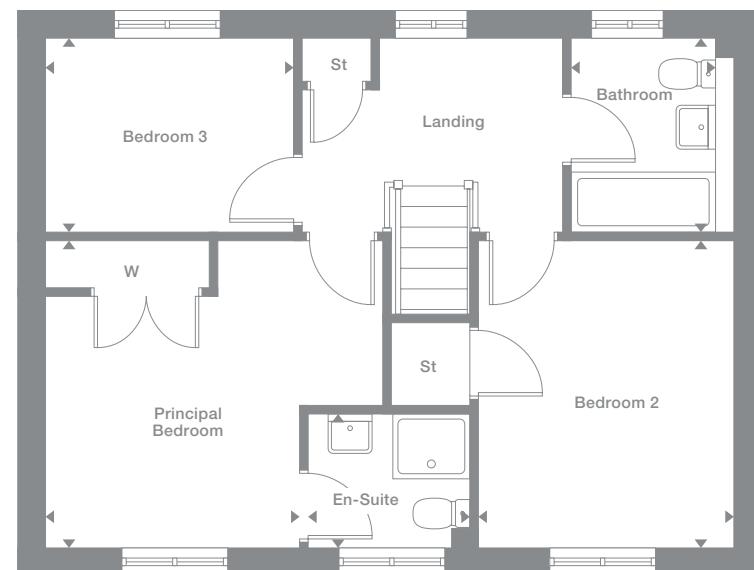
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Ground Floor



First Floor



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Overview

The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry and a downstairs WC, with the family bathroom and three bedrooms, one en-suite, on the first floor.

Ground Floor

Lounge	2.87m x 5.91m 9'5" x 19'5"
Kitchen	2.85m x 3.06m 9'4" x 10'1"
Laundry	2.02m x 1.69m 6'8" x 5'7"
Dining	2.85m x 2.85m 9'4" x 9'4"
WC	1.07m x 1.74m 3'6" x 5'9"

First Floor

Principal Bedroom	2.95m x 3.18m 9'8" x 10'5"
En-Suite	1.93m x 1.71m 6'4" x 5'7"
Bedroom 2	2.91m x 3.82m 9'7" x 12'7"
Bedroom 3	2.96m x 2.64m 9'9" x 8'8"
Bathroom	1.70m x 1.99m 5'7" x 6'7"

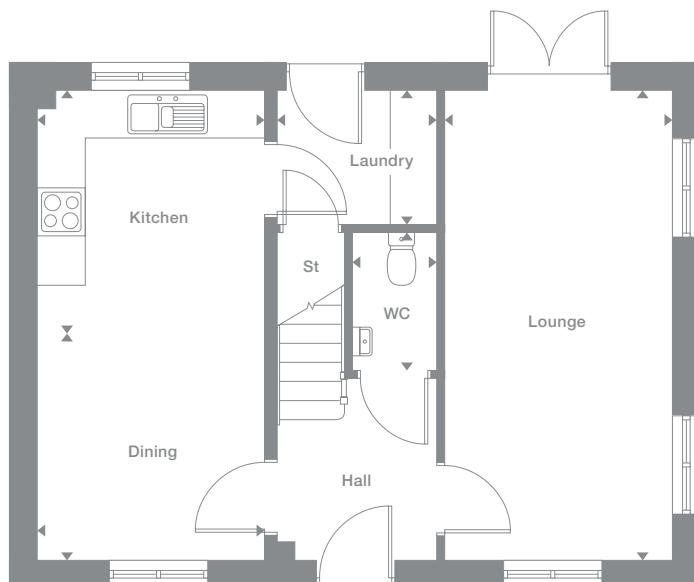
Floor Space

1,018 sq ft
W Please note: wardrobes are optional

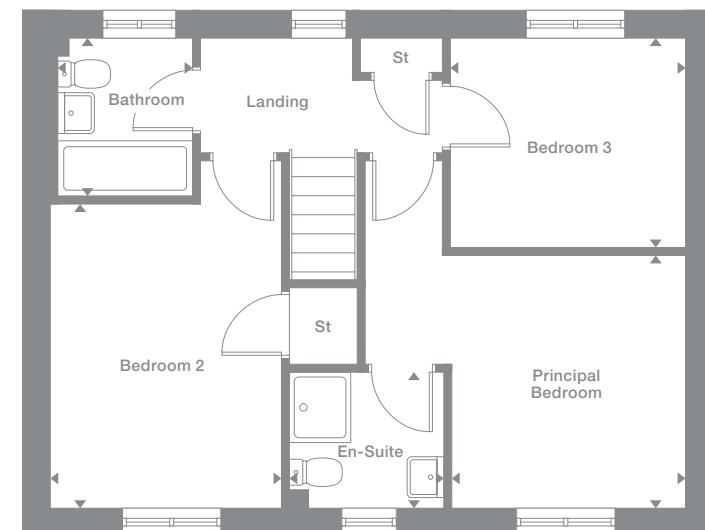
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Ground Floor



First Floor



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Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

Lounge	2.95m x 4.43m 9'8" x 14'7"
Kitchen	2.86m x 2.68m 9'5" x 8'10"
Laundry	1.80m x 1.26m 5'11" x 4'2"
Dining	2.16m x 2.68m 7'1" x 8'10"
Family	3.14m x 2.36m 10'4" x 7'9"
WC	1.44m x 1.26m 4'9" x 4'2"

First Floor

Principal Bedroom	4.03m x 2.75m 13'3" x 9'0"
En-Suite	2.60m x 1.18m 8'6" x 3'10"
Dressing	2.60m x 1.42m 8'6" x 4'8"
Bedroom 2	2.95m x 3.91m 9'8" x 12'10"
Bedroom 3	3.04m x 2.87m 10'0" x 9'5"
Bedroom 4	2.60m x 3.94m 8'7" x 12'11"
Bathroom	2.33m x 2.87m 7'8" x 9'5"

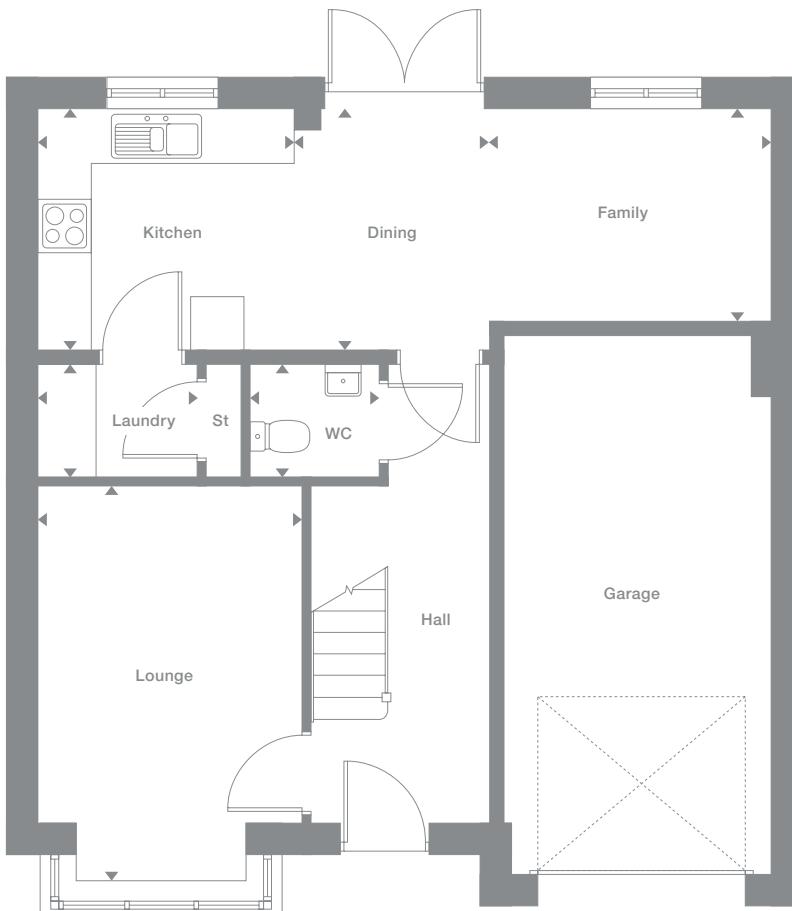
Floor Space

1,240 sq ft
W Please note: wardrobes are optional

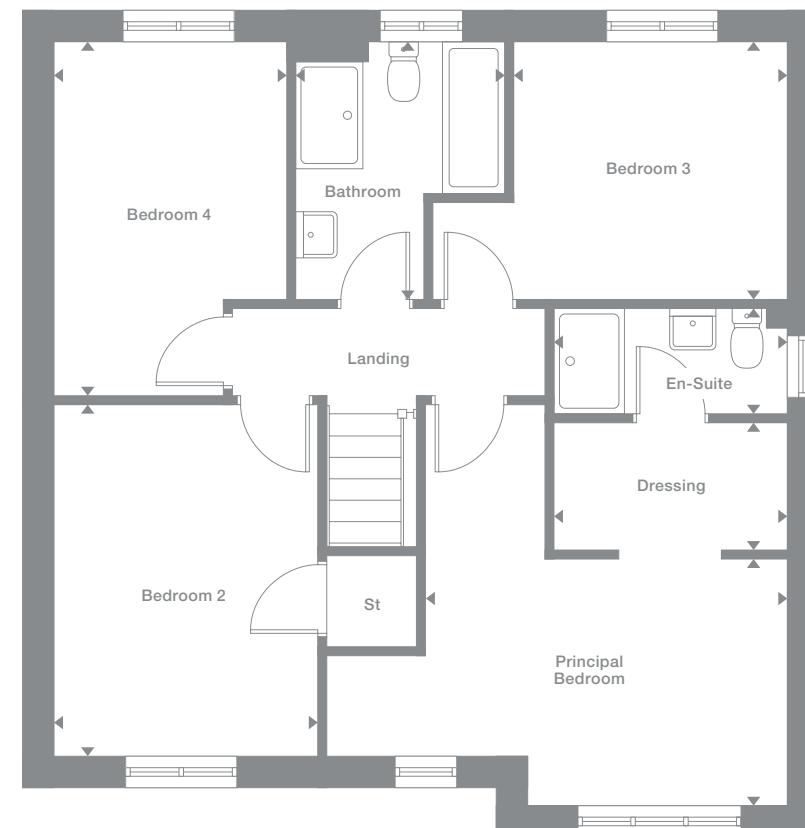
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

The bay windowed family room adjoins a kitchen dining room with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge and a laundry and downstairs WC complete the ground floor layout. Upstairs the principal bedroom is en-suite, another is dual aspect and storage is available in bedroom three.

