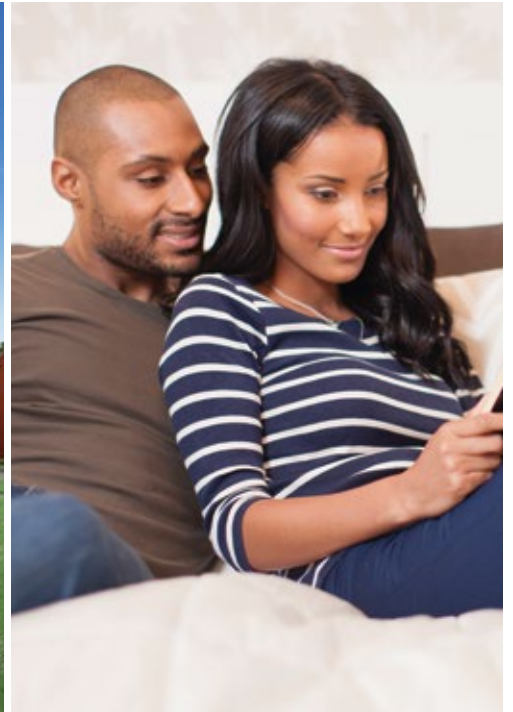




**Roman Heights
Streethay**

millerhomes

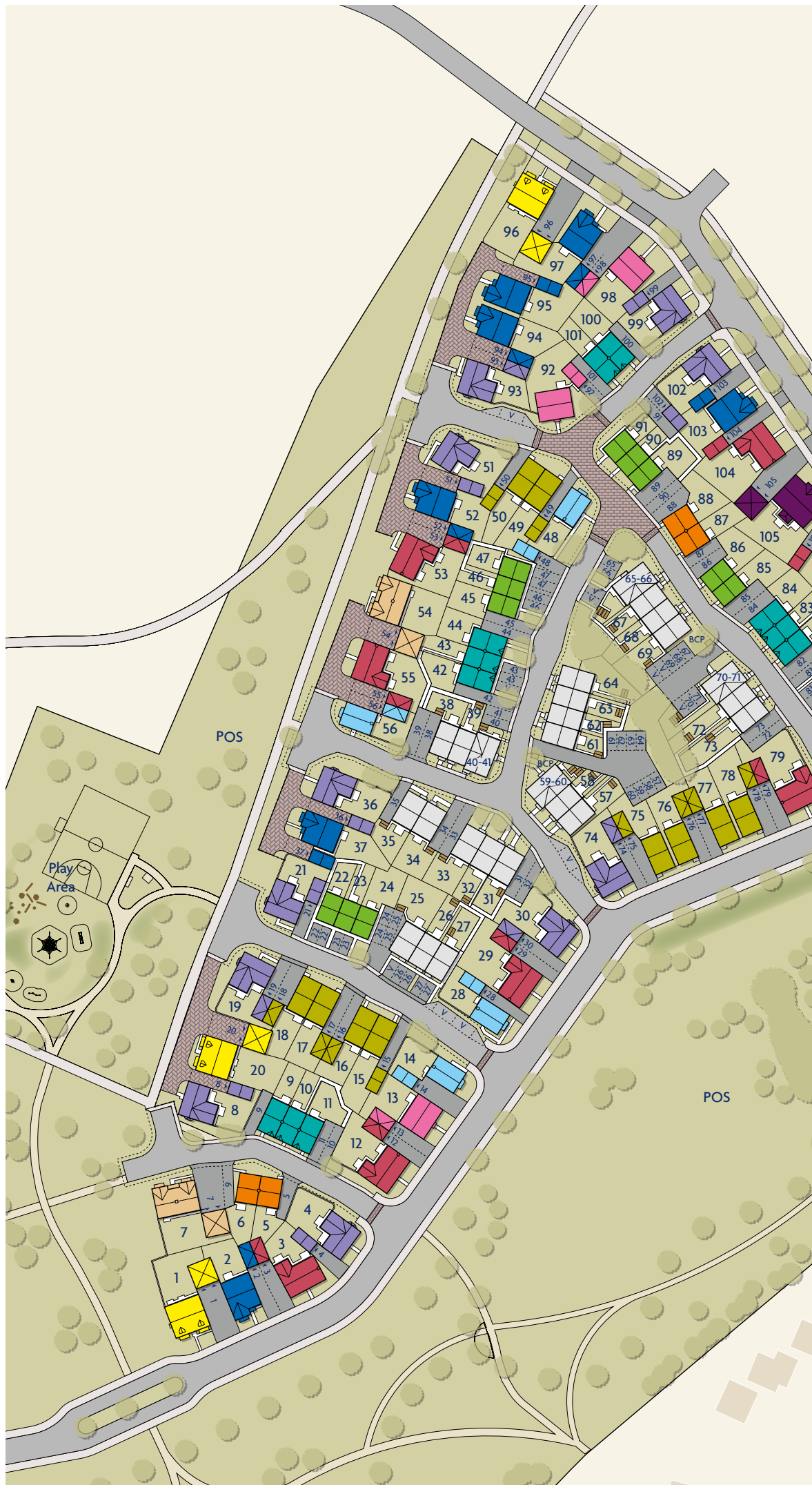
the place to be®



Living in Roman Heights	02
Welcome home	06
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Plot Information

- Rydal** See Page 08
- Nevis** See Page 09
- Hawthorne** See Page 10
- Gregory** See Page 11
- Pushkin** See Page 12
- Buchan** See Page 13
- Repton** See Page 14
- Mitford** See Page 15
- Harper** See Page 16
- Thames** See Page 17
- Chichester** See Page 18
- Huxley** See Page 19
- Affordable Housing**



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.



Pumping Station

Future Development

POS

Attenuation Pond

POS

Streethay House Farm

ROMAN ROAD

Swale

S/S

Existing Bungalows

Potential Future Access

Existing Development

Existing Development

BURTON ROAD

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.





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 Roman Heights.



While its name reflects the Roman road that runs by the development, Roman Heights also offers excellent access to modern transport. Lichfield Trent Valley Station, less than a mile away, is a stop for services between Crewe and London Euston, with trains approximately once an hour and travel into the capital taking just over an hour and a half. The station's high-level platform is the terminus of the services to Redditch via Birmingham, with New Street station around 40 minutes away.

Close to the A38 and just four miles from the M6 Toll motorway, Roman Heights is close to frequent bus services serving Burton upon Trent and several local villages as well as Lichfield city centre. The bus trip into Lichfield takes just over ten minutes.

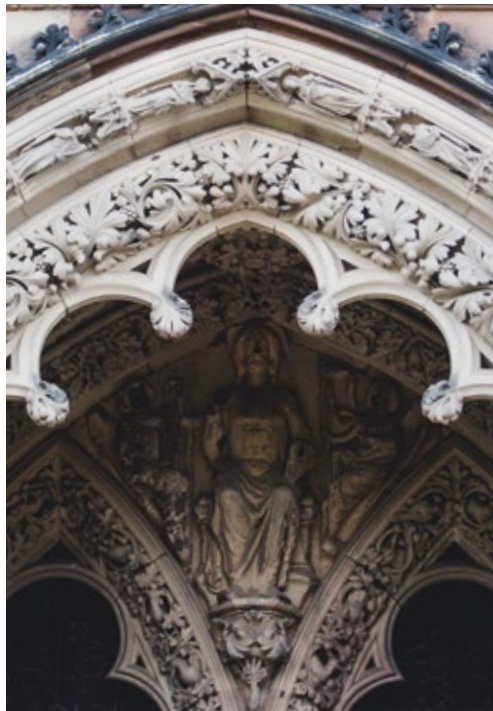
There is a well-equipped children's playground a few minutes walk from the development, and superb opportunities for walking in the local countryside and enjoying the colourful pleasure craft on the Coventry Canal. The Plough, in Huddlesford, is a traditional, family-friendly country pub and restaurant which can be reached by a pleasant canal-side walk of less than a mile.



