

**Taylor  
Wimpey**

*Find your way around*

LILY HAY

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WEIR HILL | SHREWSBURY

Get to know  
**LILY HAY**


**WEIR HILL | SHREWSBURY**

Lily Hay is an exciting collection of two, three, four and five-bedroom homes situated on the south-eastern edge of Shrewsbury.



Come in and take a look around

**5 BEDROOM HOMES**

-  **The Lavenham**  
5 bedroom home  
Plots: 506, 507, 513, 519, 520, 562 & 572
-  **The Rushton**  
5 bedroom home  
Plots: 505, 510, 511, 563, 582 & 610

**4 BEDROOM HOMES**

-  **The Lydford**  
4 bedroom home  
Plots: 502, 503, 508, 522, 552, 581, 584 & 596-598
-  **The Corsham**  
4 bedroom home  
Plots: 515, 517, 547, 551, 569 & 573

**3 BEDROOM HOMES**


-  **The Gosford**  
3 bedroom home  
Plots: 534, 539, 542, 544, 545, 555, 556, 565, 567, 574, 578, 594, 595, 599, 600, 607 & 609
-  **The Braxton**  
3 bedroom home  
Plots: 557, 558, 570 & 571
-  **The Amersham**  
3 bedroom home  
Plots: 546, 548, 550, 576, 614, 615 & 618
-  **The Easedale**  
3 bedroom home  
Plots: 535, 564, 566, 575 & 579
-  **3 bedroom home**  
Plots: 533, 586, 590, 593, 601, 603, 604 & 606

-  **The Wortham**  
4 bedroom home  
Plots: 514, 518, 521, 549, 560, 613, 616 & 617
-  **The Manford**  
4 bedroom home  
Plots: 504, 512, 559, 561, 568, 580, 583 & 611
-  **The Rosedale**  
4 bedroom home  
Plot: 516
-  **The Trusdale**  
4 bedroom home  
Plots: 501, 509, 523, 538, 543, 553, 554, 585, 612 & 619

**2 BEDROOM HOMES**

-  **The Ashenford**  
2 bedroom home  
Plots: 536, 537, 540, 541, 577 & 608
-  **2 bedroom home**  
Plots: 528-532, 587-589, 591, 592, 602 & 605

**1 BEDROOM HOMES**

-  **1 bedroom home**  
Plots: 524-527

\* = Partnership housing  
BCP = Bin collection point  
SS = Sub station  
▷ = Integral garage

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWNM 69276 / February 2022.

## LILY HAY

Land off London Road  
Shrewsbury  
Shropshire  
SY2 6GH

## CONTACT US ON

01743 295 692

## SATNAV

SY2 6GH

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🐦 @TaylorWimpey

📘 taylorwimpey

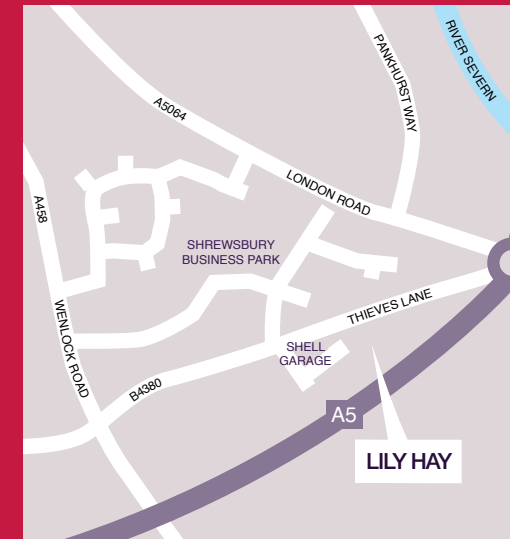
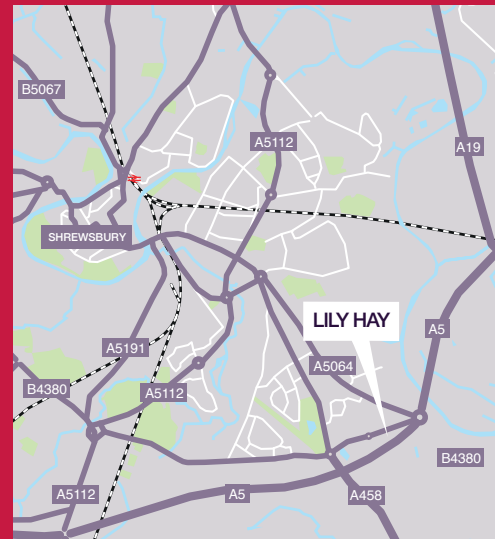
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## FROM M54 WEST BOUND

- Head West on M54 and merge onto the A5
- Continue on the A5 to Thieves Lane and keep left
- At the 1st roundabout, take the 1st exit, continuing on the A5
- Continue on Thieves Lane, taking the 3rd exit at the roundabout to remain on Thieves Lane
- At the roundabout, take the 1st exit
- Turn left at the Shell garage and Lily Hay will be on your left.