Ground Floor

Lounge	3.23m x 5.20m
	10'7" x 17'1"
Kitchen/Dining	4.57m x 3.16m
	15'0" x 10'4"
Laundry	2.08m x 1.82m
	6'10" x 6'0"
Family	3.32m x 5.20m
	10'11" x 17'1"
WC	1.09m x 1.50m
	3'7" x 4'11"

First Floor

Principal Bedroom	4.57m x 3.21m
	15'0" x 10'7"
En-Suite	1.45m x 1.23m
	4'9" x 4'1"
Bedroom 2	4.54m x 2.52m
	14'11" x 8'3"
Bedroom 3	3.63m x 3.07m
	11'11" x 10'1"
Study/Bedroom 4	2.25m x 2.03m
	7'5" x 6'8"
Bathroom	2.77m x 1.89m
	9'1" x 6'3"

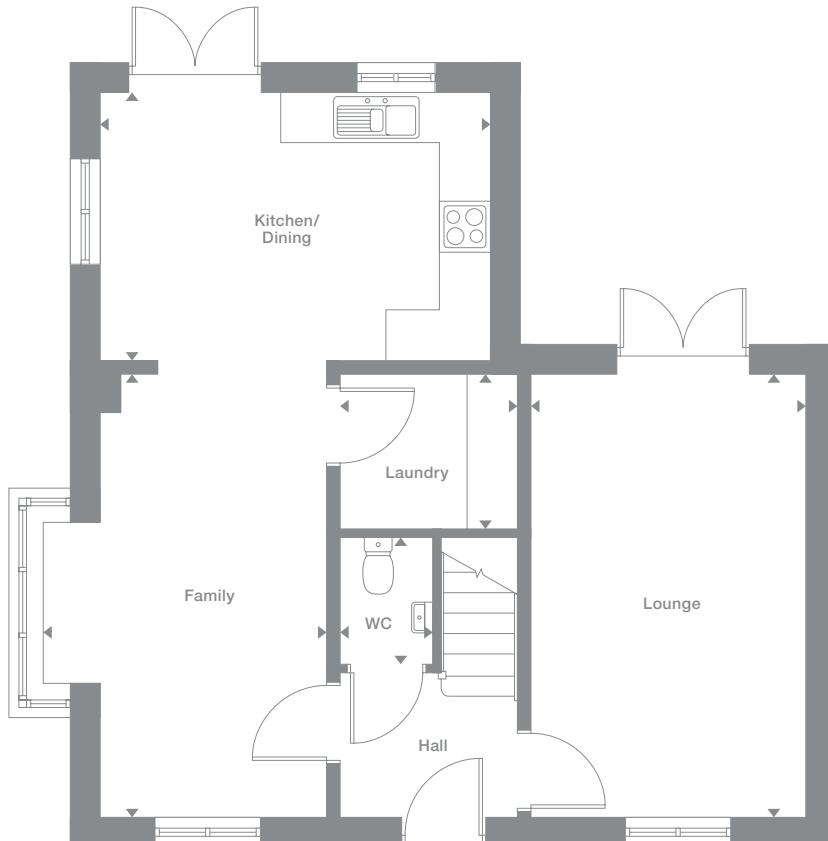
Floor Space

1,267 sq ft
W Please note:
wardrobes
are optional

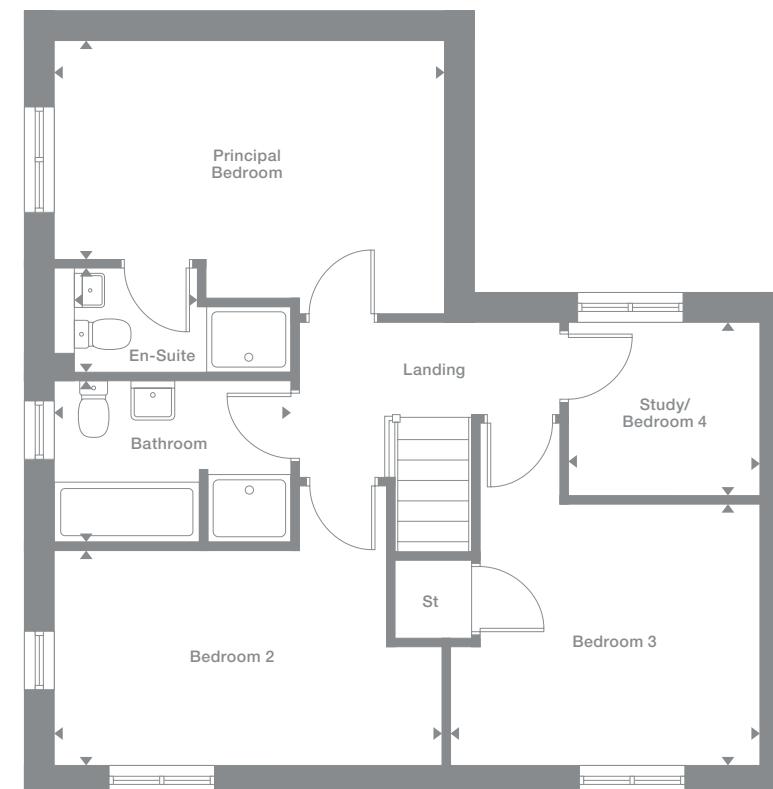
Plots may be
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Ground Floor



First Floor



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Overview

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

Ground Floor

Lounge	3.04m x 4.50m 10'0" x 14'9"
Kitchen	3.36m x 3.10m 11'0" x 10'2"
Laundry	1.74m x 2.07m 5'9" x 6'10"
Dining	2.30m x 3.10m 7'7" x 10'2"
Family	2.30m x 3.10m 7'7" x 10'2"
Study	2.73m x 2.33m 9'0" x 7'8"
WC	0.90m x 2.07m 2'11" x 6'10"

First Floor

Principal Bedroom	3.09m x 3.35m 10'2" x 11'0"
Dressing	1.90m x 1.85m 6'3" x 6'1"
En-Suite	1.91m x 1.83m 6'3" x 6'0"
Bedroom 2	2.77m x 3.77m 9'1" x 12'5"
Bedroom 3	2.77m x 3.88m 9'1" x 12'9"
Bedroom 4	2.60m x 2.36m 8'7" x 7'9"
Bathroom	2.40m x 1.92m 7'11" x 6'4"

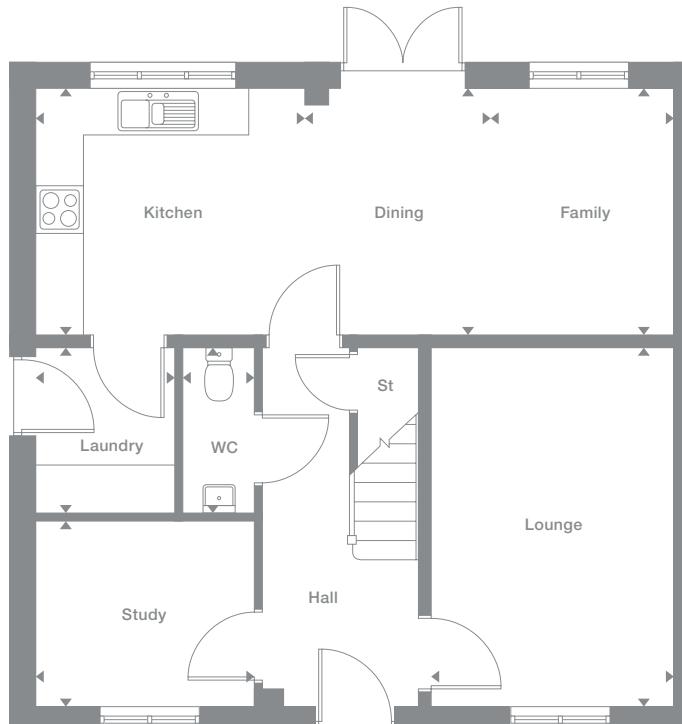
Floor Space

1,330 sq ft
W Please note:
wardrobes
are optional

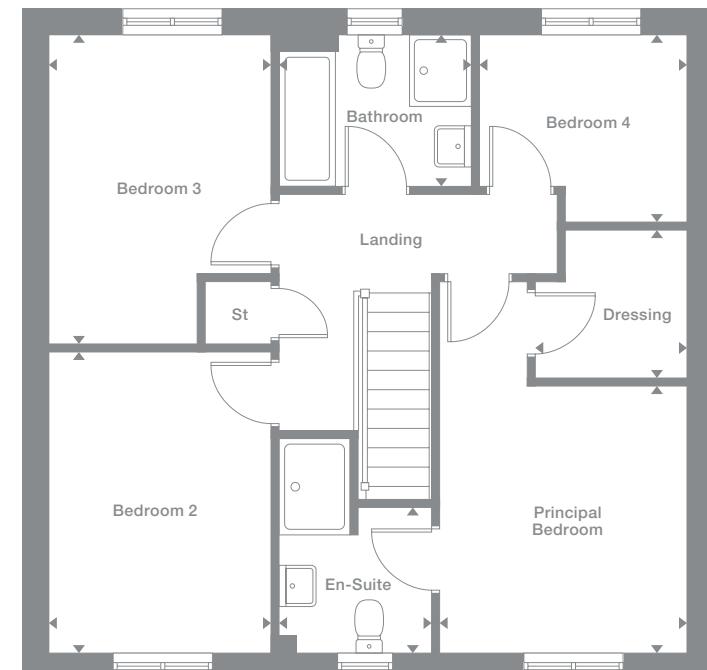
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Ground Floor



