

HERITAGE

- REDROW -

# AMINGTON GARDEN VILLAGE

TAMWORTH





# WELCOME TO AMINGTON GARDEN VILLAGE



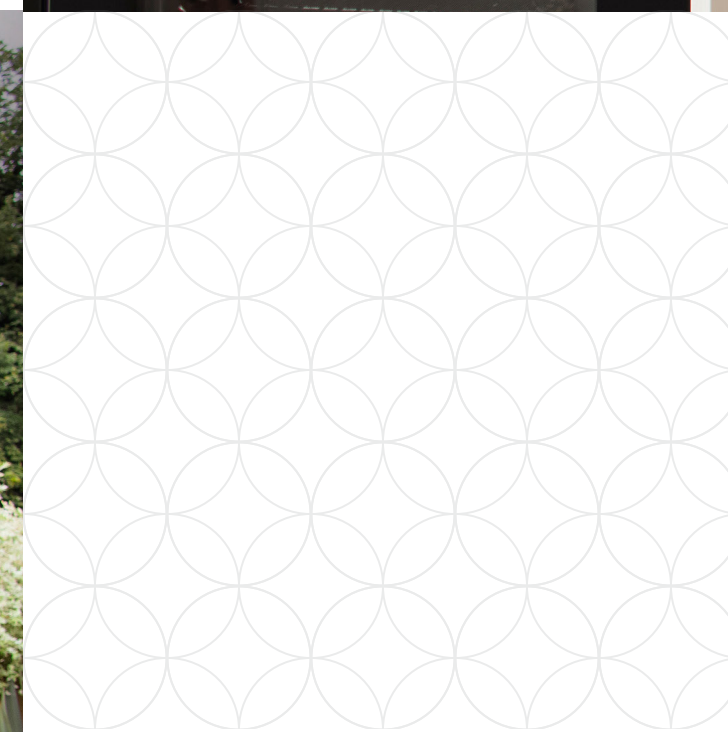
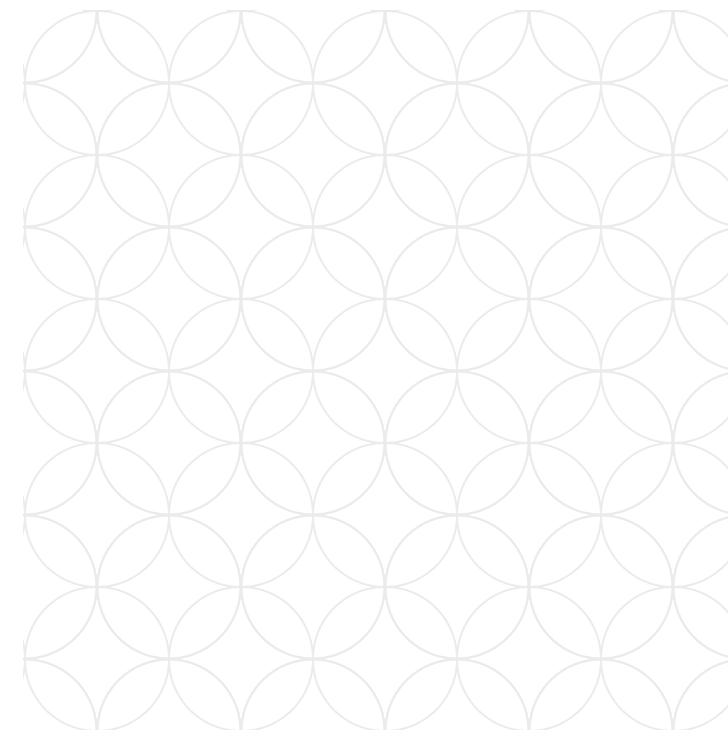
## A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES IN THE PRETTY MARKET TOWN OF TAMWORTH

Situated in a leafy district on the edge of a charming, thriving market town, and close to several vibrant cities, yet surrounded by picturesque countryside, Amington Garden Village offers a truly enviable quality of life. And that's before you've considered the style and elegance of these smart Heritage Collection homes, built for contemporary lifestyles but reflecting on the finery and meticulous attention to detail seen in the Arts and Crafts movement of the late 19th and early 20th centuries.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

