

Roman Croft Priorslee

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- 04 Living in Priorslee
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 36 The Miller Difference
- 40 Useful Contacts
- 42 How to Find Us

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.









Roman Croft 93



Half a mile from the M54, less than 30 minutes' drive from Wolverhampton and 45 minutes from Birmingham, Roman Croft 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.









06 Roman Croft

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, four and five bedroom homes offers strategic convenience in a peaceful setting. Adjacent to National Cycle Route 81, with beautiful lakes and wildlife habitats nearby, it combines the best of urban and natural environments.

Welcome to Roman Croft...





Plot Information

Ingleton See Page 12



Whitton See Page 14

Braxton

See Page 16

Tollwood See Page 18

Clayton See Page 20

Inverwood See Page 22

Fordwood See Page 24

Cherrywood See Page 26

Beauwood See Page 28

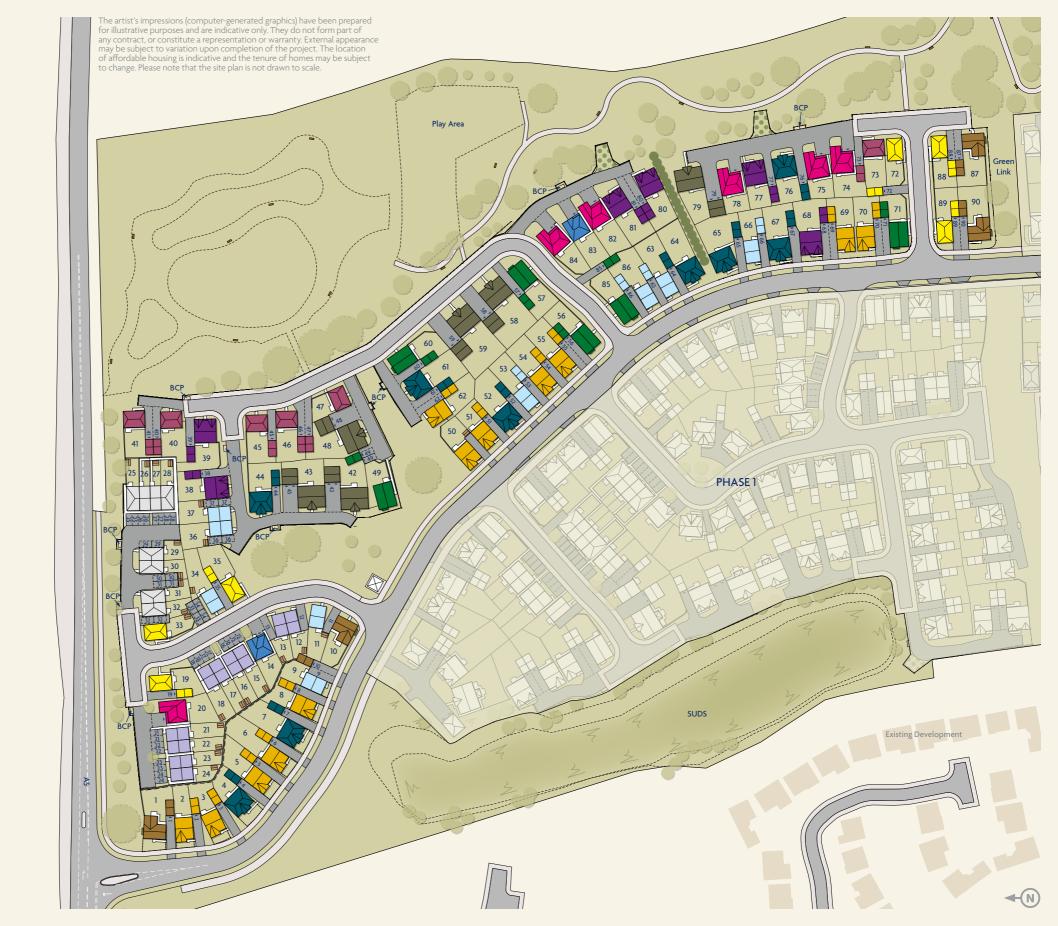
Sandalwood See Page 30

Crosswood

See Page 32 Grayford

See Page 34

Affordable Housing



Ingleton

Overview

Complementing a bright, comfortable lounge, the kitchen and dining room features french doors to create an airy, adaptable space. There is a laundry and a downstairs WC, while the first floor includes the bathroom and three bedrooms, one of them en-suite with built-in storage.