STREET
PROV
CHANDLERY - PAINT
COAL GAS DEL
BOAT
PAINTING
The Heart



LICHFIELD
PEACE
CORNER



QUEST
TREE

On the edge of the beautifully maintained residential village of Streethay, just a mile from the heritage city of Lichfield, this attractively landscaped neighbourhood of energy-efficient two, three, four and five bedroom homes harmonises perfectly with its prestigious, sought-after location. Buffered by green spaces, and within a pleasant stroll of the marinas and towpath walks of the Coventry Canal, the development combines a timeless, peaceful appeal with excellent transport links.

Welcome to Roman Heights...



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Rydal

Overview

The spacious living area of the Rydal features french doors that add a light, open feel to the room, and extend the living space into the garden to make barbecues a tempting summer prospect.

Floor Space

657 sq ft

Plots

22, 23, 24*,
45, 46, 47*,
85*, 86, 89*,
90, 91

Ground Floor

Living/Dining
4.390m x 3.315m
14'5" x 10'11"

Kitchen
1.912m x 3.540m
6'3" x 11'7"

WC
0.995m x 1.457m
3'3" x 4'9"

First Floor

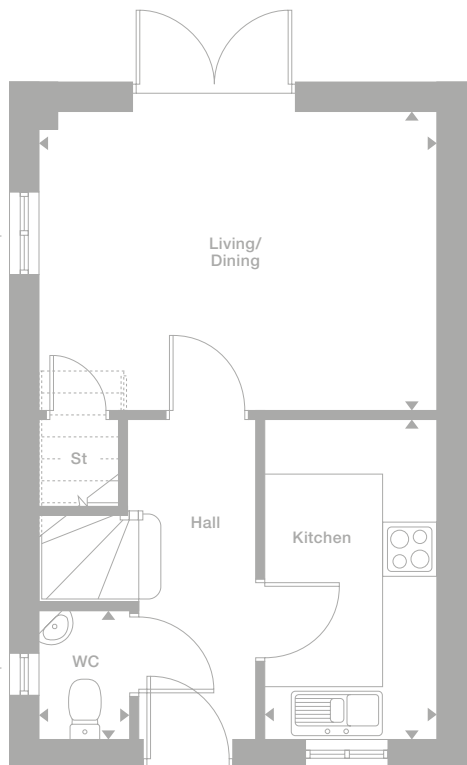
Master Bedroom
4.390m max x 3.430m max
14'5" x 11'3"

Bedroom 2
2.287m max x 3.425m max
7'6" x 11'3"

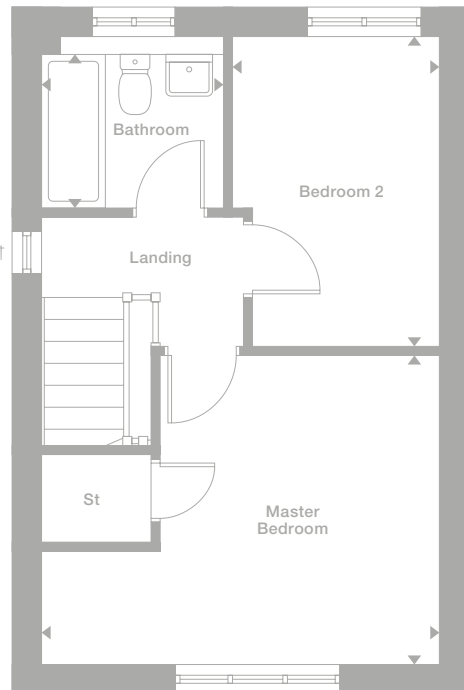
Bathroom
2.010m x 1.695m
6'7" x 5'7"



Ground Floor



First Floor



† End terrace only

* Plots are a mirror image of plans shown above

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Ground Floor

Living/Dining
5.040m max x 3.912m max
16'6" x 12'10"

Kitchen
2.584m x 2.944m
8'6" x 9'8"

WC
0.930m x 1.924m
3'1" x 6'4"

First Floor

Master Bedroom
2.618m x 3.693m max
8'7" x 12'1"

Bedroom 2
2.618m x 3.162m
8'7" x 10'4"

Bedroom 3
2.329m x 2.501m
7'8" x 8'2"

Bathroom
2.329m x 1.700m
7'8" x 5'7"

Nevis

Overview

An entrance canopy gives the frontage of the Nevis a classic appeal that introduces a comfortable, stylish interior. Feature french doors give the flexible L-shaped living room a particularly light, airy ambience.

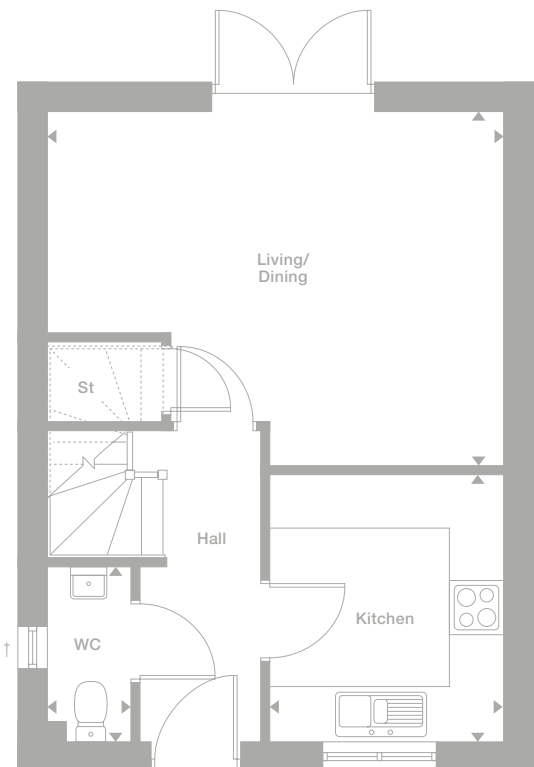
Floor Space

754 sq ft

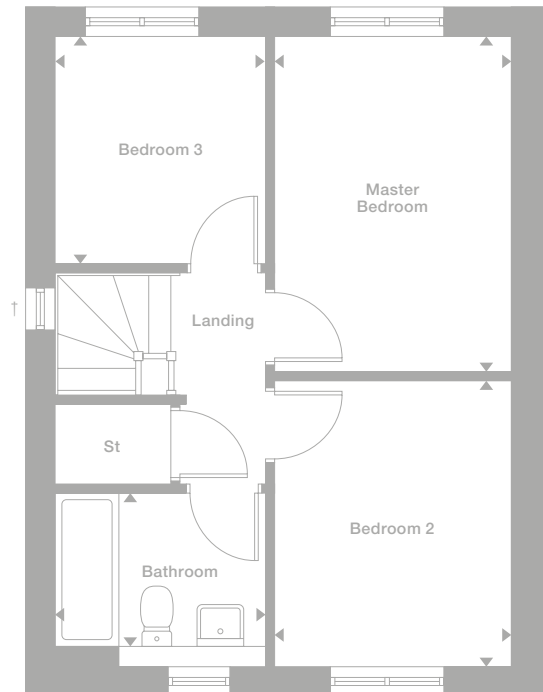
Plots

5, 6*, 87*, 88, 117*, 118, 119*, 120, 125*, 126

Ground Floor



First Floor



† End terrace only

* Plots are a mirror image of plans shown above

Hawthorne

Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

Floor Space

819 sq ft

Plots

9, 10*, 11*,
42, 43*, 44*,
82*, 83*, 84,
100*, 101, 122*,
123*, 124

Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.461m x 3.212m max
8'1" x 10'6"