## FROM SHREWSBURY TOWN CENTRE

- Head North-west on Market Street towards Shoplatch, and drive along Abbey Foregate
- Turn left onto Shoplatch and continue following the A5191
- Turn right onto Mardol Quay and follow the A458, then turn right onto Smithfield Road
- Turn right onto Castle Gates and continue following the A5191 to Abbey Foregate
- Keep left and take the 3rd exit at the first roundabout to Wenlock Road, followed by the 1st exit onto Thieves Lane at the second roundabout
- Take the 3rd exit at the third roundabout and turn left.
- Lily Hay will be on your left.



Get to know  
**LILY HAY**

**WEIR HILL | SHREWSBURY**







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**5 BEDROOM HOMES**

-  **The Lavenham**  
5 bedroom home  
**Plots:** 506, 507, 513, 519, 520, 562 & 572
-  **The Rushton**  
5 bedroom home  
**Plots:** 505, 510, 511, 563, 582 & 610

**4 BEDROOM HOMES**

-  **The Lydford**  
4 bedroom home  
**Plots:** 502, 503, 508, 522, 552, 581, 584 & 596-598
-  **The Corsham**  
4 bedroom home  
**Plots:** 515, 517, 547, 551, 569 & 573
-  **The Worthham**  
4 bedroom home  
**Plots:** 514, 518, 521, 549, 560, 613, 616 & 617
-  **The Manford**  
4 bedroom home  
**Plots:** 504, 512, 559, 561, 568, 580, 583 & 611
-  **The Rossdale**  
4 bedroom home  
**Plot:** 516
-  **The Trusdale**  
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**Plots:** 501, 509, 523, 538, 543, 553, 554, 585, 612 & 619

**3 BEDROOM HOMES**


-  **The Gosford**  
3 bedroom home  
**Plots:** 534, 539, 542, 544, 545, 555, 556, 565, 567, 574, 578, 594, 595, 599, 600, 607 & 609
-  **The Braxton**  
3 bedroom home  
**Plots:** 557, 558, 570 & 571
-  **The Amersham**  
3 bedroom home  
**Plots:** 546, 548, 550, 576, 614, 615 & 618
-  **The Easedale**  
3 bedroom home  
**Plots:** 535, 564, 566, 575 & 579
-  **3 bedroom home**  
**Plots:** 533, 586, 590, 593, 601, 603, 604 & 606

**2 BEDROOM HOMES**

-  **The Ashenford**  
2 bedroom home  
**Plots:** 536, 537, 540, 541, 577 & 608
-  **2 bedroom home**  
**Plots:** 528-532, 587-589, 591, 592, 602 & 605

\* = Partnership housing  
BCP = Bin collection point  
SS = Sub station  
▷ = Integral garage

**1 BEDROOM HOMES**

-  **1 bedroom home**  
**Plots:** 524-527

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The logo for Taylor Wimpey, featuring the company name in a white serif font on a red background.

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Wimpey

# THE LAVENHAM

5 BEDROOM HOME

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# THE LAVENHAM

A five bedroom detached home with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite main bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

**TOTAL 152.92 sq. m. / 1,646 sq. ft.**

## GROUND FLOOR



<b>Lounge (min.)</b>	3.90m × 5.26m	12' 10" × 17' 3"
<b>Kitchen/ Breakfast (max.)</b>	5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b>	3.06m × 3.20m	10' 1" × 10' 6"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	4.57m × 3.80m	14' 11" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 (min.)</b>	2.85m × 3.00m	9' 4" × 9' 10"

 **Plots:** 506, 507, 513, 519, 520, 562 & 572

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# THE RUSHTON

5 BEDROOM HOME

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# THE RUSHTON

A three storey layout provides the five bedroom Rushton with flexible lifestyle options. The entrance hallway leads to the living room, study and downstairs cloakroom. The kitchen/dining area has two patio doors opening onto the rear garden. On the first floor you can find bedroom one, a double bedroom, the main bathroom and a fifth bedroom. On the second floor there is a double bedroom, a further bedroom and a shower room.