First Floor



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Overview

With dual windows and french doors, the bright kitchen, dining and family room is designed for lively family life while the study offers a peaceful workspace. The family bathroom incorporates a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge	2.97m x 4.43m 9'9" x 14'6"
Kitchen	3.32m x 3.10m 10'11" x 10'2"
Laundry	1.74m x 2.07m 5'9" x 6'10"
Dining	2.30m x 3.10m 7'7" x 10'2"
Family	2.27m x 3.10m 7'5" x 10'2"
Study	2.73m x 2.26m 9'0" x 7'5"
WC	0.90m x 2.07m 2'11" x 6'10"

First Floor

Principal Bedroom	3.02m x 3.31m 9'11" x 10'11"
En-Suite	1.88m x 1.76m 6'2" x 5'10"
Dressing	1.90m x 1.85m 6'3" x 6'1"
Bedroom 2	2.80m x 3.70m 9'3" x 12'2"
Bedroom 3	2.80m x 3.88m 9'3" x 12'9"
Bedroom 4	2.56m x 2.32m 8'5" x 7'8"
Bathroom	2.34m x 1.92m 7'8" x 6'4"

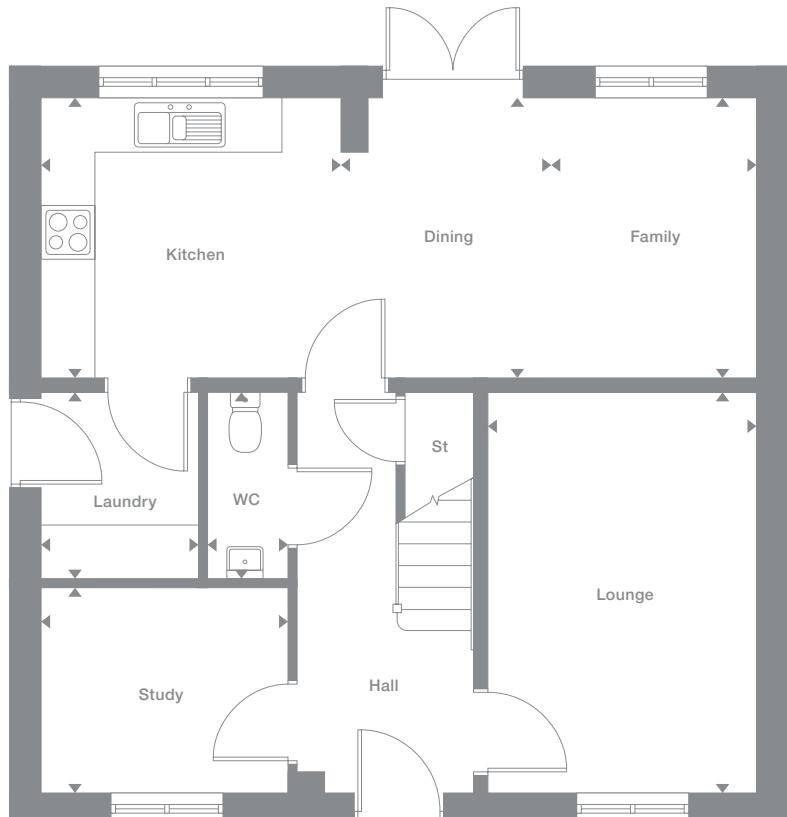
Floor Space

1,307 sq ft
W Please note: wardrobes are optional

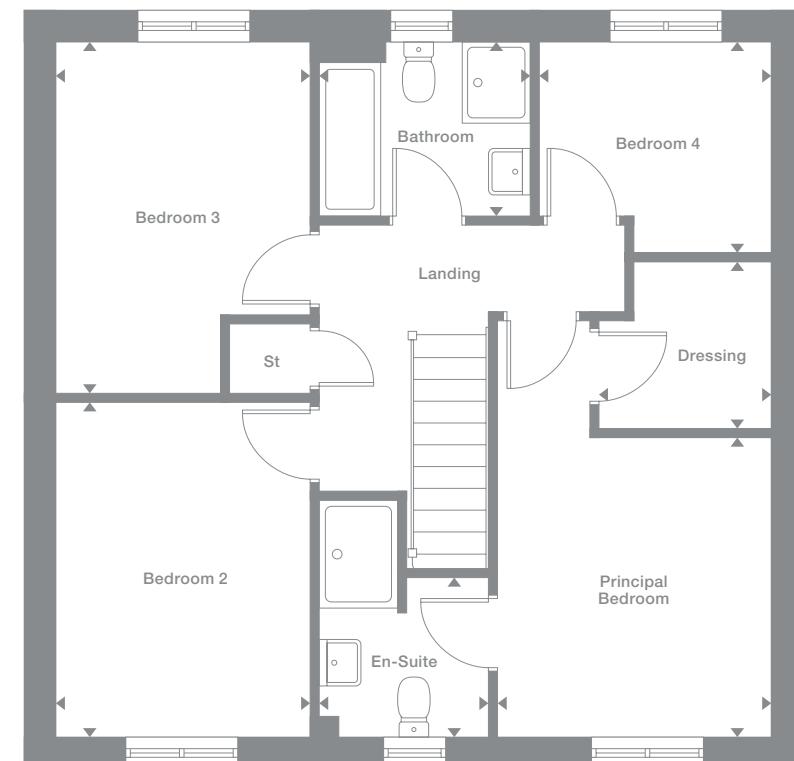
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Ground Floor



First Floor



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Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor

Lounge	3.56m x 4.34m 11'8" x 14'3"
Kitchen	3.92m x 3.46m 12'11" x 11'4"
Laundry	1.95m x 1.80m 6'5" x 5'11"
Dining/Family	5.02m x 2.29m 16'6" x 7'7"
WC	1.00m x 1.80m 3'3" x 5'11"

Bedroom 2	3.56m x 3.56m 11'8" x 11'8"
Bedroom 3	2.67m x 4.03m 8'9" x 13'3"
Bedroom 4	2.73m x 2.97m 9'0" x 9'9"
Bathroom	2.67m x 2.39m 8'9" x 7'10"

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

First Floor

Principal Bedroom	3.05m x 3.87m 10'0" x 12'8"
En-Suite	2.58m x 1.26m 8'6" x 4'2"

Dressing	2.58m x 1.39m 8'6" x 4'7"
----------	------------------------------

Bedroom 2	3.56m x 3.56m 11'8" x 11'8"
Bedroom 3	2.67m x 4.03m 8'9" x 13'3"

Bedroom 4	2.73m x 2.97m 9'0" x 9'9"
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Bathroom	2.67m x 2.39m 8'9" x 7'10"
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Floor Space

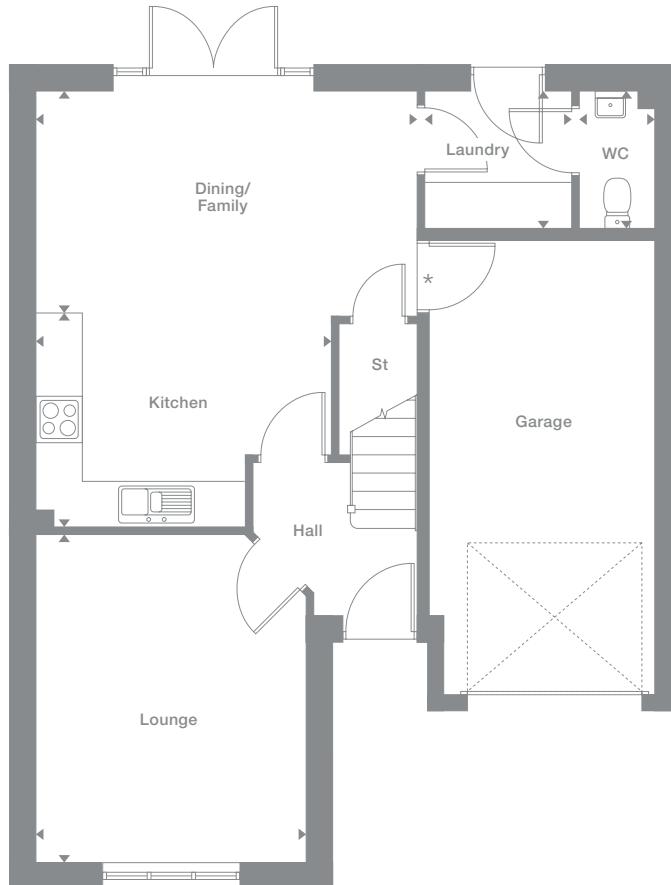
1,296 sq ft
W Please note: wardrobes are optional

* Optional garage door

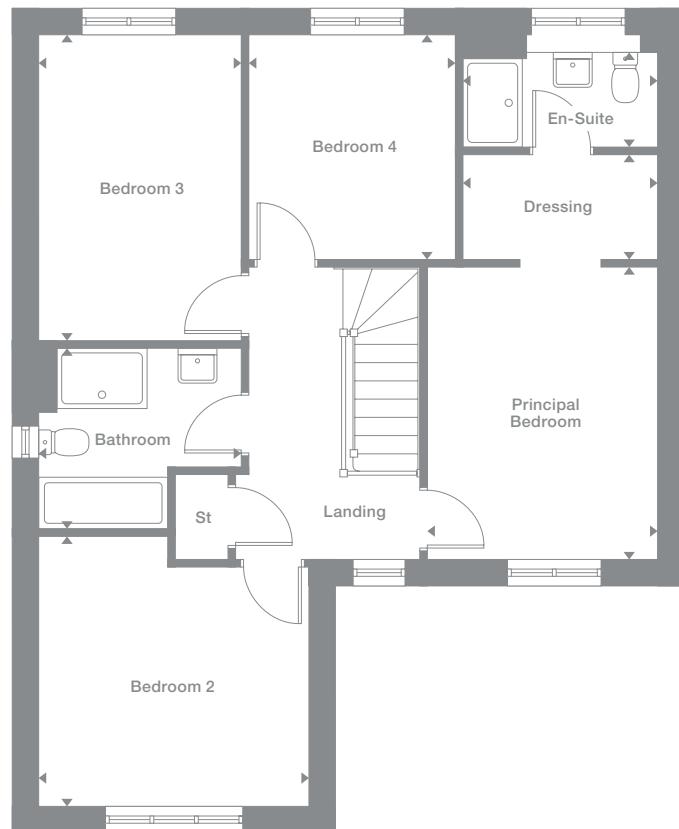
† Window only applicable to some plots. Please see Development Sales Manager for details



Ground Floor



First Floor

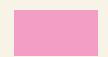


Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and do not illustrate plot boundaries. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Plot Information

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 siteplan is not drawn to scale.