En-Suite
1.960m x 2.060m
6'5" x 6'9"

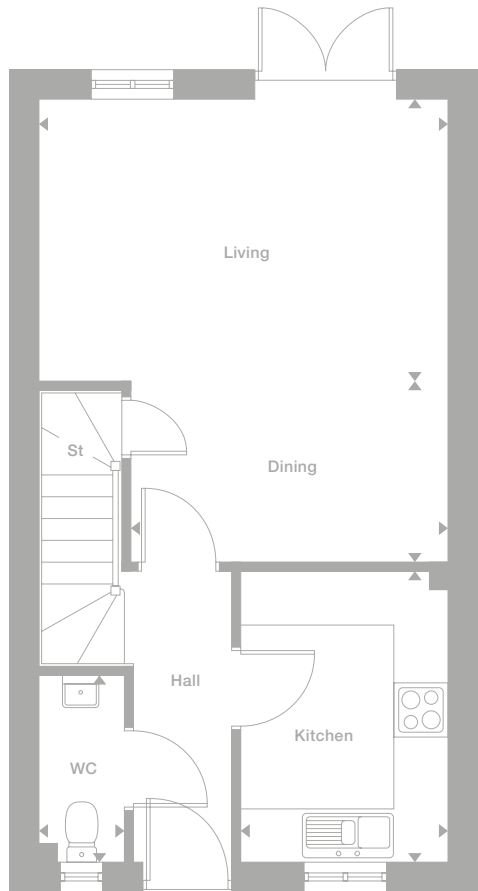
Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"



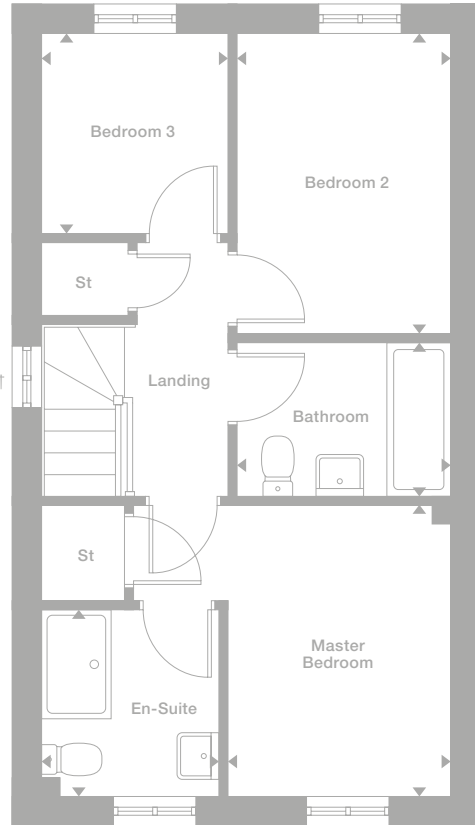
Ground Floor



† End terrace only

* Plots are a mirror image of plans shown above

First Floor



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Ground Floor

Lounge
3.980m max x 5.450m
13'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m max x 3.498m max
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Gregory

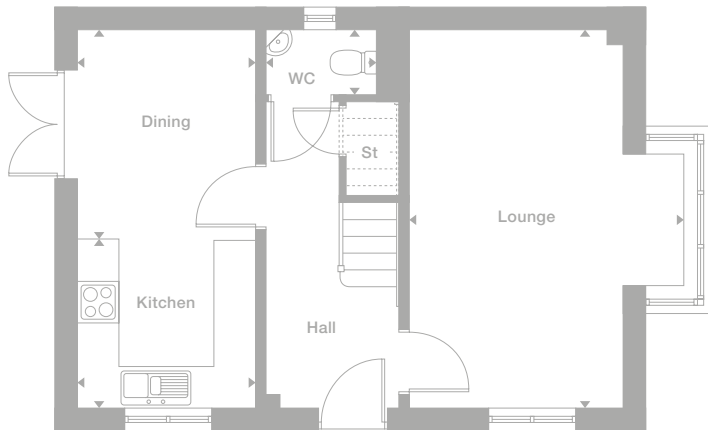
Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen and dining room cool and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

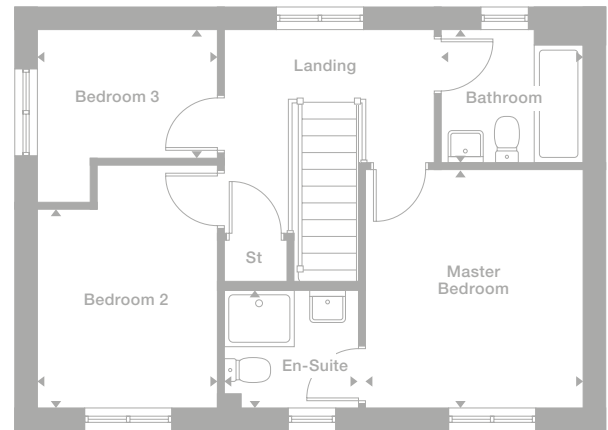
Floor Space
940 sq ft

Plots
14*, 28,
48, 56*

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

Pushkin

Overview

The ornamental entrance canopy gives the Pushkin an instant appeal and demonstrates the quality of detail found throughout, from the stylish kitchen and dining room, where french doors fill the room with natural light, to the en-suite master bedroom.

Floor Space

954 sq ft

Plots

15, 16*, 17,
18*, 49, 50*,
75, 76*, 77,
78*, 80*, 81,
113*, 114

Ground Floor

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

Dining
2.394m x 3.882m
7'10" x 12'9"

Kitchen
2.474m x 2.732m
8'1" x 9'0"

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

First Floor

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

En-Suite
1.415m max x 2.297m max
4'8" x 7'6"

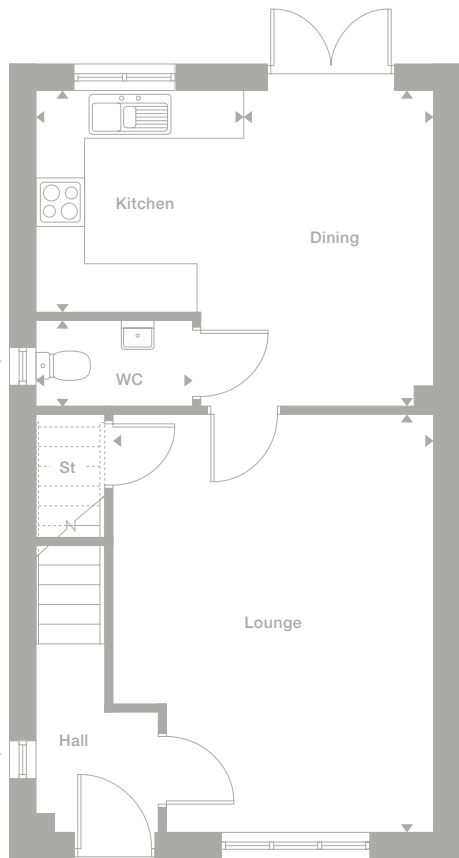
Bedroom 2
2.925m x 3.600m max
9'7" x 11'10"