Ground Floor

Lounge 3.53m x 4.44m 117" x 14'7"

Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"

Laundry 1.11m x 1.92m 3'8" x 6'4"

WC 1.11m x 1.78m 3'8" x 5'10"

First Floor

Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"

En-Suite 1.18m x 1.98m 3'10" x 6'6"

Bedroom 2 2.37m x 3.22m 7'10" x 10'7"

Bedroom 3 2.00m x 2.14m 6'7" x 7'0"

Bathroom 2.37m x 1.70m 7'10" x 5'7"

Floor Space

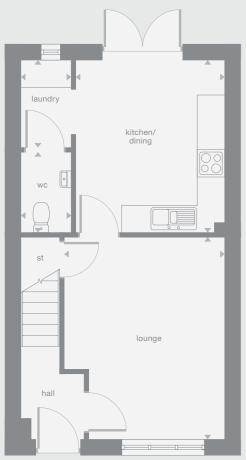
806 sq ft

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

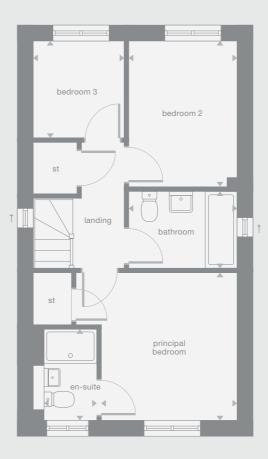
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may avar, All plans in this brochure are not drawn to sca 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 refe to the "Important Notice" section at the back of this brochure for more information.

Whitton

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.

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"

Ground Floor

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

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

7'1" x 11'6"

Floor Space

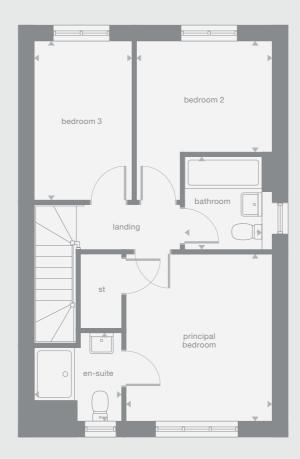
947 sq ft



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

Ground Floor dining kitchen hall lounge

First Floor



Roman Croft Roman Croft

Braxton

Ground Floor

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

Family 2.90m x 2.92m 9'6" x 9'7"

6'10" x 6'2"

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"

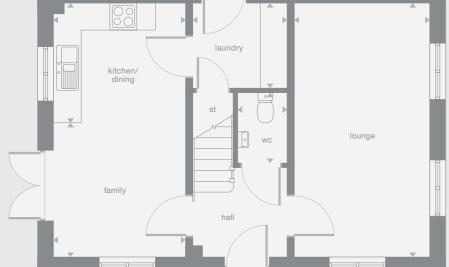
Bathroom 1.70m x 2.20m 5'7" x 7'3"

Floor Space

996 sq ft



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



First Floor



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Overview

With a dedicated laundry room, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing room.

Lounge 3.18m x 4.59m 10'5" x 15'1"

Kitchen/Dining 4.12m x 3.26m 13'7" x 10'8"

Laundry 1.95m x 1.92m 6'5" x 6'4"

WC 1.00m x 1.92m 3'3" x 6'4"

Ground Floor

Principal Bedroom 4.12m x 2.47m 13'7" x 8'1"

En-Suite 2.04m x 1.18m 6'8" x 3'10"

Dressing 2.04m x 1.65m 6'8" x 5'5"

Bedroom 2 3.05m x 3.69m 10'0" x 12'1"

Bedroom 3 3.11m x 2.41m 10'2" x 7'11"

Ground Floor

Bedroom 4 1.92m x 3.54m 6'4" x 11'8"

Bathroom

2.05m x 2.18m 6'9" x 7'2"

* Optional Garage Door

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



Ground Floor



First Floor

Floor Space 1,025 sq ft



Roman Croft

Clayton

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 room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

Ground Floor

Lounge 2.87m x 5.91m 9'5" x 19'5"

Kitchen 2.85m x 3.06m

9'4" x 10'1"

En-Suite 1.93m x 1.71m 6'4" x 5'7"

2.95m x 3.18m

9'8" x 10'5"

