

**Taylor
Wimpey**

Find your way around

SCARLETT OAKS PHASE 3

SHIFNAL | SHROPSHIRE

Get to know

SCARLETT OAKS

SHIFNAL | SHROPSHIRE








The Scarlett Oaks development offers a selection of two, three, four & five bedroom properties in the beautiful Shropshire area.

Situated in the stunning countryside overlooking five acres of parkland, trees and ponds, the development is ideal for families or couples looking to move to the relaxing countryside.








5 BEDROOM HOMES

-  **The Lavenham**
5 bedroom home
Plots: 182 & 189

4 BEDROOM HOMES

-  **The Marford**
4 bedroom home
Plots: 166, 184, 211, 212 & 247
-  **The Waysdale**
4 bedroom home
Plots: 155, 165, 170, 206 & 210
-  **The Dunham**
4 bedroom home
Plots: 158, 164, 174, 198, 221, 230 & 246
-  **The Manford**
4 bedroom home
Plots: 146, 151, 159, 162, 171, 175, 190, 207, 254 & 261
-  **The Trusdale**
4 bedroom home
Plots: 150, 167, 183, 185, 231, 244 & 259
-  **The Rossdale**
4 bedroom home
Plots: 168 & 169
-  **The Midford**
4 bedroom home
Plots: 147, 149, 152, 153, 156, 208, 213, 223, 224, 227, 228 & 260


3 BEDROOM HOMES

-  **The Colton**
3 bedroom home
Plots: 172, 173, 257 & 258
-  **The Amersham**
3 bedroom home
Plots: 148, 157, 163, 199, 214, 215 & 245
-  **The Yewdale**
3 bedroom home
Plots: 154, 188, 209 & 229
-  **The Easedale**
3 bedroom home
Plots: 160, 161, 176, 179, 193, 200, 216, 222 & 262
-  **The Gosford**
3 bedroom home
Plots: 181, 186, 191, 194, 196, 225, 248 & 251
-  **The Flatford**
3 bedroom home
Plots: 180, 187, 192, 195, 197 & 226
-  **3 bedroom home***
Plots: 177, 178, 219, 220, 238 & 239

2 BEDROOM HOMES

-  **The Ashenford**
2 bedroom home
Plots: 201, 203- 205, 249, 250, 255 & 256
-  **The Canford**
2 bedroom home
Plots: 202, 252, 253 & 263-265
-  **2 bedroom home***
Plots: 217, 218 & 232-237

1 BEDROOM HOMES

-  **1 bedroom home***
Plots: 240-243

* = Affordable homes
BCP = Bin collection point
▶ = 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. TVNM 58411 DECEMBER 2019

SCARLETT OAKS

off Wolverhampton Road
Shifnal
Shropshire
TF11 9HA

CONTACT US ON

01952 459 227

SATNAV

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📘 taylorwimpey

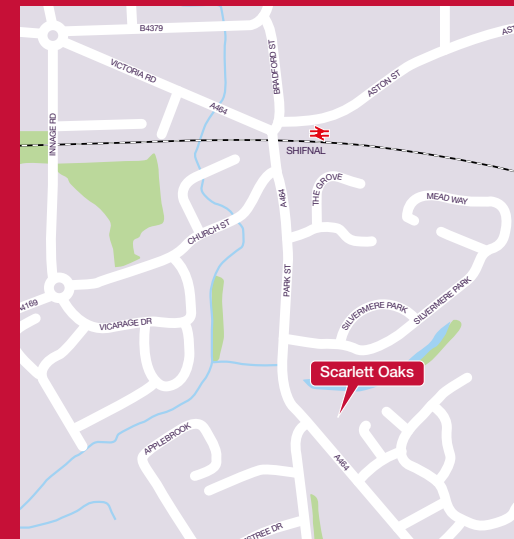
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FROM M54:

- Leave the M54 at junction 4 and take the A464 towards Shifnal
- Continue on the A464 through the centre of Shifnal, and the development can be found on the left hand side, around 500m past the train line.

FROM WOLVERHAMPTON:

- Leave Wolverhampton A449 Stafford Road at Junction 2 M54
- Head West towards Shrewsbury/Telford
- Take Junction 3
- At the roundabout take the third exit A41
- After approx. 0.5 miles turn left onto Stanton Road
- At the roundabout go straight over onto Aston Road
- At the next island take the second exit
- At the end of the road, turn left onto Wolverhampton Road and Scarlett Oaks will be found on the left.





SCARLETT OAKS. A VERY SPECIAL PLACE TO BE

A warm welcome to Scarlett Oaks.

Here you'll find a stunning selection of 2, 3 and 4
bedroom homes.

Nestled on the western edge of the village of Shifnal in
rural Shropshire, Scarlett Oaks offers a premium lifestyle
for first-time buyers and growing families alike.