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

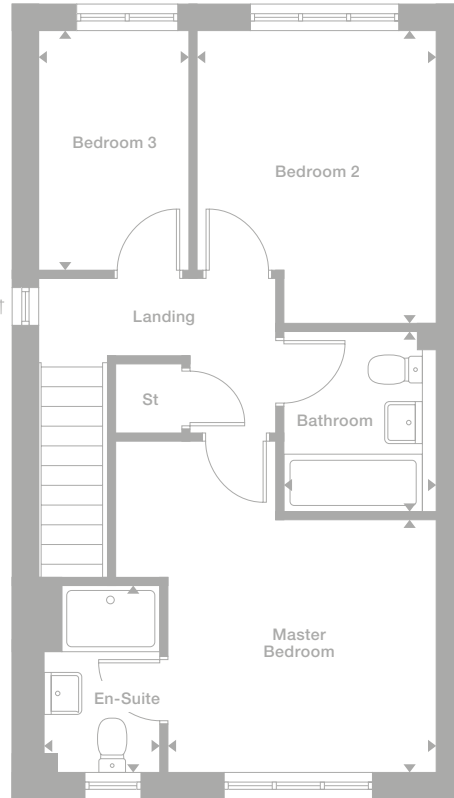
Bathroom
1.700m x 2.214m
5'7" x 7'3"



Ground Floor



First Floor



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Ground Floor

Lounge
3.450m x 4.797m
11'4" x 15'9"

Dining
2.763m x 3.320m
9'1" x 10'11"

Kitchen
2.763m x 3.630m
9'1" x 11'11"

WC
1.620m x 0.945m
5'4" x 3'1"

Utility
1.937m x 1.799m
6'4" x 5'11"

Study
2.323m x 2.060m
7'7" x 6'9"

First Floor

Master Bedroom
3.507m max x 3.793m max
11'6" x 12'5"

En-Suite
2.238m max x 2.044m max
7'4" x 6'8"

Bedroom 2
2.805m max x 3.762m max
9'2" x 12'4"

Bedroom 3
2.519m x 3.095m
8'3" x 10'2"

Bedroom 4
2.411m x 3.064m
7'11" x 10'1"

Bathroom
3.048m max x 1.700m max
10'0" x 5'7"

Buchan

Overview

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

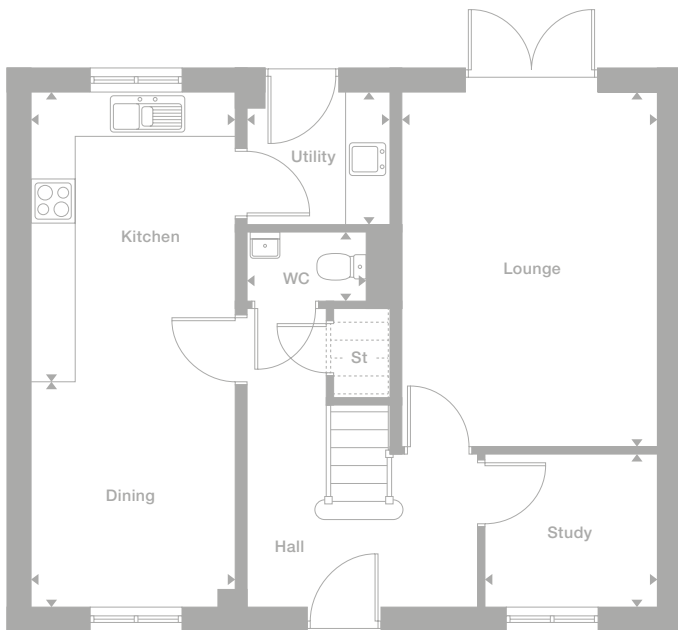
Floor Space

1,264 sq ft

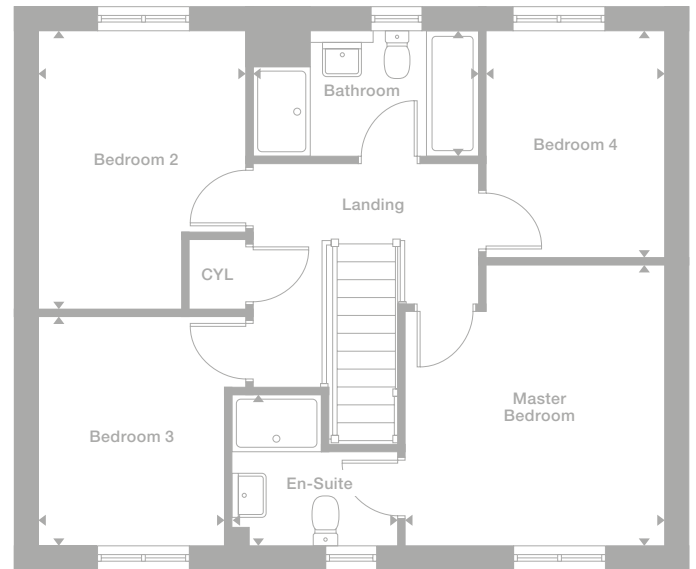
Plots

13, 92*, 98*, 129*, 132

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

Repton

Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is a bright, spacious home of real distinction.

Floor Space

1,290 sq ft

Plots

4*, 8*, 19*,
21, 30*, 36,
51, 74, 93, 99,
102*, 111, 112*

Ground Floor

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

Dining
3.281m max x 4.134m
10'9" x 13'7"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

WC
0.937m x 2.293m
3'1" x 7'6"

First Floor

Master Bedroom
4.642m max x 2.714m max
15'3" x 8'11"

En-Suite
2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"

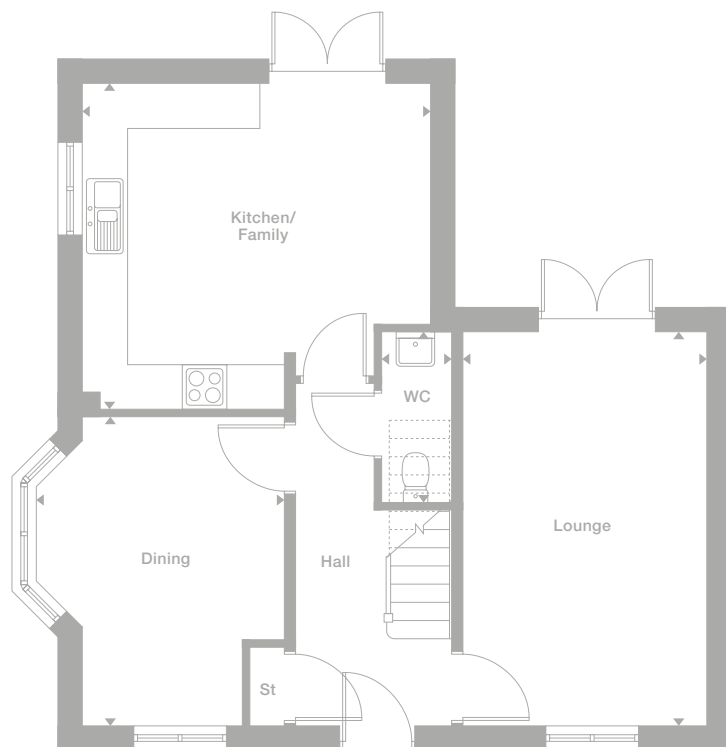
Bedroom 3
3.325m max x 2.885m
10'11" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

Bathroom
2.696m x 1.700m
8'10" x 5'7"



Ground Floor



First Floor



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Ground Floor

Lounge
3.651m x 5.446m max
12'0" x 17'10"