**TOTAL 184.50 sq. m. / 1,986 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.54m x 5.09m	11' 8" x 16' 9"
<b>Kitchen</b>	5.05m x 3.58m (max.)	16' 6" x 11' 9" (max.)
<b>Dining</b>	3.54m x 2.70m	11' 8" x 8' 11"
<b>Study</b>	2.74m x 2.35m	9' 0" x 7' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.54m x 4.09m	11' 8" x 13' 5"
<b>Bedroom 3</b>	2.78m x 3.83m (max.)	9' 1" x 12' 7" (max.)
<b>Bedroom 5</b>	2.82m x 3.28m	9' 3" x 10' 9"

## SECOND FLOOR



<b>Bedroom 2</b>	3.56m x 4.82m	11' 9" x 15' 10"
<b>Bedroom 4</b>	3.91m x 2.70m	12' 9" x 8' 11"



**Plots:** 505, 510, 511, 563, 582 & 610

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# THE LYDFORD

4 BEDROOM HOME

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# THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. On the ground floor, the entrance hallway leads to a kitchen/dining room with French doors onto the garden. There is also a living room, a guest cloakroom and a utility room. The en suite main bedroom features plenty of space and a second double bedroom, two further well proportioned bedrooms and a family bathroom complete the accommodation.

**TOTAL 102.10 sq. m. / 1,099 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	5.36m × 3.38m	17' 7" × 11' 1"
<b>Lounge</b>	3.27m × 4.43m	10' 9" × 14' 6"

## FIRST FLOOR



<b>Bedroom 1</b>	3.17m × 3.79m	10' 5" × 12' 5"
<b>Bedroom 2</b>	3.17m × 3.36m	10' 5" × 11' 0"
<b>Bedroom 3 (max.)</b>	2.10m × 3.30m	6' 11" × 10' 10"
<b>Bedroom 4</b>	2.10m × 2.23m	6' 11" × 7' 4"



**Plots:** 502, 503, 508, 522, 552, 581, 584 & 596-598

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A two-story brick house with a grey tiled roof. The house features a garage on the ground floor and a front garden. The roof is made of grey tiles, and the walls are made of red brick. There are several windows with white frames. A small tree is planted in the front garden. The sky is blue with some clouds.

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# THE WORTHAM

4 BEDROOM HOME

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# THE WORTHAM

The Wortham is a four bedroom home with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room, the ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, three further double bedrooms and a family bathroom.

**TOTAL 141.68 sq. m. / 1,525 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	6.49m × 3.34m	21' 3" × 10' 11"
<b>Lounge</b>	3.58m × 5.75m	11' 9" × 18' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.58m × 4.79m	11' 9" × 15' 9"
<b>Bedroom 2 (max.)</b>	4.35m × 3.11m	14' 3" × 10' 2"
<b>Bedroom 3 (min.)</b>	3.04m × 3.42m	10' 0" × 11' 3"
<b>Bedroom 4</b>	3.41m × 3.04m	11' 2" × 10' 0"

 **Plots:** 514, 518, 521, 549, 560, 613, 616 & 617

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# THE CORSHAM

4 BEDROOM HOME

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# THE CORSHAM

The Corsham is a well proportioned four bedroom family home with an integral garage. The hall leads into a kitchen with a traditional bay window, and a dining/lounge area which encompasses the whole width of the house. Access to the garden is from French doors in the dining area.

The upstairs layout consists of four large bedrooms, including bedroom one with an en suite, and a family bathroom.

**TOTAL 116.69 sq. m. / 1,256 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.15m x 3.36m	13' 7" x 11' 0"
<b>Kitchen</b>	2.92m x 3.39m	9' 7" x 11' 1"
<b>Dining</b>	3.17m x 2.92m	10' 5" x 9' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.96m x 3.39m	13' 0" x 11' 1"
<b>Bedroom 2</b>	3.59m x 3.38m	11' 9" x 11' 1"
<b>Bedroom 3</b>	3.29m (max.) x 3.39m	10' 9" (max.) x 11' 1"
<b>Bedroom 4 (max.)</b>	3.65m x 3.38m	12' 0" x 11' 1"



**Plots:** 515, 517, 547, 551, 569 & 573

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# THE MANFORD

4 BEDROOM HOME

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# THE MANFORD

The Manford is a traditional four bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

**TOTAL 128.67 sq. m. / 1,385 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.88m x 4.74m	12' 9" x 15' 7"
<b>Kitchen/Dining</b>	8.11m x 2.88m	26' 7" x 9' 6"
<b>Study</b>	2.10m x 2.62m	6' 11" x 8' 7"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m x 3.72m	12' 9" x 12' 2"
<b>Bedroom 2 (max.)</b>	3.09m x 4.02m	10' 2" x 13' 2"
<b>Bedroom 3 (max.)</b>	3.04m x 3.676m	10' 0" x 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m x 3.97m	9' 0" x 13' 0"

Cylinder not shown, please refer to your working drawings.