MAKE YOURSELF AT HOME

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 AND LOVE VILLAGE LIFE

With easy access to wide open spaces and rolling hills, Scarlett Oaks offers a peaceful escape from the stress of everyday life.

Boasting an idyllic setting in rural Shropshire, there are acres of farmland and miles of public footways for residents to enjoy.

Situated in a sought-after area, Scarlett Oaks is the ideal home for those looking to lay down roots and enjoy a countryside life.



The beautiful historic buildings of Shifnal



The area offers great commuter links



The quaint market town has great local amenities

THE PERFECT PLACE TO BE

For commuter convenience, the M54 is just a mile away providing access to Telford and Wolverhampton. Also close by is the A41 with connecting roots to Stoke-on-Trent. Just a short drive away from the medieval market town of Shrewsbury, which boasts a range of restaurants, traditional pubs and boutique retailers.

Traditionally designed, the exceptional new homes at Scarlett Oaks offer a wealth of choice for buyers in a range of circumstances.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Golf courses and other leisure activities are nearby



There are plenty of local restaurants and cafes to dine in



Shifnal is a market town and civil parish in Shropshire, just East of Telford



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 – or move to a new one – 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](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

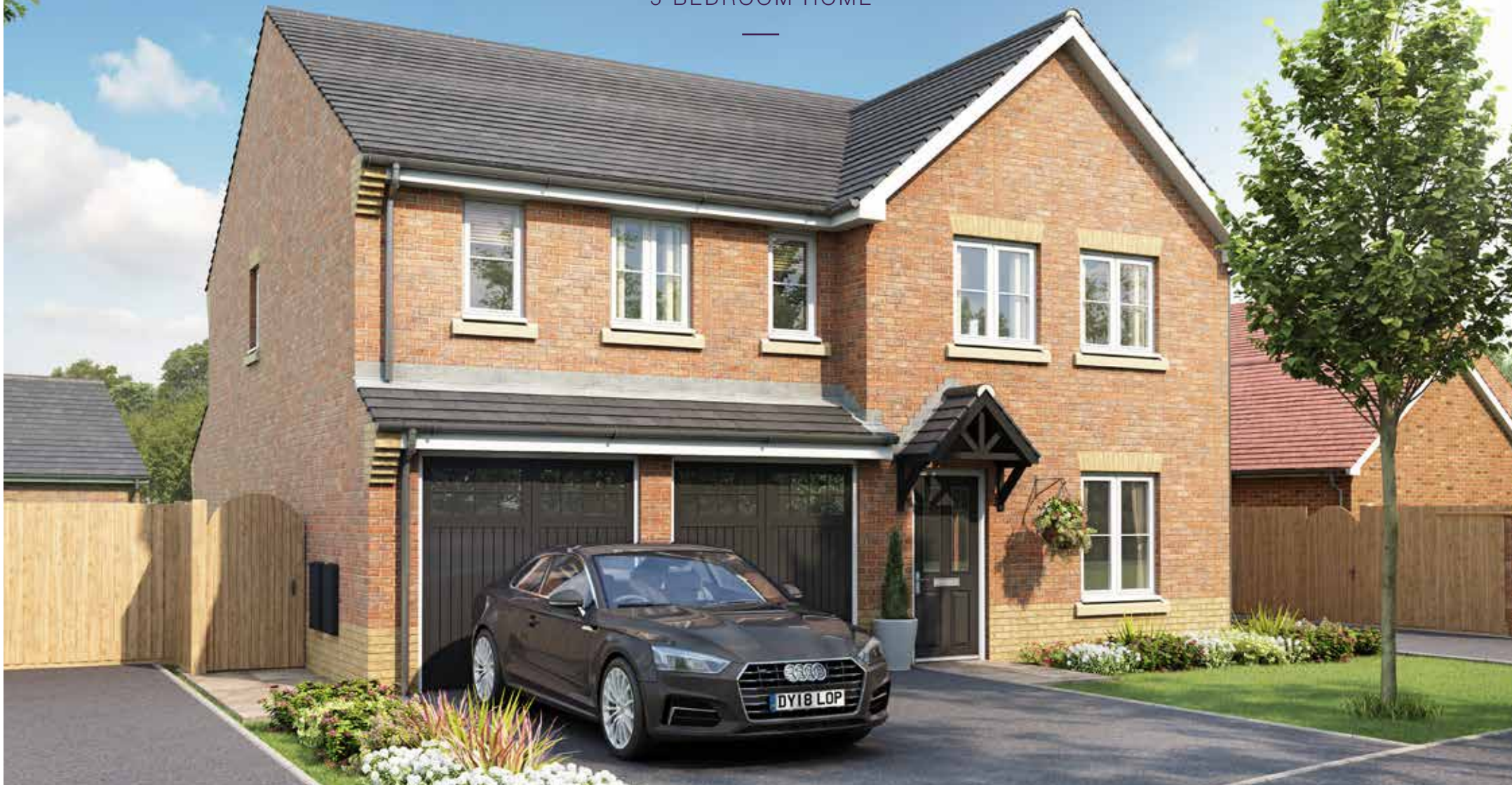
FROM LOOKING ROUND TO MOVING IN...