Kitchen
4.032m x 2.993m
13'3" x 9'10"

Dining
3.114m x 3.885m
10'3" x 12'9"

WC
2.087m x 1.082m
6'10" x 3'7"

Utility
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"

Mitford

Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

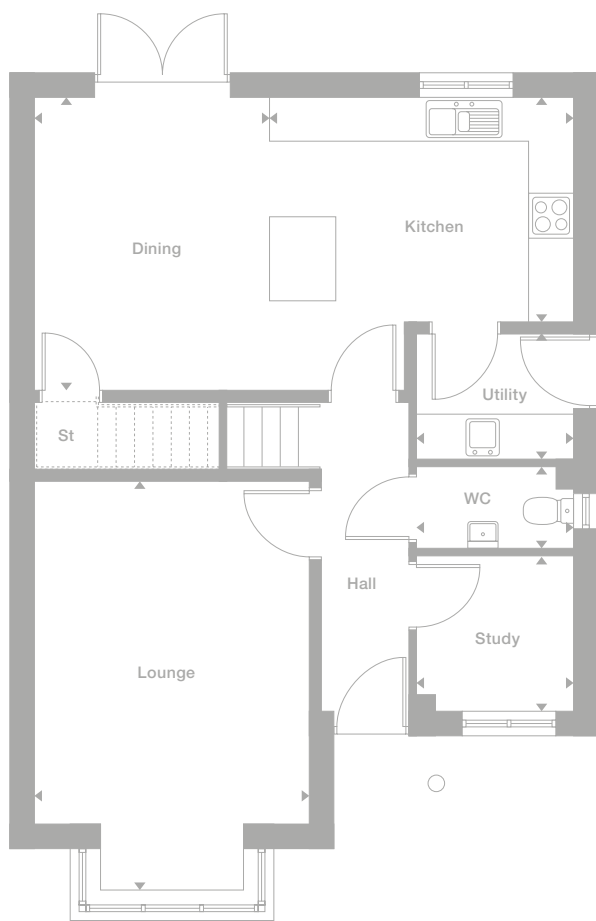
Floor Space

1,381 sq ft²

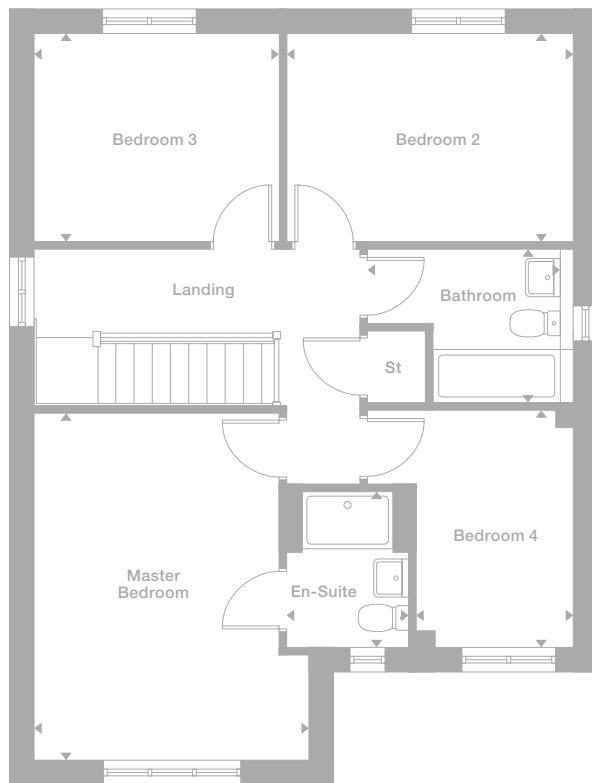
Plots

2, 37, 52,
94, 95*, 97*,
103, 116

Ground Floor



First Floor



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Harper

Overview

The impressive hall and gallery landing instantly demonstrate the quality found throughout the Harper, from the dual-aspect lounge and airy kitchen and breakfast room, to a separate dining room and utility room.

Floor Space

1,493 sq ft

Plots

3*, 12*, 29, 53*, 55, 79, 104, 106, 110*, 121, 128*, 133*

Ground Floor

Lounge
3.315m x 6.296m
10'11" x 20'8"

Dining
3.026m x 2.700m
9'11" x 8'10"

Kitchen/Breakfast
3.456m x 5.842m
11'4" x 19'2"

WC
1.750m x 1.203m
5'9" x 3'11"

Utility
1.750m x 1.760m
5'9" x 5'9"

First Floor

Master Bedroom
3.456m x 3.892m
11'4" x 12'9"

En-Suite
2.085m max x 2.318m min
6'10" x 7'7"

Bedroom 2
3.372m x 3.168m
11'1" x 10'5"

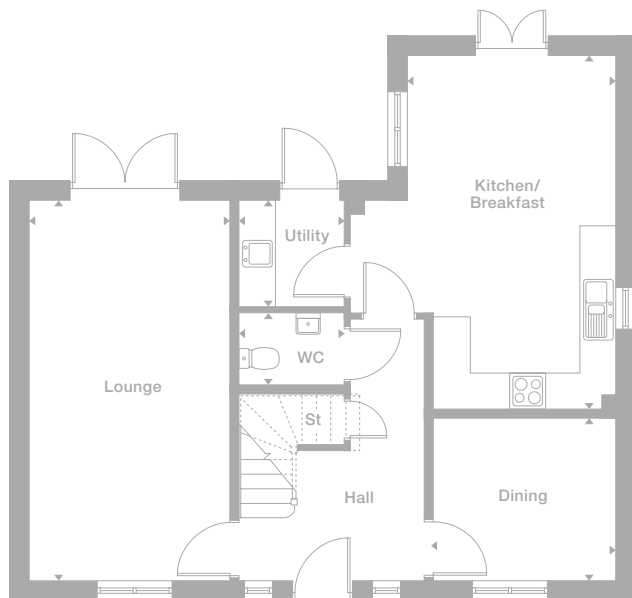
Bedroom 3
3.372m x 3.035m
11'1" x 9'11"

Bedroom 4
3.036m x 2.296m
10'0" x 7'6"

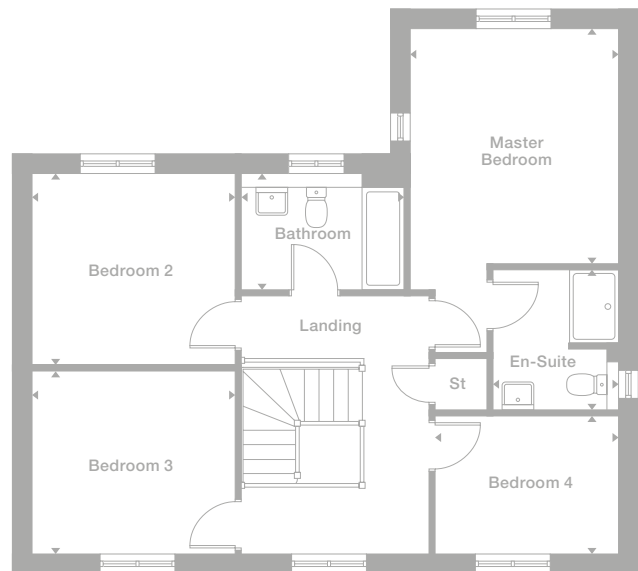
Bathroom
2.690m x 1.927m
8'10" x 6'4"