Delmont
See Page 12



Whitton
See Page 18



Cherrywood
See Page 24



**Affordable
Housing**



Denton
See Page 14



Braxton
See Page 20



Chilton
See Page 16



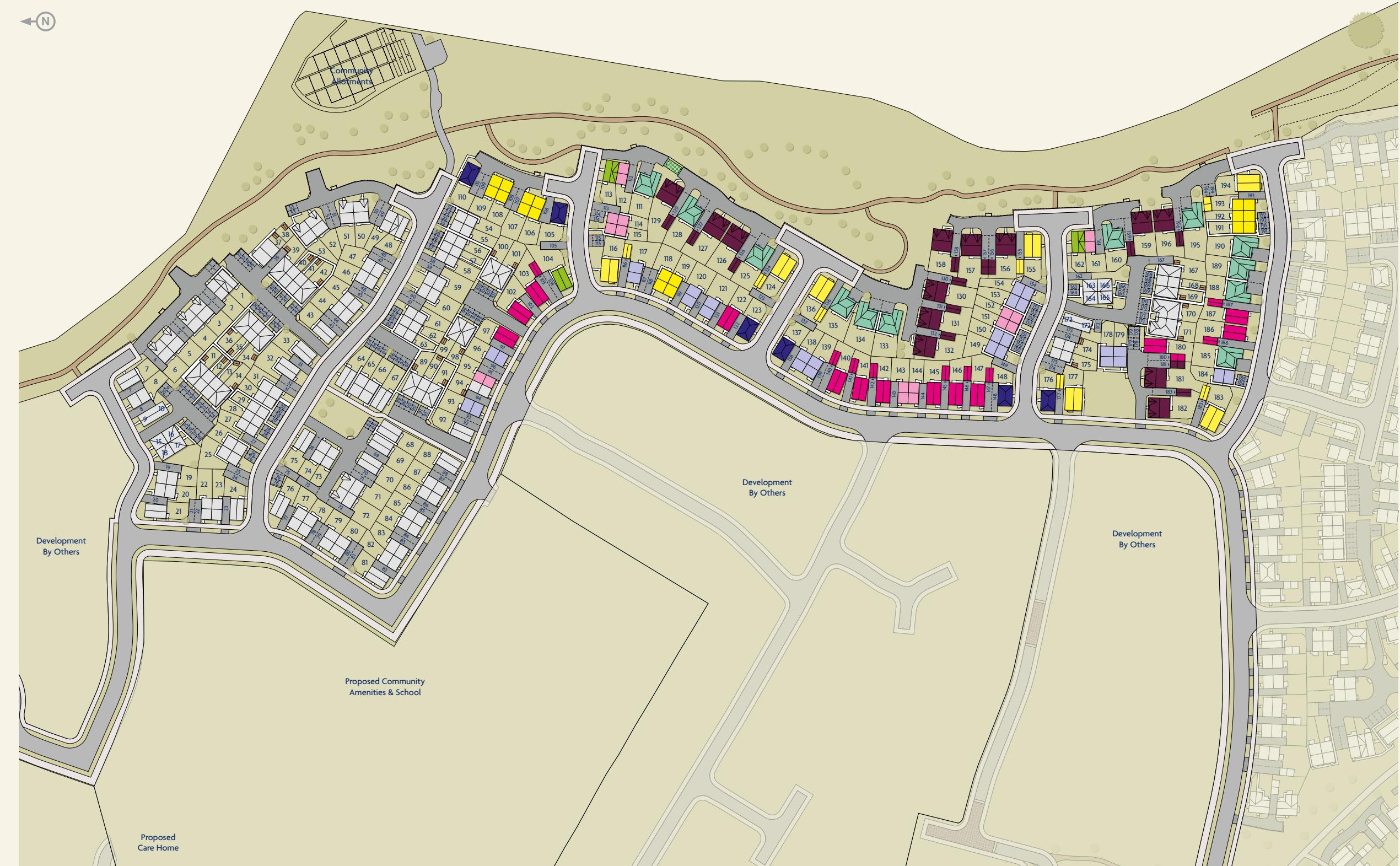
Hampton
See Page 22



Beauwood
See Page 26



Crosswood
See Page 28



Overview

The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

Ground Floor

Lounge	3.05m x 4.32m 10'0" x 14'2"
Kitchen/Dining	4.03m x 3.08m 13'3" x 10'1"
WC	1.50m x 1.14m 4'11" x 3'9"

First Floor

Principal Bedroom	4.03m x 3.71m 13'3" x 12'2"
En-Suite	1.08m x 2.30m 3'7" x 7'7"
Bedroom 2	4.03m x 2.67m 13'3" x 8'9"
Bathroom	1.86m x 2.15m 6'1" x 7'1"

Floor Space

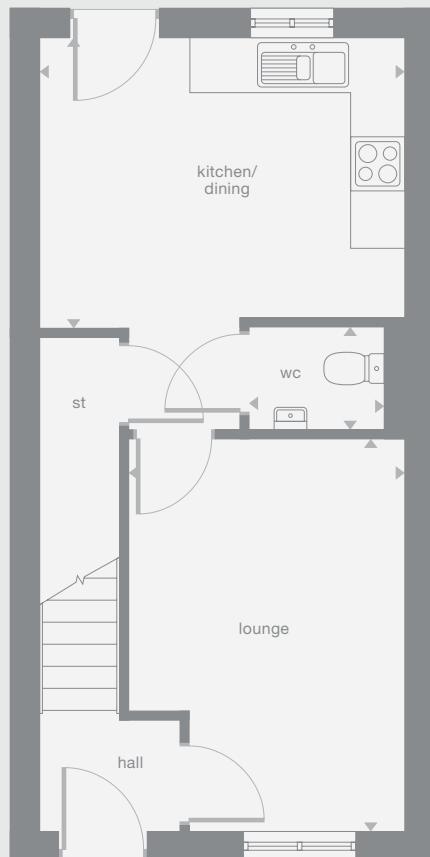
758 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

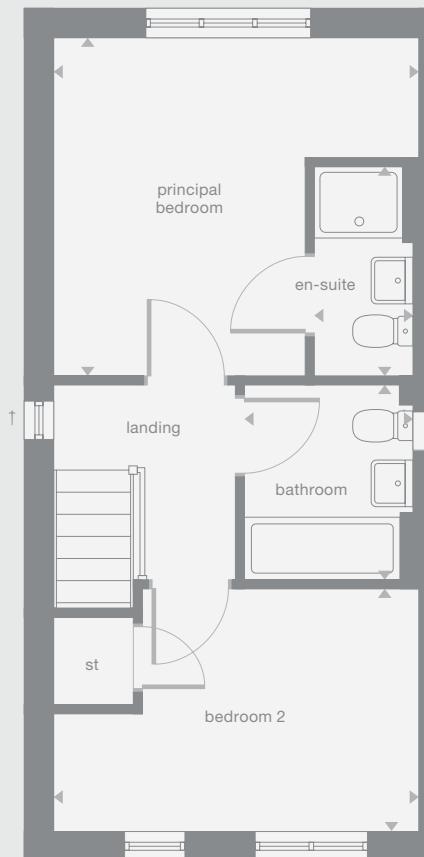
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

Ground Floor

Lounge	3.58m x 4.45m 11'9" x 14'8"
Kitchen/Dining	3.35m x 4.74m 11'0" x 15'7"
Laundry	1.08m x 2.99m 3'7" x 9'10"
WC	1.08m x 1.65m 3'7" x 5'5"

First Floor

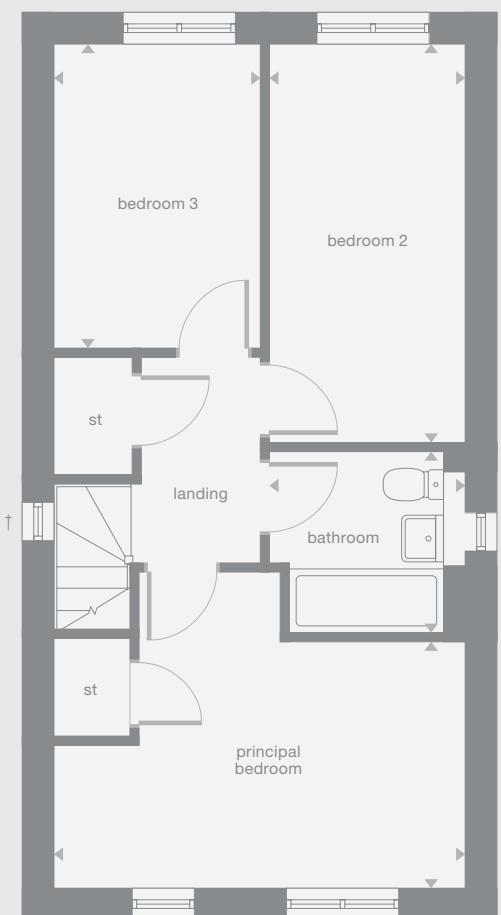
Principal Bedroom	4.53m x 2.71m 14'10" x 8'11"
Bedroom 2	2.15m x 4.38m 7'1" x 14'5"
Bedroom 3	2.28m x 3.34m 7'6" x 11'0"
Bathroom	1.92m x 2.00m 6'4" x 6'7"