 **Plots:** 504, 512, 559, 561, 568, 580, 583 & 611

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# THE TRUSDALE

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL 115.48 sq. m. / 1,243 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.75m	11' 7" × 12' 3"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"

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 **Plots:** 501, 509, 523, 538, 543, 553, 554, 585, 612 & 619

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# THE ROSSDALE

4 BEDROOM HOME

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# THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the four bedroom Rossdale. A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Two ample bedrooms, including the master with en suite facilities, plus two additional bedrooms, a main bathroom and further storage, occupy the first floor.

**TOTAL 115.48 sq. m. / 1,243 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.75m	11' 7" × 12' 4"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3 (min.)</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"

Cylinder not shown, please refer to your working drawings.



**Plots: 516**

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**Taylor  
Wimpey**

Taylor  
Wimpey

# THE AMERSHAM

3 BEDROOM HOME

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# THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite main bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

**TOTAL 91.97 sq. m. / 990 sq. ft.**

## GROUND FLOOR



<b>Lounge (min.)</b>	2.89m × 4.03m	9' 5" × 13' 3"
<b>Kitchen</b>	4.36m × 2.87m	14' 4" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.21m × 4.21m	10' 6" × 13' 10"
<b>Bedroom 2 (max.)</b>	4.36m × 3.02m	14' 4" × 9' 11"
<b>Bedroom 3 (max.)</b>	2.89m × 2.88m	9' 6" × 9' 6"
<b>Study</b>	2.23m × 1.68m	7' 4" × 5' 6"



**Plots:** 546, 548, 550, 576, 614, 615 & 618

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# THE EASEDALE

3 BEDROOM HOME

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Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

**TOTAL 86.49 sq. m. / 931 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.02m × 5.10m	9' 11" × 16' 9"
<b>Kitchen/Dining</b>	2.95m × 5.10m	9' 8" × 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 3.82m	10' 1" × 12' 7"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"

 **Plots:** 535, 564, 566, 575 & 579

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 80.45 sq. m. / 866 sq. ft.**

## GROUND FLOOR




<b>Lounge (max.)</b>	4.26m × 3.69m	14' 0" × 12' 1"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	3.30m × 2.63m	10' 10" × 8' 8"
<b>Bedroom 3 (max.)</b>	3.55m × 2.00m	11' 8" × 6' 7"

 **Plots:** 534, 539, 542, 544, 545, 555, 556, 565, 567, 574, 578, 594, 595, 599, 600, 607 & 609

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# THE BRAXTON

3 BEDROOM HOME

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# THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/dining area with French doors to the garden, a living room and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite main bedroom on the top floor.

**TOTAL 101.36 sq. m. / 1,091 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	4.26m × 3.43m	14' 0" × 11' 3"
<b>Lounge (max.)</b>	2.45m × 4.19m	8' 0" × 13' 9"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.26m × 2.83m	14' 0" × 9' 3"
<b>Bedroom 3</b>	2.12m × 3.60m	7' 1" × 11' 10"

## SECOND FLOOR



<b>Bedroom 1 (min.)</b>	2.77m × 6.64m	9' 1" × 21' 9"
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 **Plots:** 557, 558, 570 & 571

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# THE ASHENFORD

2 BEDROOM HOME

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# THE ASHENFORD

The Ashenford is a two bedroom starter home ideal for individuals or couples. At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining and opens through French doors to the private rear garden. A useful guest cloakroom and a storage cupboard are also located off the hallway. Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a second bedroom providing plenty of space to function as both a guest room and study.

**TOTAL 71.63 sq. m. / 771 sq. ft.**

## GROUND FLOOR



<b>Lounge/Dining</b>	4.32m × 4.02m	14' 2" × 13' 2"
<b>Kitchen</b>	2.11m × 2.74m	6' 11" × 9' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	4.32m × 3.27m	14' 2" × 10' 9"
<b>Bedroom 2 (max.)</b>	4.32m × 2.51m	14' 2" × 8' 3"



**Plots:** 536, 537, 540, 541, 577 & 608

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM 69276 JANUARY 2022.