Ground Floor



First Floor



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Ground Floor

- Lounge**
3.450m x 5.368m max
11'4" x 17'7"
- Dining**
3.450m x 3.332m max
11'4" x 10'11"
- Kitchen/Breakfast**
3.450m x 4.706m
11'4" x 15'5"
- WC**
1.260m x 1.523m
4'2" x 5'0"
- Utility**
2.014m x 1.972m
6'7" x 6'6"
- Study/Family**
3.450m x 2.670m
11'4" x 8'9"

First Floor

- Master Bedroom**
3.507m x 3.377m max
11'6" x 11'1"
- En-Suite 1**
1.641m x 1.972m
5'5" x 6'6"
- Bedroom 2**
3.450m max x 2.993m max
11'4" x 9'10"
- En-Suite 2**
1.987m x 1.630m
6'6" x 5'4"
- Bedroom 3**
3.450m x 3.760m max
11'4" x 12'4"
- Bedroom 4**
2.970m x 2.421m
9'9" x 7'11"
- Bedroom 5**
3.480m x 1.891m
11'5" x 6'2"
- Bathroom**
2.143m x 1.857m
7'0" x 6'1"

Thames

Overview

Superb twin bay windows add distinction to both the lounge and dining rooms, and feature french doors delightfully integrate the kitchen, family room and garden, typifying the imaginative architecture found throughout this very special home.

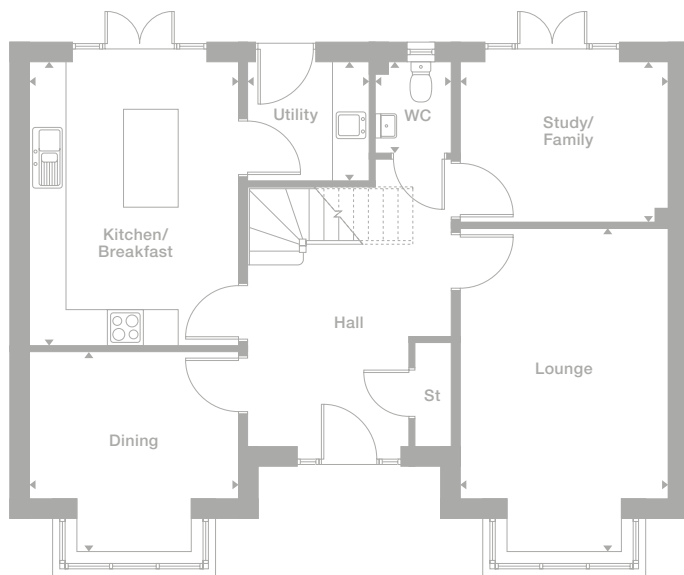
Floor Space

1,615 sq ft

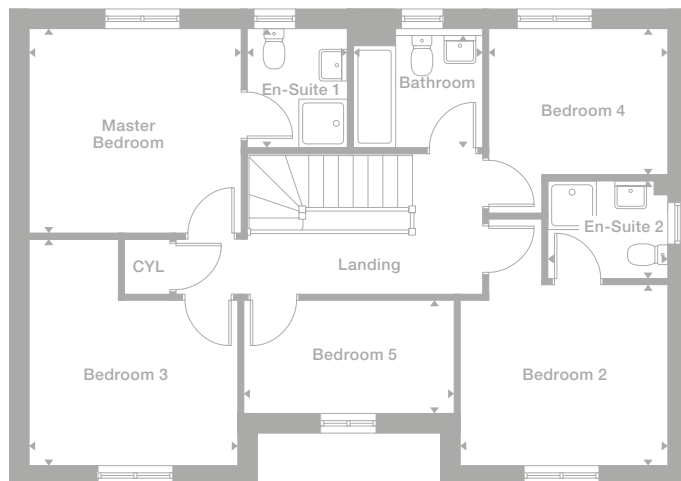
Plots

7, 54*, 107*, 131

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

Chichester

Overview

From the triple-aspect breakfast area to the splendid gallery landing, from the breathtaking lounge and dining room to the master bedroom with its separate dressing area, every detail of the Chichester underlines its quite exceptional status.

Floor Space

1,885 sq ft

Plots

105*, 109, 115, 127*, 130*

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

WC
1.096m x 1.683m
3'7" x 5'6"

Utility
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

First Floor

Master Bedroom
3.642m x 4.041m
11'11" x 13'3"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

Bedroom 2
3.535m x 2.680m
11'7" x 8'10"

En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3
3.592m x 2.857m
11'9" x 9'4"

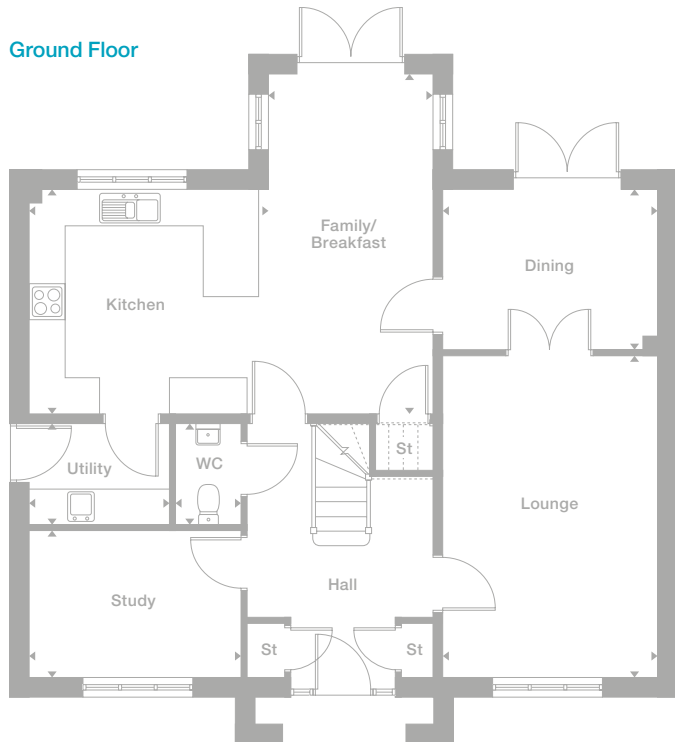
Bedroom 4
2.970m x 3.191m
9'9" x 10'6"

Bedroom 5
2.699m x 2.680m
8'10" x 8'10"

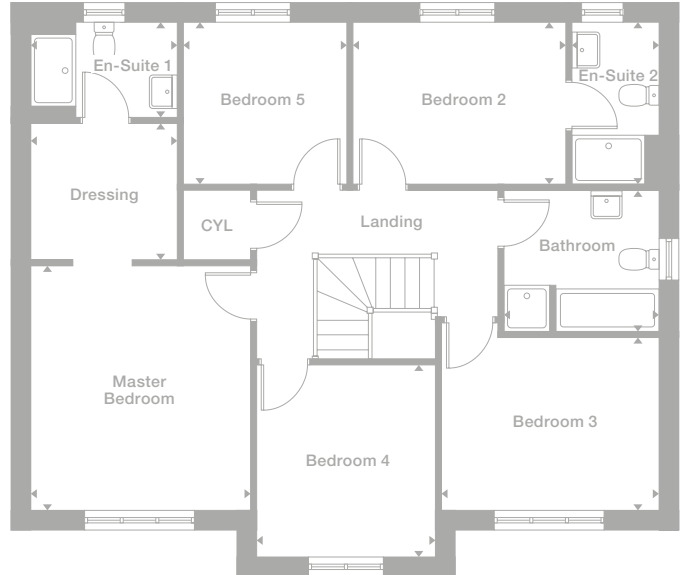
Bathroom
2.563m max x 2.342m max
8'5" x 7'8"