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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 master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 1,625 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1 (min.)	4.53m x 3.81m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5 (min.)	2.85m x 3.00m	9' 4" x 9' 10"



Plots: 182 & 189

* 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 58411 DECEMBER 2019

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,564 sq. ft.

GROUND FLOOR



Lounge	4.76m × 3.91m	15' 7" × 12' 10"
Family Room	3.26m × 3.91m	10' 8" × 12' 10"
Kitchen	3.32m × 4.79m	10' 11" × 15' 9"
Dining/Study	2.66m × 3.04m	8' 9" × 10' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.64m × 4.91m	12' 0" × 16' 2"
Bedroom 2 (max.)	3.32m × 4.00m	10' 11" × 13' 2"
Bedroom 3 (max.)	3.23m × 4.72m	10' 7" × 15' 6"
Bedroom 4	2.55m × 3.81m	8' 4" × 12' 6"



Plots: 166, 184, 211, 212 & 247

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The four bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,549 sq. ft.

GROUND FLOOR



Lounge 4.47m x 4.62m 14' 8" x 15' 2"

**Kitchen/
Breakfast/Family** 6.83m x 3.50m 22' 5" x 11' 6"

Dining 3.05m x 2.89m 10' 0" x 9' 6"

FIRST FLOOR



Bedroom 1 (min.) 3.50m x 3.77m 11' 6" x 12' 5"

Bedroom 2 2.95m x 4.62m 9' 8" x 15' 2"

Bedroom 3 3.05m x 2.89m 10' 0" x 9' 6"

Bedroom 4 (max.) 2.78m x 3.54m 9' 2" x 11' 8"



Plots: 155, 165, 170, 206 & 210

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THE DUNHAM

4 BEDROOM HOME



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THE DUNHAM

The Dunham is a traditional four bedroom family home with an integral garage. From the hall you can access a spacious living room, and the well-sized kitchen/dining area which opens through French doors to the garden. The ground floor is completed by a WC and under stairs storage. The upstairs layout consists of four large bedrooms, including a master bedroom with en suite, a family bathroom and further storage space.

TOTAL 1,385 sq. ft.

GROUND FLOOR



Lounge (max.) 4.06m x 4.22m 13' 4" x 13' 10"

Kitchen/Dining (max.) 6.51m x 3.85m 21' 4" x 12' 8"

FIRST FLOOR



Bedroom 1 3.37m x 4.24m 11' 1" x 13' 11"

Bedroom 2 4.11m x 2.83m 13' 6" x 9' 4"

Bedroom 3 3.44m x 3.28m 11' 3" x 10' 9"

Bedroom 4 2.65m x 2.83m 8' 9" x 9' 4"



Plots: 158, 164, 174, 198, 221, 230 & 246

* Fitted wardrobes are not included as standard at this development. 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, furniture positions & fitted wardrobes are for indicative purposes only. TWNM 58411 DECEMBER 2019

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional 4 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 1,385 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1 (max.)	3.88m × 3.71m	12' 9" × 12' 2"
Bedroom 2 (max.)	3.09m × 4.02m	10' 2" × 13' 2"
Bedroom 3 (max.)	3.03m × 3.66m	10' 0" × 12' 0"
Bedroom 4 (max.)	2.75m × 3.97m	9' 0" × 13' 0"



Plots: 146, 151, 159, 162, 171, 175, 190, 207, 254 & 261

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THE TRUSDALE

4 BEDROOM HOME



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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 1,243 sq. ft.

GROUND FLOOR



Lounge 3.46m x 6.09m 11' 4" x 20' 0"

**Kitchen/
Dining (max.)** 3.58m x 6.09m 11' 9" x 20' 0"

FIRST FLOOR



Bedroom 1 3.52m x 3.03m 11' 7" x 9' 11"

Bedroom 2 (max.) 3.64m x 2.95m 11' 11" x 9' 8"

Bedroom 3 2.51m x 3.05m 8' 3" x 10' 0"

Bedroom 4 (max.) 3.54m x 2.25m 11' 7" x 7' 5"



Plots: 150, 167, 183, 185, 231, 244 & 259

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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 4 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 1,243 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



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



Plots: 168 & 169

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170 sq. ft.