Floor Space

907 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor****First Floor**

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Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

Ground Floor

Lounge	5.20m x 3.22m 17'1" x 10'7"
Kitchen	3.07m x 2.74m 10'1" x 9'0"
Dining	2.12m x 2.46m 7'0" x 8'1"
WC	1.87m x 1.00m 6'2" x 3'3"

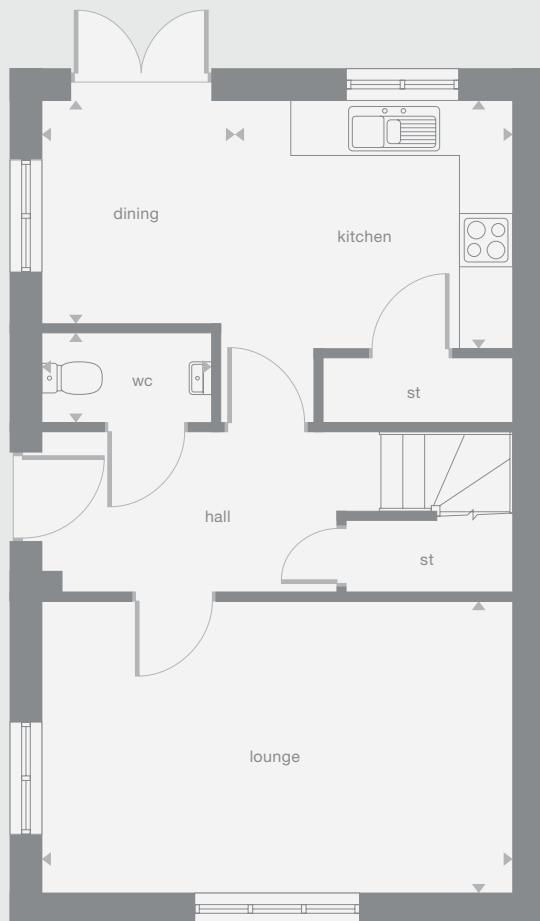
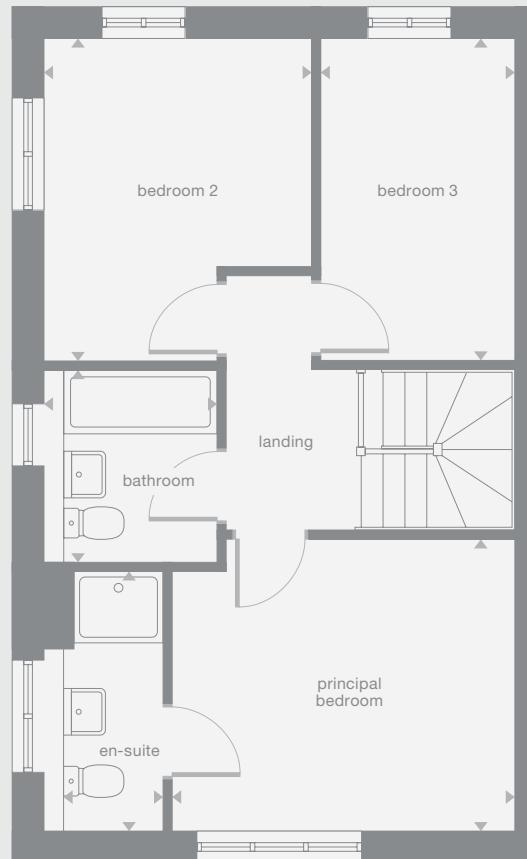
First Floor

Principal Bedroom	3.78m x 3.22m 12'5" x 10'7"
En-Suite	1.10m x 2.86m 3'7" x 9'5"
Bedroom 2	2.96m x 3.54m 9'9" x 11'8"
Bedroom 3	2.15m x 3.55m 7'1" x 11'8"
Bathroom	1.70m x 2.11m 5'7" x 6'11"

Floor Space

979 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor****First Floor**

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Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor

Lounge	2.96m x 4.73m 9'9" x 15'6"
Kitchen	2.86m x 3.51m 9'5" x 11'6"
Dining	2.37m x 3.51m 7'9" x 11'6"
WC	1.03m x 1.63m 3'5" x 5'4"
Bathroom	1.70m x 2.04m 5'7" x 6'8"

First Floor

Principal Bedroom	3.21m x 3.69m 10'7" x 12'7"
En-Suite	1.92m x 1.95m 6'4" x 6'5"
Bedroom 2	2.98m x 2.46m 9'10" x 8'1"
Bedroom 3	2.15m x 3.51m 7'1" x 11'6"
Bathroom	1.70m x 2.04m 5'7" x 6'8"

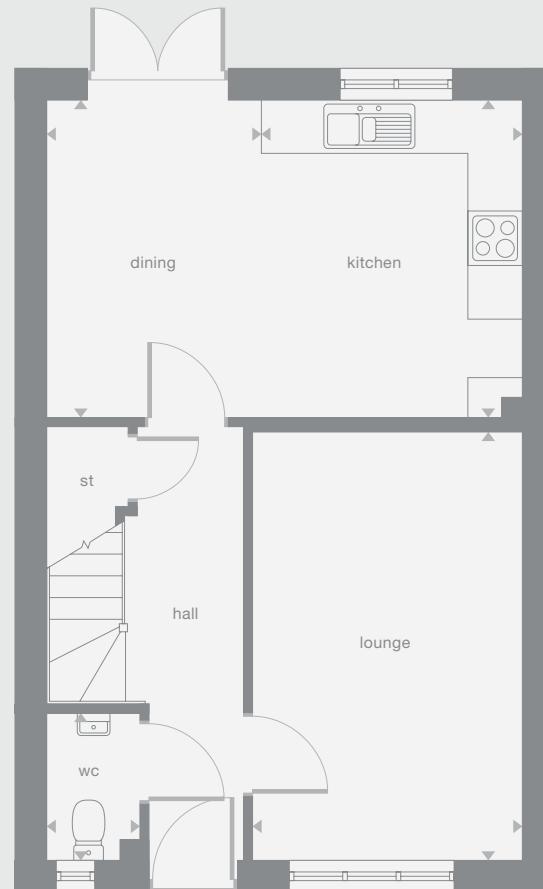
Floor Space

947 sq ft

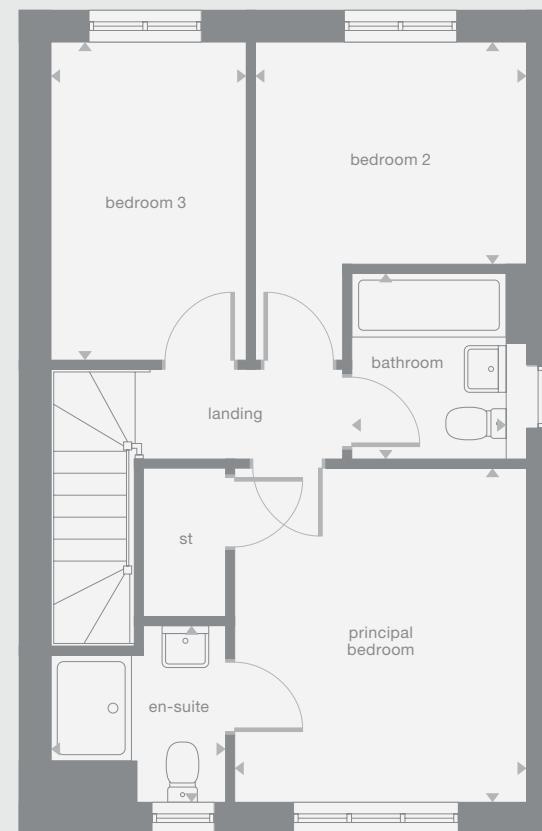
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

Lounge	2.99m x 5.58m 9'10" x 18'4"
Kitchen/Dining	2.90m x 2.65m 9'6" x 8'9"
Laundry	2.09m x 1.88m 6'10" x 6'2"
Family	2.90m x 2.92m 9'6" x 9'7"
WC	1.09m x 1.55m 3'7" x 5'1"