Bedroom 3 2.95m x 2.64m

9'8" x 8'8"

Laundry 2.02m x 1.69m

Bedroom 2 2.91m x 3.82m 6'8" x 5'7" 97" x 127"

Dining 2.85m x 2.85m 9'4" x 9'4"

WC Bathroom 1.07m x 1.74m 1.70m x 1.99m 3'6" x 5'9" 5'7" x 6'7"

First Floor Principal Bedroom

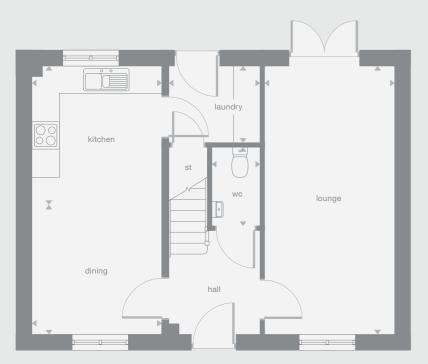
1,018 sq ft

Floor Space

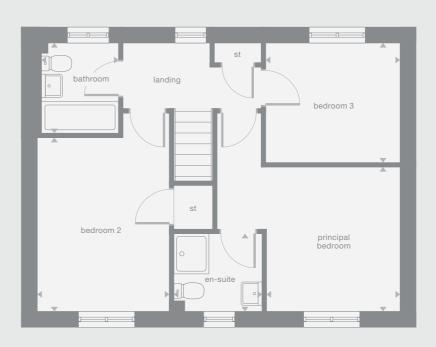


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



Inverwood

Overview
The flexibility and space provided by the impressive open plan kitchen and dining room, with its french doors, makes it perfect for large social gatherings as well as an inspiring setting for family life. The four bedrooms include a principal bedroom with an en-suite shower.

Ground Floor

Lounge 3.50m x 4.50m 11'6" x 14'9"

Kitchen/Dining/ Family 6.40m x 4.47m 21'0" x 14'8"

WC 0.97m x 1.96m 31" x 6'5"

First Floor

Principal Bedroom 3.50m x 3.13m 11'6" x 10'3"

En-Suite

2.44m x 1.18m 8'0" x 3'10"

Bedroom 2 2.75m x 3.97m 9'1" x 13'0"

Bedroom 3 3.55m x 2.57m 11'8" x 8'5"

Bedroom 4 2.80m x 2.64m 9'3" x 8'8"

Bathroom 2.44m x 1.94m 8'0" x 6'5"

Floor Space

1,219 sq ft

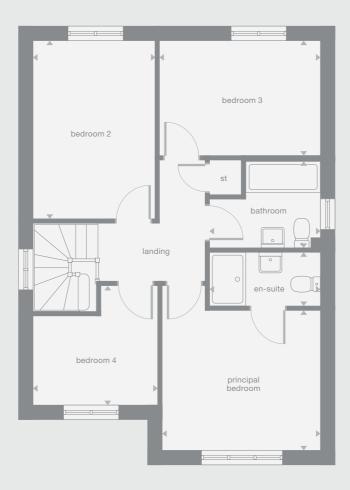


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor kitchen/dining/ family

lounge

First Floor



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22 Roman Croft

Fordwood

Overview The bay windowed family room adjoins

a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

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 37" x 4'11"

lounge

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 97" x 6'3"

Floor Space

1,267 sq ft



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

Ground Floor kitchen/ dining laundry

family

First Floor



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Cherrywood

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.

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"

Ground Floor First Floor

Principal Bedroom 3.05m x 3.87m 10'0" x 12'8"

Bedroom 4

9'0" x 9'9"

Bathroom

8'9" x 7'10"

2.67m x 2.39m

2.73m x 2.97m

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"

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



Beauwood

Overview

From the baywindowed 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 5'11"

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

2.20m x 1.70m 7'6" 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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Sandalwood

Overview

The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

Ground Floor

Lounge 3.36m x 4.29m 11'0" x 14'1"

2.48m x 2.96m 8'2" x 9'9"

Kitchen 3.36m x 3.26m 11'0" x 10'8"

Laundry 2.27m x 1.74m

Dining 2.66m x 2.96m 8'9" x 9'9"

7'5" x 5'9"

Family

Study

2.49m x 2.16m 8'2" x 7'1"

WC

0.91m x 1.90m 3'0" x 6'3"