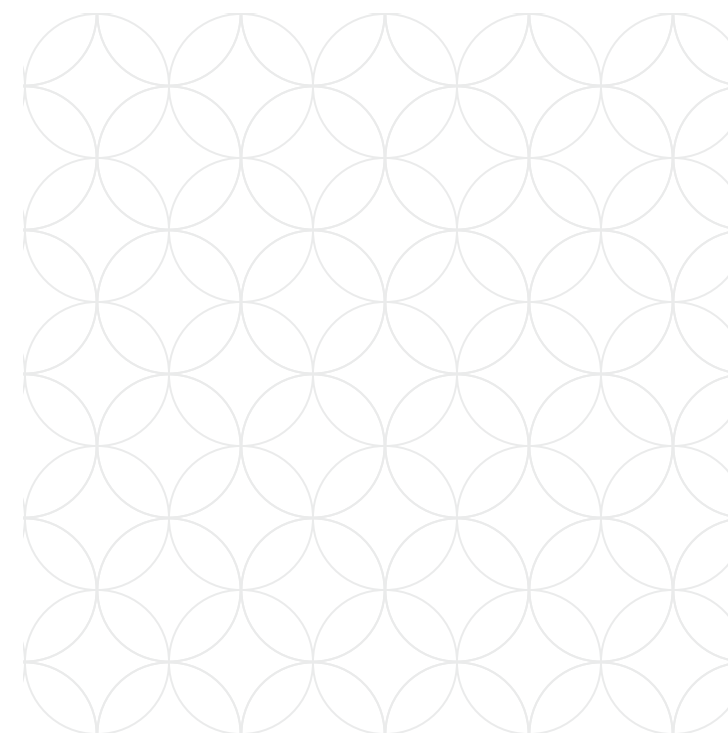


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

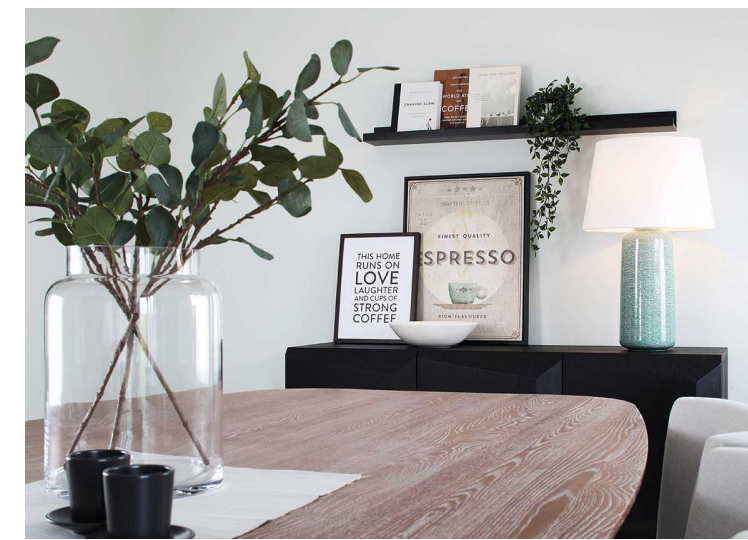
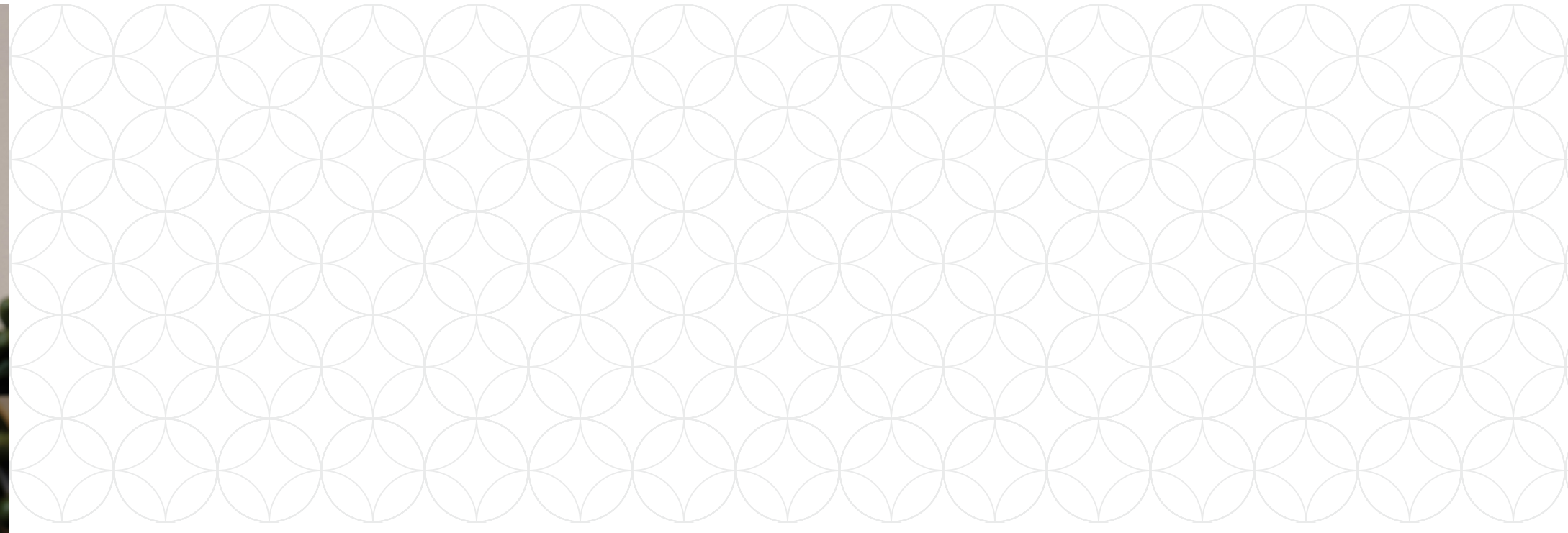
# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