Ground Floor



First Floor



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Ground Floor

- Lounge**
3.500m x 5.860m max
11'6" x 19'3"
- Dining**
3.500m x 2.897m
11'6" x 9'6"
- Kitchen**
3.100m x 3.000m
10'2" x 9'10"
- Breakfast**
2.001m x 3.000m
6'7" x 9'10"
- WC**
0.950m x 1.800m
3'1" x 5'11"
- Utility**
1.907m x 1.800m
6'3" x 5'11"
- Study/Family**
3.000m x 3.750m max
9'10" x 12'4"

First Floor

- Master Bedroom**
3.500m x 3.857m
11'6" x 12'8"
- En-Suite**
3.500m max x 1.698m max
11'6" x 5'7"
- Dressing**
3.500m max x 2.000m
11'6" x 6'7"
- Bedroom 3**
3.057m max x 4.950m
10'0" x 16'3"
- Bedroom 5**
3.057m x 2.907m
10'0" x 9'6"
- Bathroom**
1.897m x 2.603m max
6'3" x 8'6"
- Second Floor**
- Bedroom 2**
4.067m x 5.512m
to 1200 HGT. L.
13'4" x 18'11"
- Bedroom 4**
3.557m x 3.155m
to 1200 HGT. L.
11'8" x 10'4"
- Shower**
1.804m x 2.264m
to 1200 HGT. L.
5'11" x 7'5"

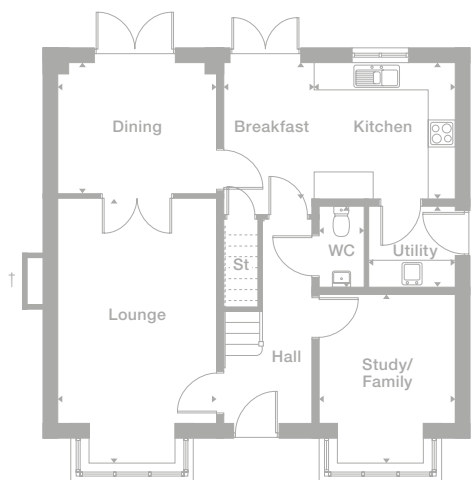
Huxley

Overview
From the elegantly connecting lounge and dining rooms to the magnificent master bedroom with its sumptuous dressing area and generous en-suite bathroom, every detail of the Huxley demonstrates a quite exceptional level of luxury.

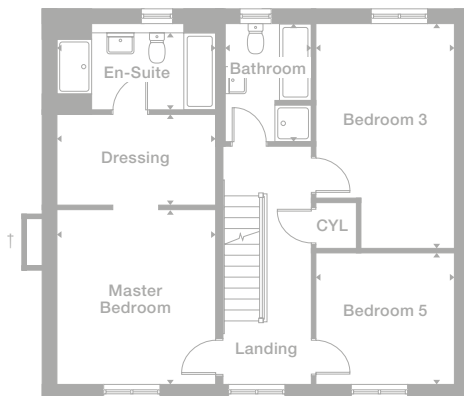
Floor Space
2,071 sq ft

Plots
1, 20*, 96*, 108*

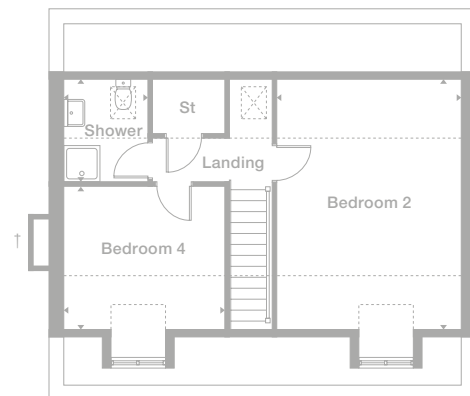
Ground Floor



First Floor



Second Floor



† Chimney to plots 1, 96 and 108 only

* Plots are a mirror image of plans shown above

Specification

	Rydal	Nevis	Hawthorne	Gregory	Pushkin	Buchan	Repton	Mitford	Harper	Thames	Chichester	Huxley
Kitchens												
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	✓	-	-	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	-	-	-	✓	✓
Bar style chrome shower mixer valve to shower enclosure	-	-	-	-	-	-	-	-	-	-	✓	✓
Mira Vie electric shower	-	-	-	-	-	✓	-	-	-	-	-	-
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	-	-	-	✓	-	-	-	-	✓	✓

En Suites (where applicable)												
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Rydal	Nevis	Hawthorne	Gregory	Pushkin	Buchan	Repton	Mitford	Harper	Thames	Chichester	Huxley
Electrical												
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Heating												
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior												
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative												
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who buy our homes and raise their families in them. We have a five star rating (that’s the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That’s the real barometer of our quality, our service and the trust people place in us.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

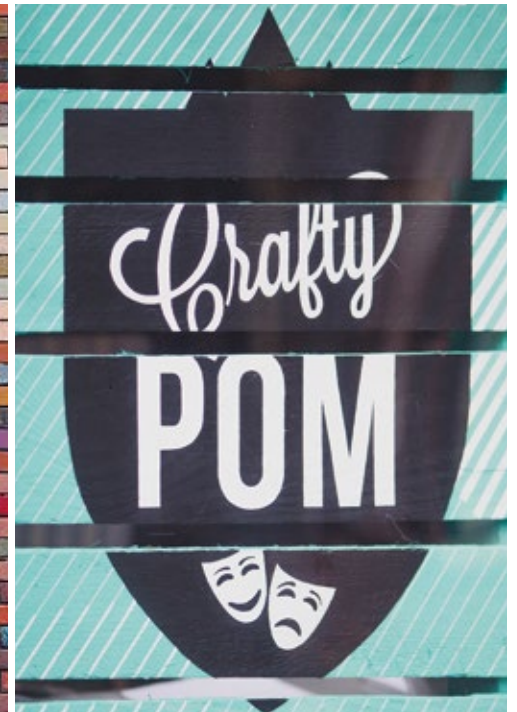
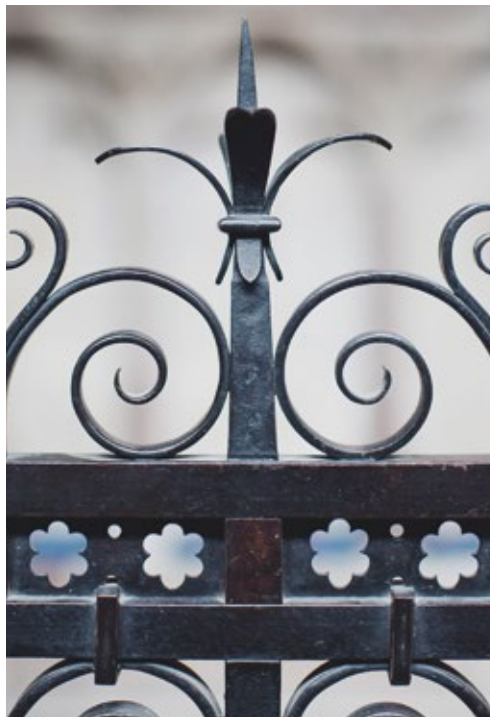
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



While plans exist to bring more amenities into Streethay, including health services, a leisure centre and a primary school, there are excellent facilities currently available in Lichfield. Attractions at the Garrick Theatre, in the city centre, range from musicals and drama to comedy and dance. The city's leisure attractions include superb open spaces like the beautiful gardens and sports facilities at Beacon Park, close to the library and museum, and Stowe Pool, popular with anglers. Friary Grange Leisure Centre includes a swimming pool, gym and sports hall, and nearby opportunities for more adventurous days out include Karting at Fradley Park and motorsports at Curborough Sprint Course.