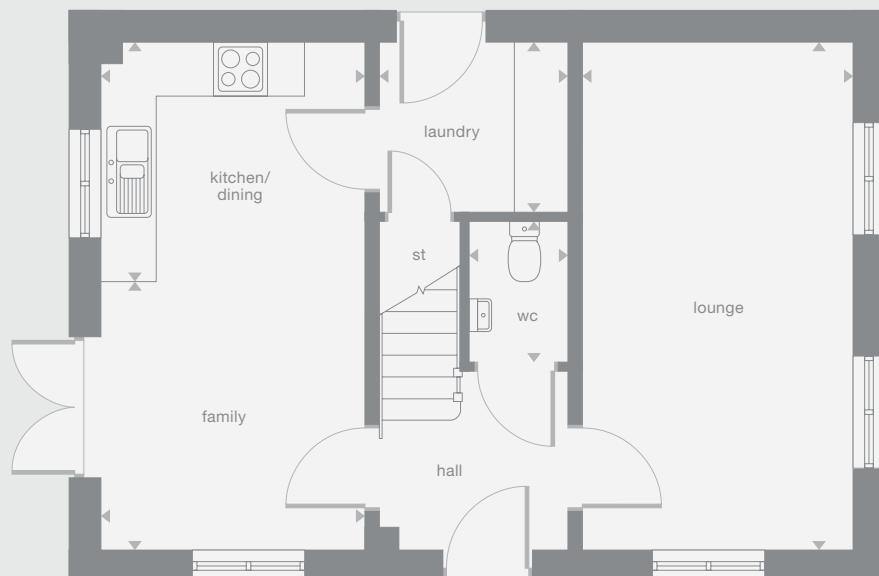
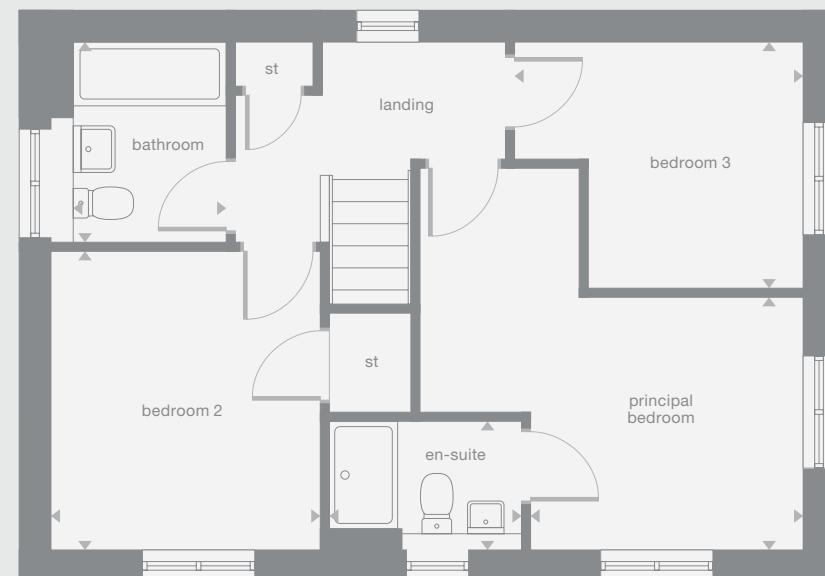
First Floor

Principal Bedroom	3.01m x 2.77m 9'11" x 9'1"
En-Suite	2.11m x 1.24m 6'11" x 4'1"
Bedroom 2	2.95m x 3.28m 9'8" x 10'9"
Bedroom 3	3.19m x 2.72m 10'6" x 8'11"
Bathroom	1.70m x 2.20m 5'7" x 7'3"

Floor Space

996 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor****First Floor**

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Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'10" x 11'9"

Kitchen
3.43m x 3.12m
11'3" x 10'3"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3

2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom

1.98m x 2.21m
6'6" x 7'3"

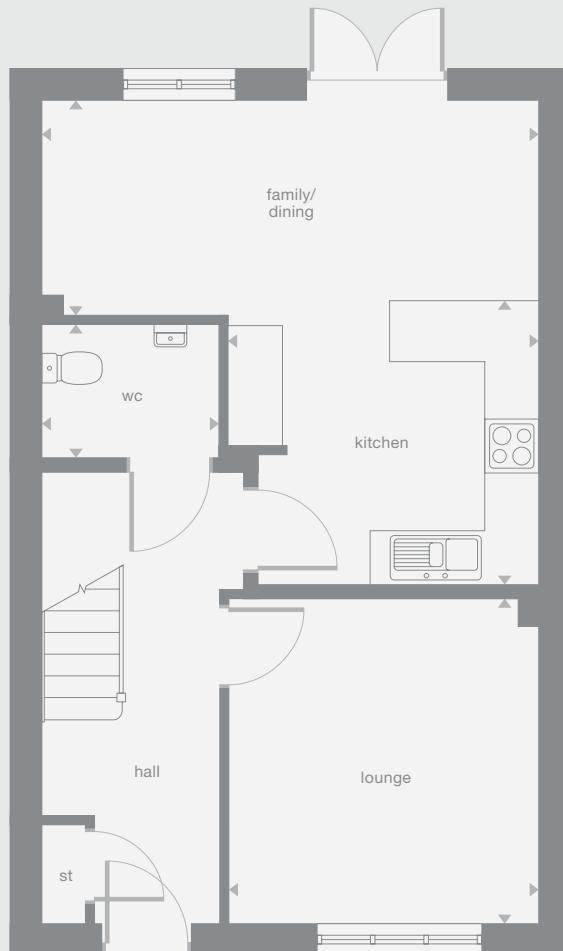
Floor Space

1,069 sq ft

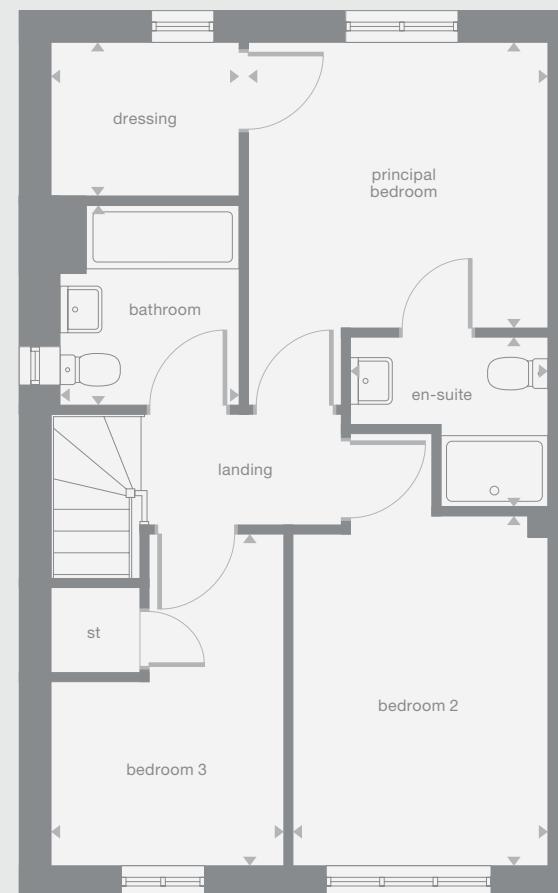
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them has an en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor

Lounge	3.56m x 4.34m 11'8" x 14'3"
Kitchen	3.92m x 3.46m 12'11" x 11'4"
Laundry	1.95m x 1.80m 6'5" x 5'11"
Dining/Family	5.02m x 2.29m 16'6" x 7'7"
WC	1.00m x 1.80m 3'3" x 5'11"

First Floor

Principal Bedroom	2.73m x 2.97m 9'0" x 9'9"
En-Suite	2.58m x 1.26m 8'6" x 4'2"
Bathroom	2.67m x 2.39m 8'9" x 7'10"
Dressing	2.58m x 1.39m 8'6" x 4'7"
Bedroom 2	3.56m x 3.56m 11'8" x 11'8"
Bedroom 3	2.67m x 4.03m 8'9" x 13'3"

Floor Space

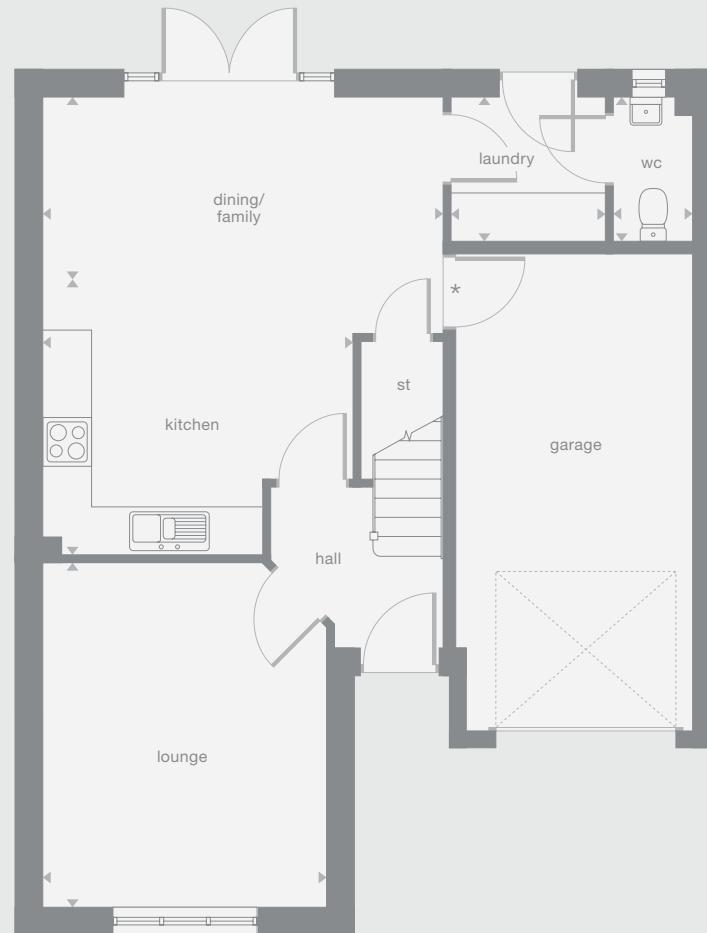
1,296 sq ft



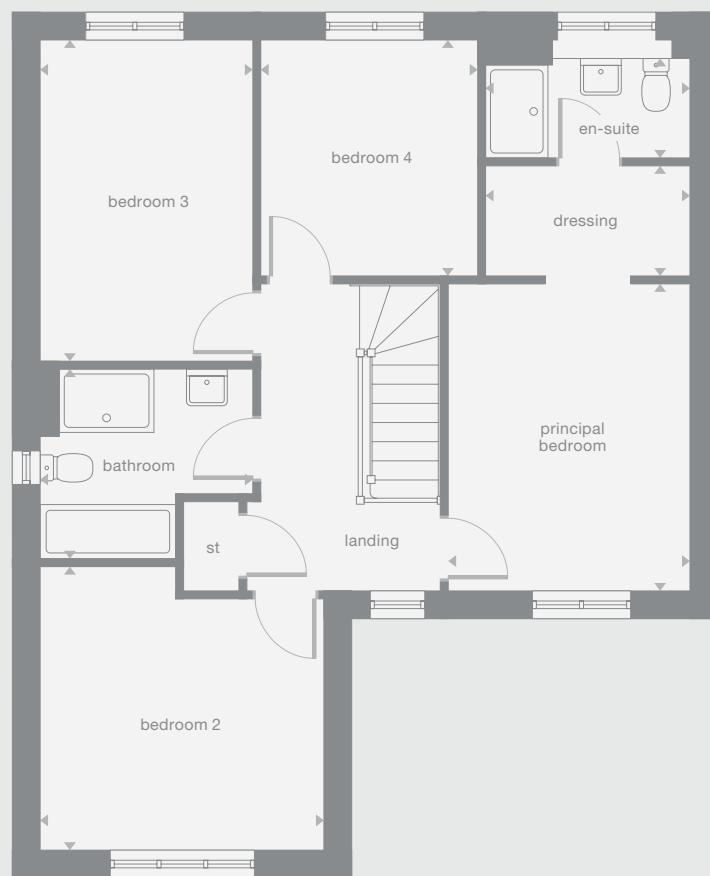
* Optional
Garage Door

Plots may be
a mirror image
of the floor
plans. Please see
Development
Sales Manager
for details