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# LILY HAY. A VERY SPECIAL PLACE TO BE

---

A warm welcome to Lily Hay.

Here you'll find a superb collection of two, three, four and five bedroom new homes, situated on the rural south-eastern edge of Shrewsbury, surrounded by open spaces and green parks.

It's a special place to live, work and enjoy life.

## MAKE YOURSELF AT HOME

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From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard...and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# LIVE IN AN IDYLIC SETTING

All the essential amenities are within walking distance of Lily Hay.

Take advantage of the rolling Shropshire countryside with nearby walking and cycle routes or try a spot of fishing or boating on the river Severn. For further relaxation, settle into town life at one of the many local coffee shops or pubs.

Shrewsbury town centre is just two miles away and boasts plenty of character with cobbled alleyways and historic medieval landmarks alongside a range of shops and amenities to cater for all of your daily needs, including a selection of boutiques and everyday stores. The town's bustling indoor market has recently been voted 'Britain's favourite market' and is the perfect place to pick up locally-sourced fresh produce.



Shops and boutiques on Wyle Cop



Home of Shrewsbury Town F.C.

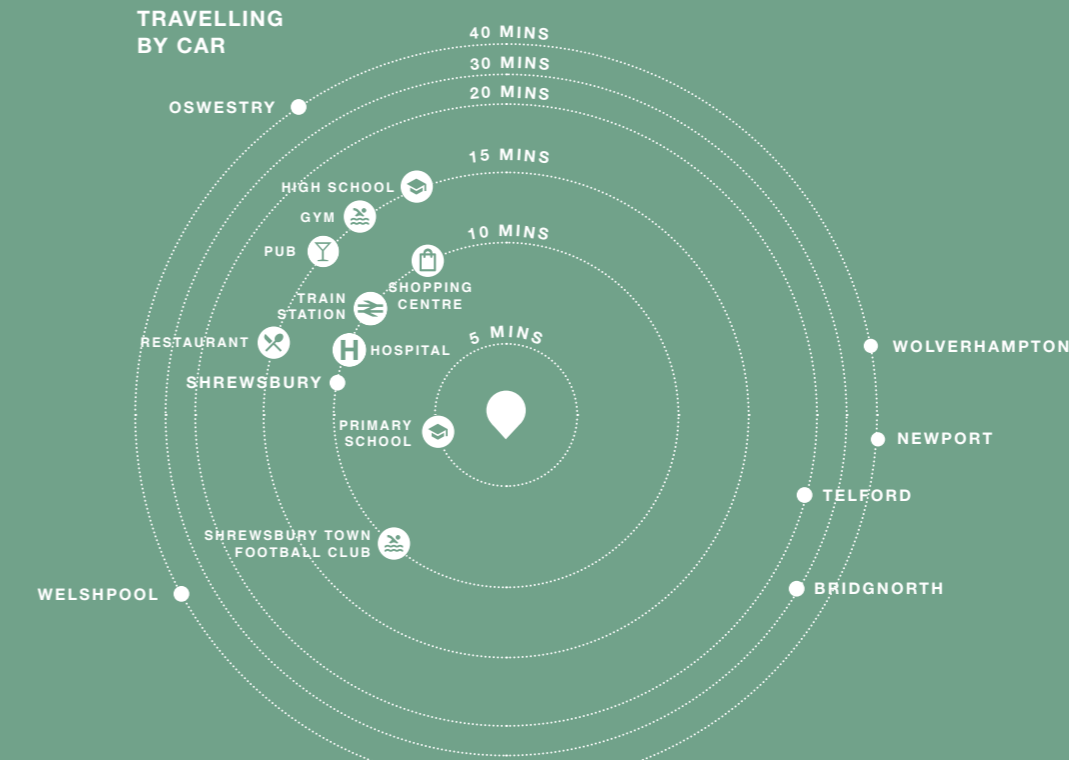


Local amenities include a theatre and museum

# THE PERFECT PLACE TO BE

For commuter ease, Lily Hay boasts easy access to the A5, A49 and M54 and benefits from excellent transport links, including several bus stops within walking distance of the site.

Shrewsbury Rail Station is situated approximately two miles north-west of Lily Hay, providing regular services are provided to a number of local and national destinations including Telford, Crewe and Birmingham.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



The Quarry often features music and food events



Award winning restaurants and cafes



Picturesque views of the river Severn



## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...