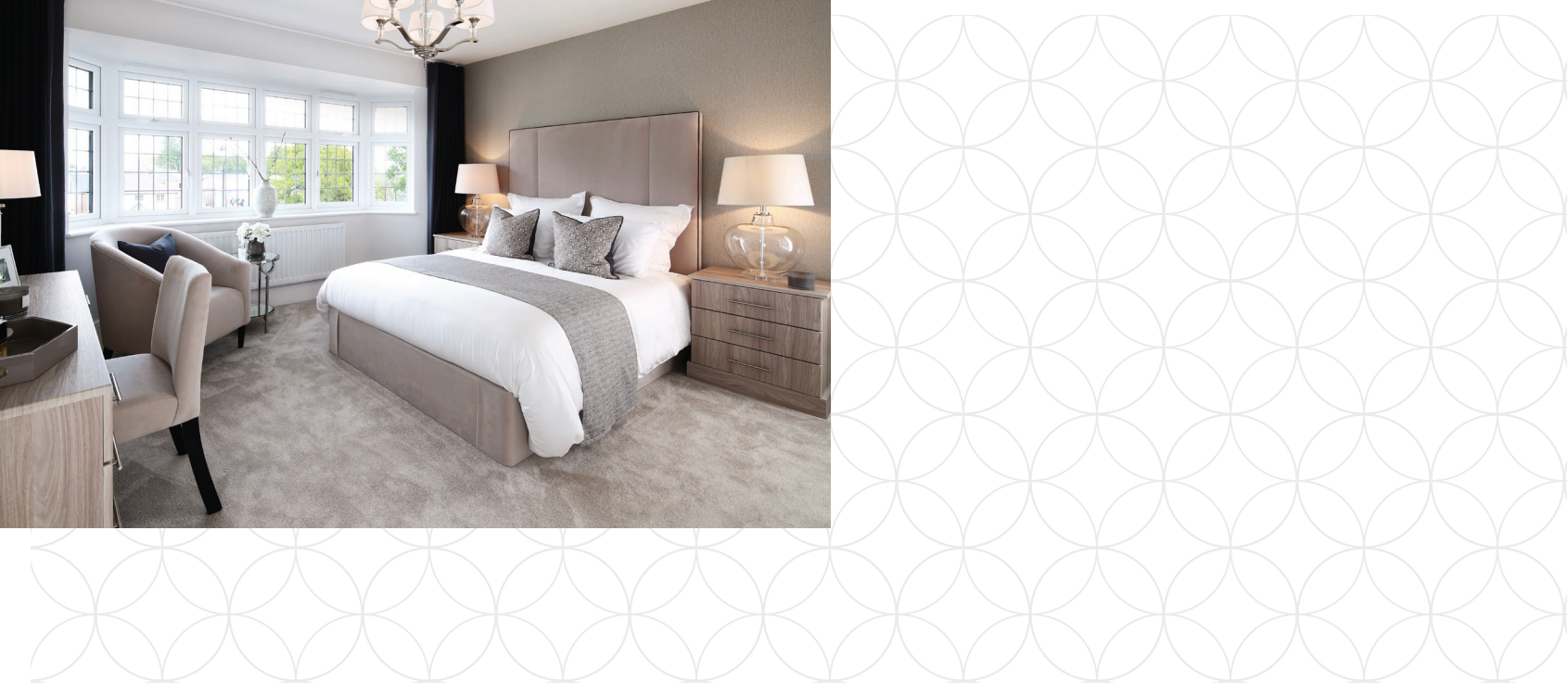
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