Ground Floor



First Floor



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Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

Ground Floor

Lounge	4.10m x 4.09m 13'5" x 13'5"
Kitchen	3.48m x 3.96m 11'5" x 13'0"
Laundry	2.12m x 1.76m 7'0" x 5'9"
Dining	3.48m x 2.83m 11'5" x 9'4"
Study/Family	3.42m x 2.61m 11'3" x 8'7"
WC	1.07m x 1.55m 3'6" x 5'1"

First Floor

Principal Bedroom	3.53m x 3.41m 11'7" x 11'2"
En-Suite	2.04m x 1.79m 6'8" x 5'9"
Bedroom 2	3.48m x 3.30m 11'5" x 10'10"
Bedroom 3	2.42m x 3.39m 8'0" x 11'2"
Bedroom 4	3.56m x 3.28m 11'8" x 10'9"
Bathroom	3.14m x 1.70m 10'4" x 5'7"

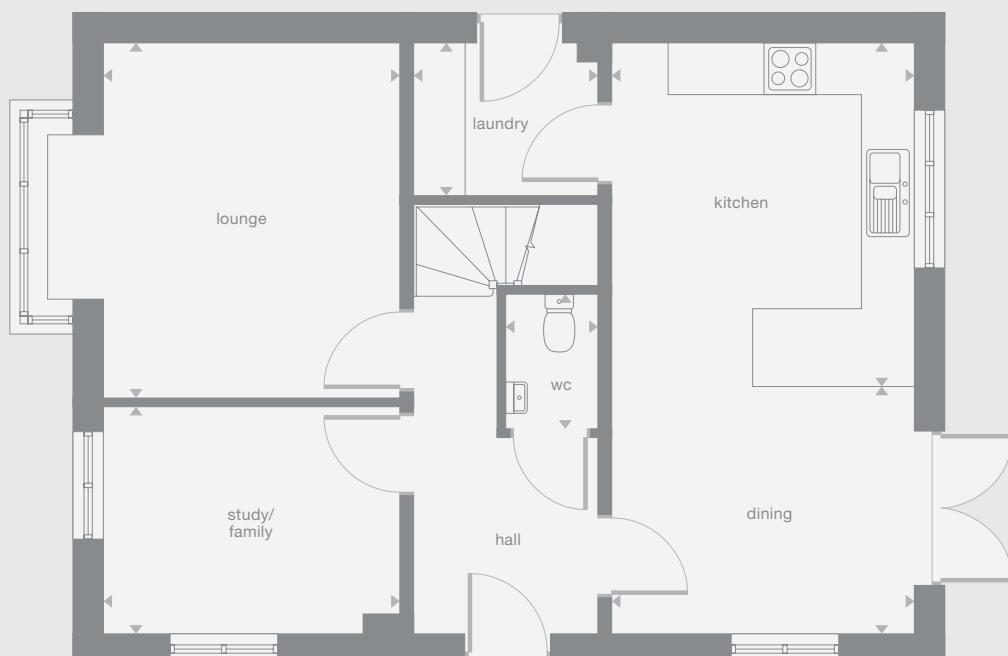
Floor Space

1,379 sq ft

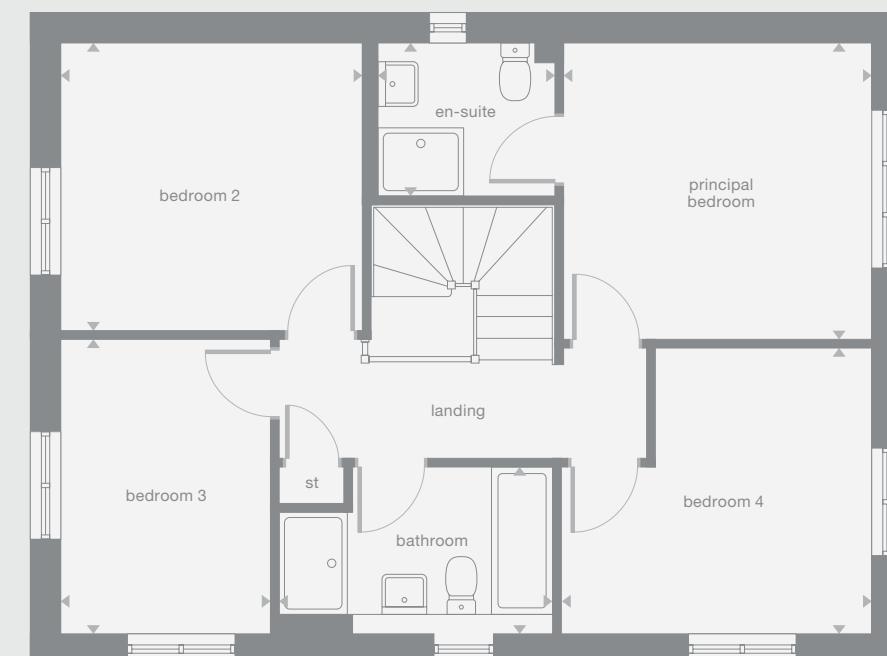
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

Lounge
3.12m x 5.15m
10'3" x 16'11"

Kitchen
3.02m x 3.47m
9'11" x 11'5"

Laundry
1.76m x 1.88m
5'9" x 6'2"

Family/Breakfast
5.03m x 3.47m
16'6" x 11'5"

Dining
2.77m x 3.18m
9'1" x 10'5"

WC
0.92m x 1.88m
3'0" x 6'2"

First

Principal Bedroom
2.91m x 3.79m
9'7" x 12'5"

En-Suite 1
1.55m x 2.02m
5'1" x 6'8"

Dressing
2.61m x 1.70m
8'7" x 5'7"

Bedroom 2
3.16m x 3.47m
10'5" x 11'5"

En-Suite 2
2.13m x 1.60m
7'0" x 5'3"

Floor Space

1,500 sq ft

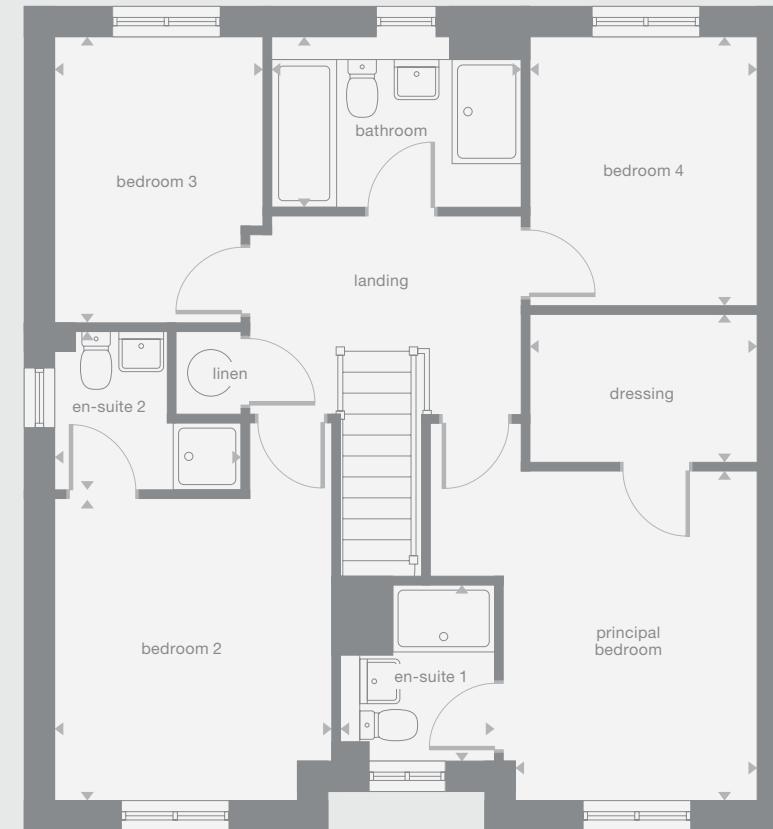


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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The Miller Difference

your home
your way...