First Floor

En-Suite 2 Principal Bedroom 3.33m x 3.12m 2.21m x 1.40m 7'3" x 4'7" 10'11" x 10'3"

Bedroom 3 En-Suite 1 2.32m x 1.38m 2.45m x 3.62m

7'8" x 4'6" 87" x 11711"

Dressing Bedroom 4 2.49m x 2.22m 3.00m x 2.46m 8'2" x 7'4" 9'10" x 8'1"

Bedroom 2 Bathroom 2.00m x 1.83m 2.49m x 3.35m 8'2" x 11'0" 6'7" x 6'0"

Floor Space

1,422 sq ft



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

Ground Floor



First Floor



Roman Croft Roman Croft

Crosswood

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.

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 0.97m x 1.88m 3'2" x 6'2"

Ground Floor

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"

First

Bedroom 3 2.38m x 3.28m 7'10" x 10'9"

Bedroom 4 2.61m x 3.09m 8'7" x 10'2"

Bathroom 2.86m x 1.70m 9'5" x 5'7"

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



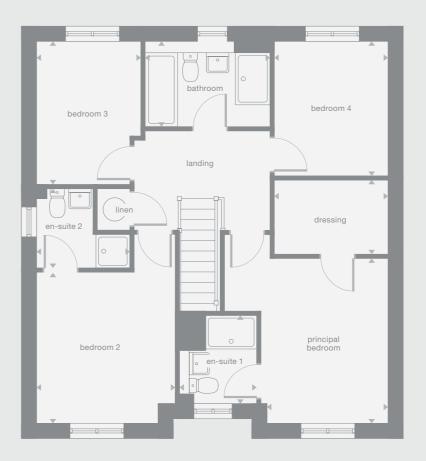
Ground Floor



First Floor

Floor Space

1,500 sq ft



Roman Croft Roman Croft

Grayford

Overview

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms have an en-suite, and one has a walk-through dressing area.

Ground Floor

13'0" x 12'1"

Laundry

7'6" x 5'6"

2.29m x 1.68m

Lounge 3.52m x 4.76m 11'7" x 15'8"

Kitchen 3.96m x 3.68m

11'5" x 7'6"

Dining 2.68m x 3.68m 870" x 127"

3.67m x 2.96m 12'1" x 9'9"

Study 3.48m x 2.27m

WC

Family

1.09m x 1.68m 3'7" x 5'6"

En-Suite 2 1.18m x 2.64m 310" x 8'8"

First Floor

Principal Bedroom Bedroom 3 3.49m x 3.97m 3.59m x 3.26m 11'9" x 10'8" 11'5" x 13'0"

En-Suite 1 Bedroom 4

2.40m x 1.36m 3.05m x 3.15m 7′11" x 4′6" 10'0" x 10'4"

Dressing Bedroom 5 2.40m x 2.14m 2.84m x 2.64m

7′11" x 7′0" 9'4" x 8'8"

Bedroom 2 Bathroom 3.37m x 2.64m 2.53m x 1.79m 8'4" x 5'11" 11'1" x 8'8"

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

Floor Space

1,780 sq ft



Ground Floor



First Floor



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 ready to be shaped starting point. Our job around your lifestyle. is to make sure it's the best one possible.

The Miller Difference

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,

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

Built on trust

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

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

locations and superb architectural design to meticulous construction same high standards. work and exceptional finishes, our expertise is through your choices, 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.

From beautiful

A smooth customer journey

Our award-winning service reflects the As we guide you 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 So will our service. you choose and buy your new home, you'll you want to keep in be introduced to your touch, whether by phone, text, email, Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have. be able to access all the records of

Fully involved

meetings, and see what happens next.

Even before you move Your new home will quickly be moulded to in, there's the excitement your personal choices. of planning your interior. Choosing tiles and Once you tell us how worktops, making decisions about appliances. We'll help wherever we can. Our our custom designed Visualiser, for example, can help you make app or via our website, that's how we'll keep selections online then you regularly updated see them for real in the and informed. You'll Sales Centre. Already, it's becoming your own, personal, space.

Make it your own

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

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.