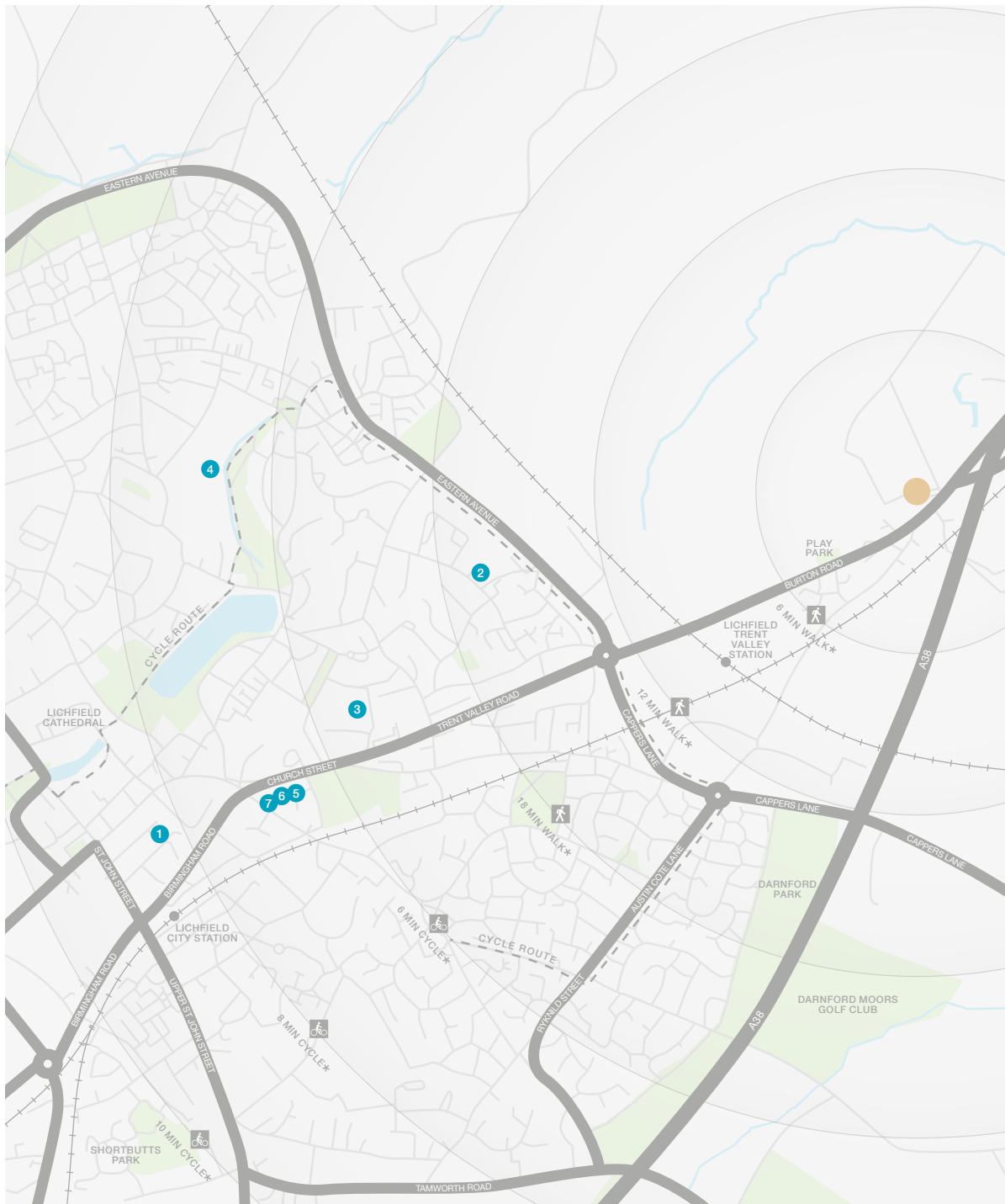
Lichfield's charming traditional shopping streets, with their local traders, speciality shops, pubs and restaurants, are complemented by high street names and fashion outlets at the Three Spires Shopping Centre. Local supermarkets include a large Tesco, which also offers recycling facilities for most household packaging, including glass, and there is also another recycling site for larger items around a mile away.

Roman Heights is in the catchment area for Scotch Orchard Primary, St Chad's C of E Primary and Nether Stowe School. All three were rated 'Good' in their most recent Ofsted report. Greenhill Health Centre, near the large Tesco, incorporates two large medical practices and a Co-op pharmacy, and there are several dental surgeries in the city.





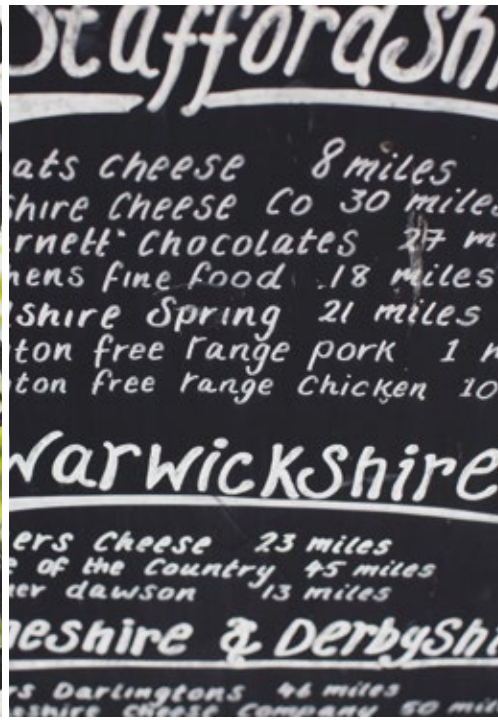
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Lichfield Garrick Theatre, Castle Dyke 01543 412 121
 - 2 Scotch Orchard Primary School, Scotch Orchard 01543 510 740
 - 3 St Chad's C of E Primary School, St Michael Road 01543 512 003
 - 4 Nether Stowe School St Chad's Road 01543 263 446
 - 5 The Co-op Pharmacy Greenhill Health Centre Church Street 01543 252 221
 - 6 The Westgate Practice Greenhill Health Centre Church Street 01543 416 633
 - 7 The Cloisters Medical Practice, Greenhill Health Centre Church Street 01543 416 655
- The Plough
Huddlesford Lane
Whittington
01543 432 369
- Friary Grange
Leisure Centre,
Eastern Avenue
01543 308 842
- Midland Karting Ltd
Fradley Park
01543 418 419

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle



How to find us

Development
Opening Times:
Daily 10am - 5pm
03300 292 833

From Burton upon Trent and the North

Follow the A38 south towards Lichfield. Carry straight on at Hilliards Cross then one mile on, at the Streethay junction, bear left to join the A5127 following signs for Lichfield. Around 200 yards after passing below the A38, the entrance to Roman Heights is on the right.

From the South via the A38

Follow signs for Lichfield, passing through the Weeford Interchange, then at the Swinfen roundabout take the third exit, signposted for Derby via the A38 northbound. After around a mile and a quarter, bear left to leave the A38 following signs for Lichfield via the A5192. Turn left at the T-junction to enter Cappers Lane and at the first roundabout take the second exit, for Lichfield. At the second roundabout, take the fourth exit, signposted for Burton. Just over half a mile on, the entrance to Roman Heights is on the left.

Sat Nav: WS13 8LT



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 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®



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.

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www.millerhomes.co.uk

miller homes

the place to be[®]