The Miller Difference
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

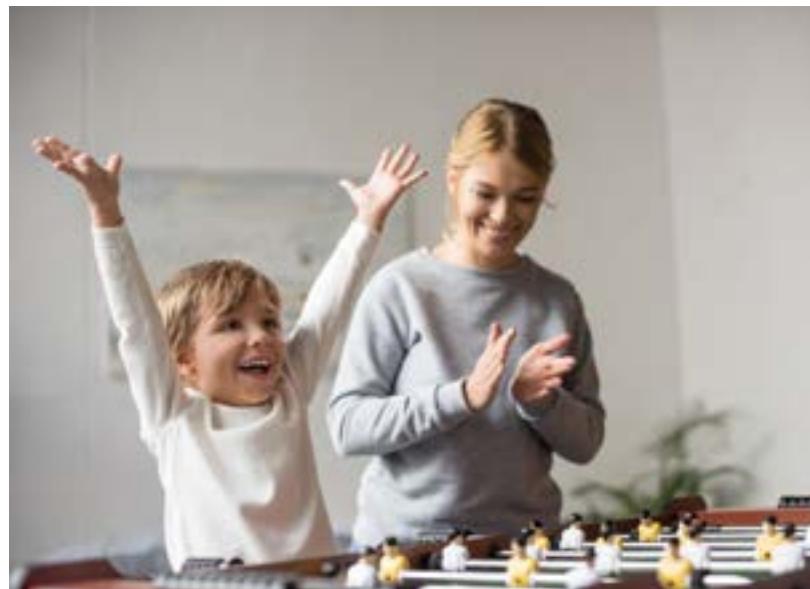
With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



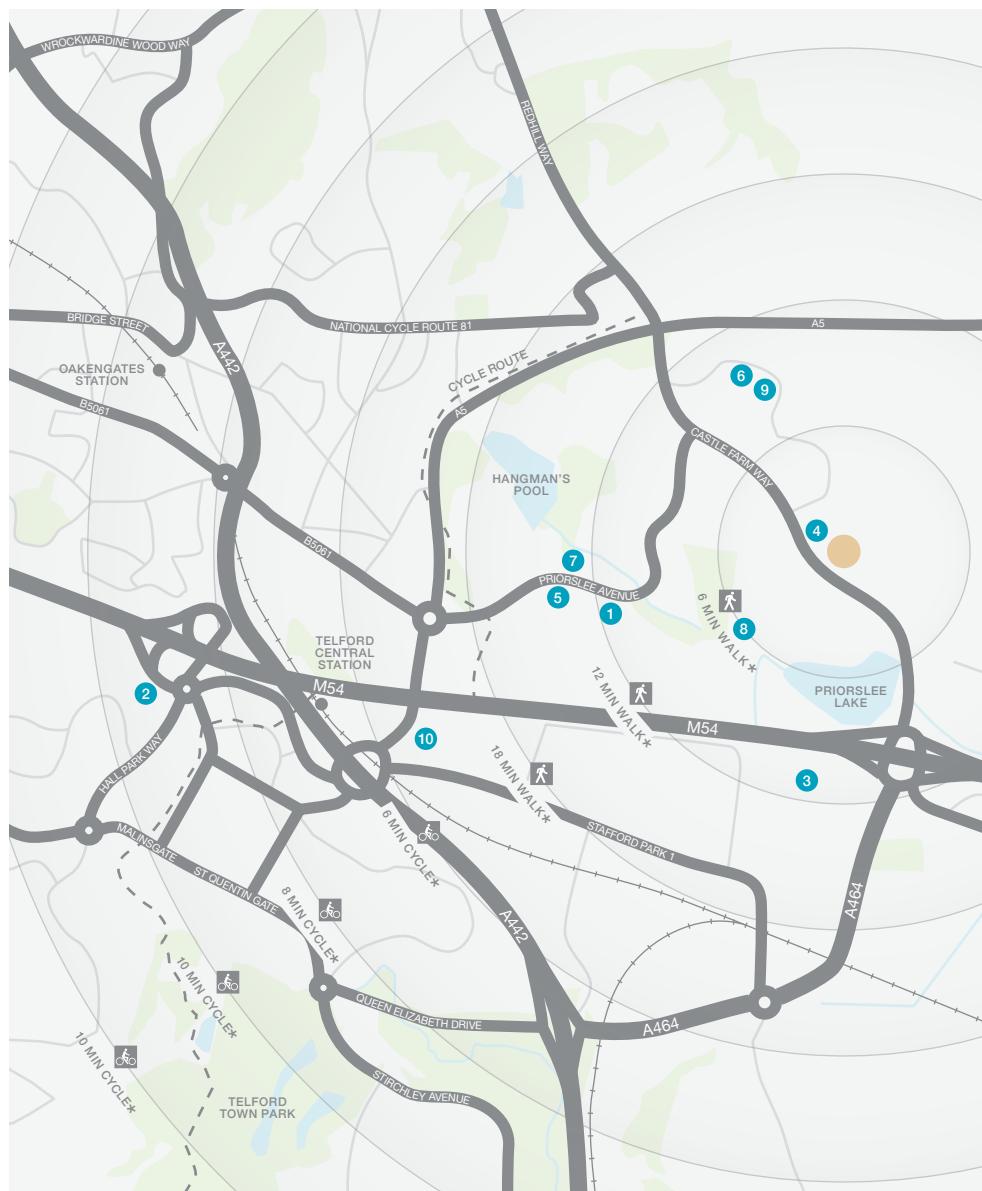
There are many superb outdoor amenities in easy reach, both close to Earl's Grange and in Telford town centre. Priorslee Lake, a few yards away and the home of Telford Sailing Club, is also popular with anglers and bird watchers. There is a second nearby fishing lake at Hangman's Pool. Telford's magnificent, award-winning town park contains more than 14 miles of paths connecting nature reserves, play and adventure areas, pools, lakes and formal gardens. There are several golf courses around the town, the nearest being the Shropshire Golf Course and the beautiful par 71 course at Shifnal Golf Club. Shropshire Hills AONB and Ironbridge Gorge World Heritage Site lie to the west and south respectively.

Leapfrog Day Nursery is situated next to the Co-op at Priorslee Farm Local Centre, and Earl's Grange is in the catchment areas for Redhill Academy and Priorslee Academy primary schools and Holy Trinity Academy secondary and sixth form. All are less than 15 minutes' walk away, and all three are assessed as 'Good' by Ofsted. Shifnal and Priorslee Medical Practice is the nearest of two local health centres.



Useful Contacts

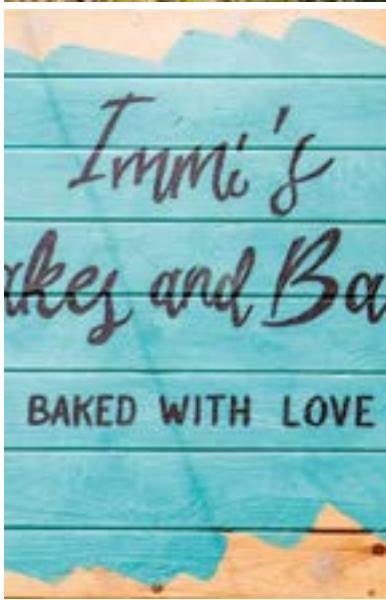
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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



- 1 Priorslee Pharmacy
The Barn,
Priorslee Avenue
01952 290 658
- 2 Nuffield Health Gym
Forge Retail Park,
Colliers Way
01952 293 444
- 3 Foundry Gym
Unit 4B,
Kendall Business Park
01922 640 404
- 4 Green Fields Farm Shop
Woodhouse Lane
01952 200 696
- 5 Leapfrog Day Nursery
Priorslee Avenue
01952 201 727
- 6 Redhill Primary
Academy
Gatcombe Way
01952 327 170
- 7 Priorslee Academy
Priorslee Avenue
01952 387 927
- 8 Holy Trinity Academy
Teece Drive
01952 386 100
- 9 Shifnal and Priorslee
Medical Practice
Gatcombe Way
01952 460414
- 10 Mydentist
Hollinswood Court
Stafford Park
01952 290869

* Times stated are averages based on approximate distances and would be dependent on the routes 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 = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



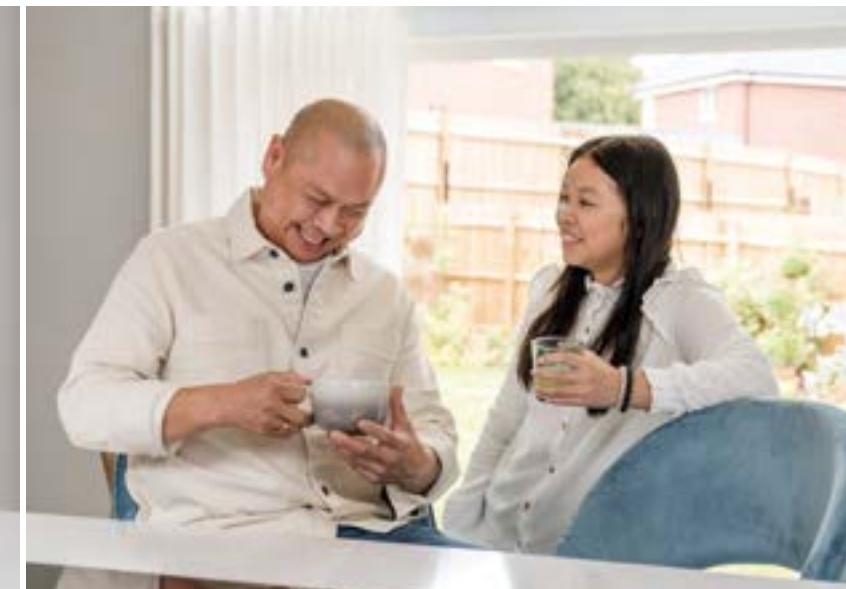
How to find us

Development
Opening Times:
Please see
millerhomes.co.uk
or call 03301 736 261

From the M54
Leave the M54 at junction 4 to join the A4640 for Priorslee. Half a mile on, Earl's Grange is on the right.

From the north
From M6 junction 15, leave the motorway for Derby via the A50 and take the third roundabout exit for Eccleshall. Stay on the A519 for 17 miles then in Forton take the first roundabout exit, for Wolverhampton, joining the A41 for one and a half miles. At the roundabout beside a Lidl store take the second exit to join the A518. Four miles on, at the Clock Tower Roundabout take the first exit, joining the A4640, then after almost a mile take the second roundabout exit, for Priorslee. Take the second exit at the Granville and Limekiln Bank roundabouts, and after three-quarters of a mile, Earl's Grange is on the left.

Sat Nav
TF2 9TT



Registered Developer

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

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.



5 stars for customer satisfaction

Development

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