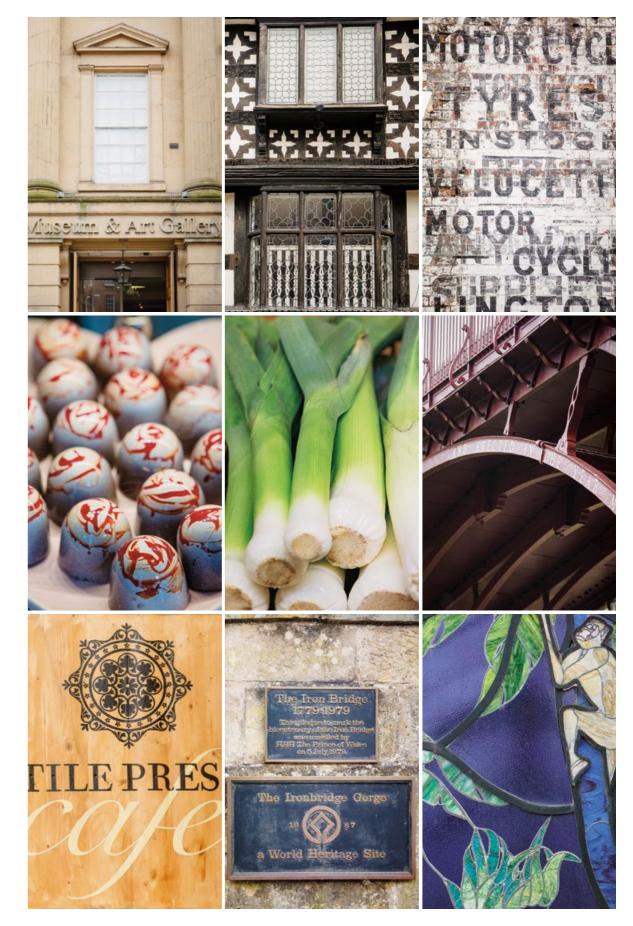
Telford town centre presents a comprehensive choice of high street shops, supermarkets and restaurants. The Forge Retail Park includes a Nuffield Health gym and swimming pool, and the Telford Centre hosts a wealth of leisure and fitness facilities, including a fully-equipped Puregym, Odeon and Cineworld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

There are many superb outdoor amenities in easy reach, both close to Roman Croft and in Telford town centre. Nearby Priorslee Lake, the home of Telford Sailing Club, is also popular with anglers and bird watchers. There is a second 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 Roman Croft 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 less than half a mile away.

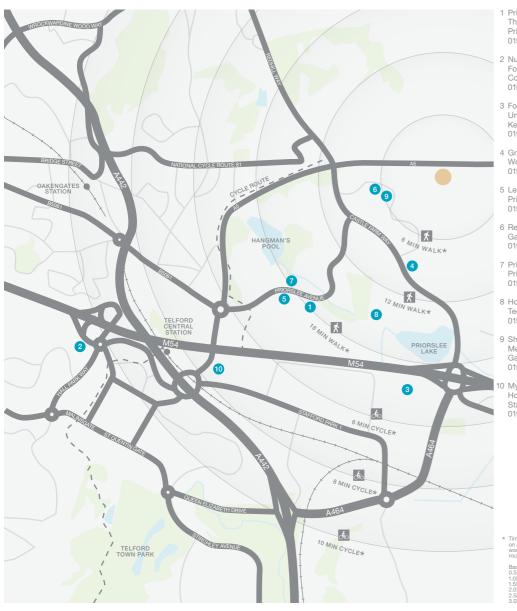






Useful Contacts

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 route taken.

Based on: 0.5km = 5 to 7 mins walk 1.0km = 10 to 14 mins wall 1.5km = 15 to 21 mins wall 2.0km = 5 to 8 mins cycle 2.5km = 6 to 10 mins cycle



How to find us

For development opening times please see millerhomes.co.uk or call 03301 626 835

From the M54

Leave the M54 at junction 4, Castle Farm Interchange, to join the A4640 for Priorslee. After just over a mile, at Limekiln Bank roundabout take the third exit, for Cannock. Six hundred yards on, Roman Croft is on the right.

From the M6

Leave the M6 at junction 12, Gailey Interchange, to join the A5 following signs for Telford. Stay on the A5 for 12 miles and, around quarter of a mile after passing a section of the road where the carriageways are separated by a long kerbed island, Roman Croft is on the left.

Sat Nav TF2 9WN







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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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42 Roman Croft Roman Croft 4

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Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 626 835

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