GROUND FLOOR



Lounge	3.62m x 4.38m	11' 11" x 14' 5"
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Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"
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FIRST FLOOR



Bedroom 1	3.27m x 3.61m	10' 9" x 11' 10"
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Bedroom 2	2.81m x 3.53m	9' 3" x 11' 7"
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Bedroom 3 (min.)	2.81m x 2.52m	9' 3" x 8' 3"
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Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"
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 **Plots:** 147, 149, 152, 153, 156, 208, 213, 223, 224, 227, 228 & 260

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THE COLTON

3 BEDROOM HOME



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THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,153 sq. ft.

GROUND FLOOR



Lounge/Dining 4.78m x 3.69m 15' 8" x 12' 2"

Kitchen (min.) 2.57m x 3.43m 8' 5" x 11' 3"

FIRST FLOOR



Bedroom 2 (max.) 4.78m x 3.07m 15' 8" x 10' 1"

Bedroom 3 2.55m x 2.93m 8' 5" x 9' 8"

SECOND FLOOR



Bedroom 1 3.74m x 5.13m 12' 4" x 16' 10"



Plots: 172, 173, 257 & 258

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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 master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 990 sq. ft.

GROUND FLOOR



Lounge (max.)	3.49m × 4.03m	11' 6" × 13' 3"
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Kitchen	4.36m × 2.87m	14' 4" × 9' 5"
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FIRST FLOOR



Bedroom 1	3.21m × 4.21m	10' 6" × 13' 10"
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Bedroom 2 (max.)	4.36m × 3.02m	14' 4" × 9' 11"
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Bedroom 3 (max.)	2.89m × 2.88m	9' 6" × 9' 6"
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Study	2.23m × 1.68m	7' 4" × 5' 6"
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Plots: 148, 157, 163, 199, 214, 215 & 245

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THE YEWDALDE

3 BEDROOM HOME



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THE YEWDALDE

The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect living room with French doors out to the garden, as well as a light and airy kitchen/dining room and guest cloakroom. The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 931 sq. ft.

GROUND FLOOR



Lounge	3.02m × 5.10m	9' 11" × 16' 9"
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Kitchen/Dining	2.95m × 5.10m	9' 8" × 16' 9"
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FIRST FLOOR



Bedroom 1	3.08m × 3.84m	10' 1" × 12' 7"
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Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
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Bedroom 2	2.95m × 2.15m	9' 8" × 7' 1"
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Plots: 154, 188, 209 & 229

* 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 58411 DECEMBER 2019

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THE EASEDALE

3 BEDROOM HOME

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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 master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

GROUND FLOOR



Lounge	3.02m × 5.10m	9' 11" × 16' 9"
---------------	---------------	-----------------

Kitchen/Dining	2.95m × 5.10m	9' 8" × 16' 9"
-----------------------	---------------	----------------

FIRST FLOOR



Bedroom 1	3.08m × 3.83m	10' 1" × 12' 7"
------------------	---------------	-----------------

Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
------------------	---------------	---------------

Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"
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Plots: 160, 161, 176, 179, 193, 200, 216, 222 & 262

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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 master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge (max.) 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min.) 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 (max.) 3.55m x 2.00m 11' 8" x 6' 7"



Plots: 181, 186, 191, 194, 196, 225, 248 & 251

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THE FLATFORD

3 BEDROOM HOME



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THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge/ Dining (max.)	4.72m × 3.71m	15' 6" × 12' 2"
Kitchen	3.08m × 3.43m	10' 1" × 11' 3"

FIRST FLOOR



Bedroom 1	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2 (max.)	2.63m × 3.31m	8' 8" × 10' 10"
Bedroom 3	2.00m × 3.70m	6' 7" × 12' 12"



Plots: 180, 187, 192, 195, 197 & 226

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THE ASHENFORD

2 BEDROOM HOME



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THE ASHENFORD

The Ashenford is a 2 bedroom starter home offering convenient accommodation that's 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 closet are also located off the ground floor entrance lobby. 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 771 sq. ft.

GROUND FLOOR



Lounge/Dining 4.31m x 4.02m 14' 2" x 13' 2"

Kitchen 2.11m x 2.74m 6' 11" x 9' 0"

FIRST FLOOR



Bedroom 1 4.31m x 3.27m 14' 2" x 10' 9"

Bedroom 2 (max.) 4.31m x 2.51m 14' 2" x 8' 3"



Plots: 201, 203- 205, 249, 250, 255 & 256

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689 sq. ft.

GROUND FLOOR



Lounge/ Dining (max.)	4.73m × 3.98m	15' 6" × 13' 1"
Kitchen	3.02m × 1.85m	9' 11" × 6' 1"

FIRST FLOOR



Bedroom 1	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2 (max.)	3.98m × 2.56m	13' 1" × 8' 5"



Plots: 202, 252, 253 & 263-265

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