# STANDARD SPECIFICATIONS

*4 & 5 bedrooms*

## LILY HAY

Land off London Road, Shrewsbury,  
Shropshire, SY2 6GH

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 11:00am–5:00pm  
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	Lydford	Rossdale	Trustale	Corsham	Manford	Worham	Rushton	Lavenham
<b>Kitchens</b>								
Choice of Symphony Kitchen units up to Stage 40 with upstands and stainless steel splashback to cooker	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built in double oven	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built under single oven								
Leisure Linear Stainless Steel sink 1.5 bowl to kitchen	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility						✓		✓
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, En suites, Utility &amp; Cloakrooms</b>								
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓
Alto Chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓	✓
Alto Chrome mixer taps to bathroom, en suite and W/C basins	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas. Half height to sanitary wall in bathroom and en suite, and splashback to basin in W/C	✓	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic shower over the bath, with shower screen and full height tiling	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 1	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 2/shower room						✓	✓	✓
<b>Central Heating/Hot Water System</b>								
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓
<b>Finishing Touches</b>								
Heathcliff Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓
10 year NHBC Building warranty	✓	✓	✓	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*4 & 5 bedrooms*

## LILY HAY

Land off London Road, Shrewsbury,  
Shropshire, SY2 6GH

## TELEPHONE

01743 295 692

## OPEN TIMES

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	Lydford	Rossdale	Trustale	Corsham	Manford	Worham	Rushton	Lavenham
<b>Electrical, Windows &amp; Joinery</b>								
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (within curtilage area)	✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge port	✓	✓	✓	✓	✓	✓	✓	✓
Light to front and rear	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓
Car charging infrastructure in place	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Features</b>								
UPVC double glazed windows and doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓
Turfed/planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓
White soffits, black rain water goods and exposed rafters	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to drawing	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓
Openreach fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓	✓	✓	✓
House number & doorbell	✓	✓	✓	✓	✓	✓	✓	✓
Brick and roof tile schedules - refer to material schedule	✓	✓	✓	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*2 & 3 bedrooms*

## LILY HAY

Land off London Road, Shrewsbury,  
Shropshire, SY2 6GH

## TELEPHONE

01743 295 692

## OPEN TIMES

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Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	Ashenford	Gosford	Braxton	Easedale	Amerham
<b>Kitchens</b>					
Choice of Symphony Kitchen units up to Stage 40 with upstands and stainless steel splashback to cooker	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built in double oven		✓	✓	✓	✓
Zanussi Stainless Steel Electric built under single oven	✓				
Leisure Linear Stainless Steel sink 1.5 bowl to kitchen	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility					
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓
<b>Bathrooms, En suites, Utility &amp; Cloakrooms</b>					
Twyford Sanitary Ware	✓	✓	✓	✓	✓
Alto Chrome pillar taps to bath	✓	✓	✓	✓	✓
Alto Chrome mixer taps to bathroom, en suite and W/C basins	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas. Half height to sanitary wall in bathroom and en suite, and splashback to basin in W/C	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓
Aqualisa Thermostatic shower over the bath, with shower screen and full height tiling	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 1	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 2/shower room					
<b>Central Heating/Hot Water System</b>					
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓
<b>Finishing Touches</b>					
Heathclife Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓
10 year NHBC Building warranty	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓



# STANDARD SPECIFICATIONS

*2 & 3 bedrooms*

## LILY HAY

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Shropshire, SY2 6GH

## TELEPHONE

01743 295 692

## OPEN TIMES

7 days a week, 11:00am–5:00pm  
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	Ashenford	Gosford	Braxton	Easedale	Amerham
<b>Electrical, Windows &amp; Joinery</b>					
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓
Light and power socket to garage (within curtilage area)			✓		✓
Existing double socket of kitchen to incorporate USB charge port	✓	✓	✓	✓	✓
Light to front and rear	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓
Car charging infrastructure in place	✓	✓	✓	✓	✓
<b>External Features</b>					
UPVC double glazed windows and doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces - refer to planning layout	✓	✓	✓	✓	✓
Turfed/planted front garden - refer to landscape layout	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓
White soffits, black rain water goods and exposed rafters	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓
Wooden gates - refer to drawing	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓
Openreach fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓
House number & doorbell	✓	✓	✓	✓	✓
Brick and roof tile schedules - refer to material schedule	✓	✓	✓	✓	✓