## ENJOY THE AREA

Amenities are plentiful in the local area, and include a number of supermarkets, with a Sainsbury's, Aldi, two branches of Morrisons and several convenience stores all located within a 10 minute drive of home. You'll also find a post office and a pharmacy close by, both around two minutes away in the car. For retail therapy, the Ankerside shopping centre in the heart of Tamworth offers a wide variety of household name stores as well as some independent shops. The Ventura Retail Park on the edge of town is well worth a visit too, and there are markets in town every Tuesday, Friday and Saturday.

For eating and drinking out, you'll be spoilt for choice. Corey's Sports Bar is less than 10 minutes away in the car and offers a hearty menu of burgers, grills, pizzas and more, with multiple screens showing live sports fixtures. The Amington Inn offers a warm welcome and a good selection of traditional pub grub. Popular chain restaurants in town include Nando's, Pizza Express and Frankie and Benny's.



## ENJOY AN ACTIVE LIFESTYLE

For leisure, pleasure, fun and fitness, there is plenty to enjoy, whether you prefer the Great Outdoors – or Indoors. Polesworth Sports Centre is just a seven minute drive from home and has a gym, four-court sports hall and squash court. The SnowDome in Tamworth, around the same drive time, is an indoor skiing and snowboarding centre which also has a swimming pool and gym.

Golfers can enjoy a round at Drayton Park Golf Club, while the beautiful Kingsbury Water Park is around 20 minutes away in the car and has 15 boating and fishing lakes, walking and bike trails, all spread over some 600 acres.

For family days out, Drayton Manor Theme Park is just over four miles away and has a zoo and fun rides to enjoy, plus some 6,000 square metres of picturesque parkland to explore. For history and heritage, the Grade 1 listed, Norman Tamworth Castle, and ornate, 12th century Lichfield Cathedral are also well worth a visit.

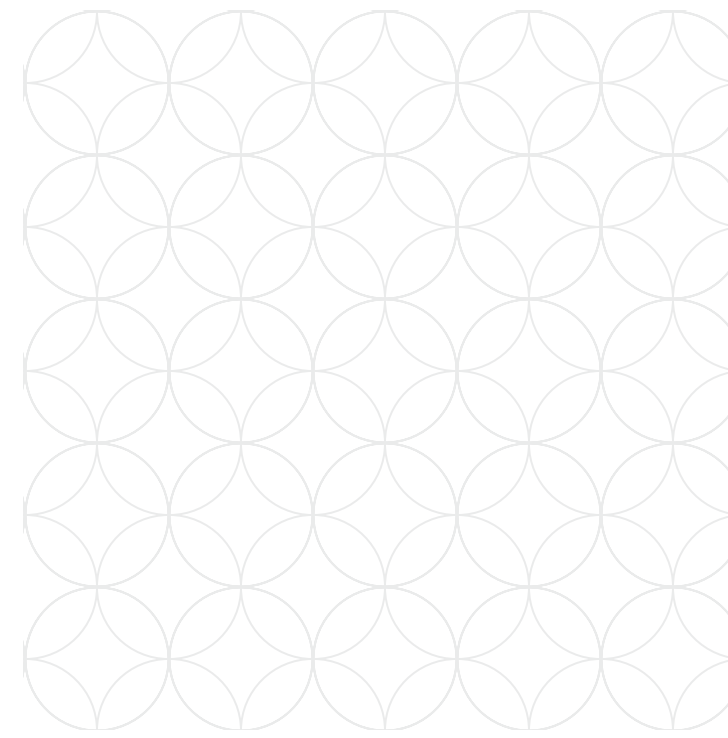
Those seeking indoor entertainment can catch the latest blockbusters at the Odeon cinema in Tamworth, and enjoy a varied programme of performing arts at Tamworth Assembly Rooms.



# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters at different stages in their educational journeys. Amington Heath Primary School and Nursery is three minutes away in the car and is rated 'Good' by Ofsted, while Landau Forte Academy Greenacres is a similar drive time and has the same rating.

For older students, Landau Forte Academy is around the same distance from home and caters for youngsters aged from 11 to 16, with a separate site providing education for sixth formers.

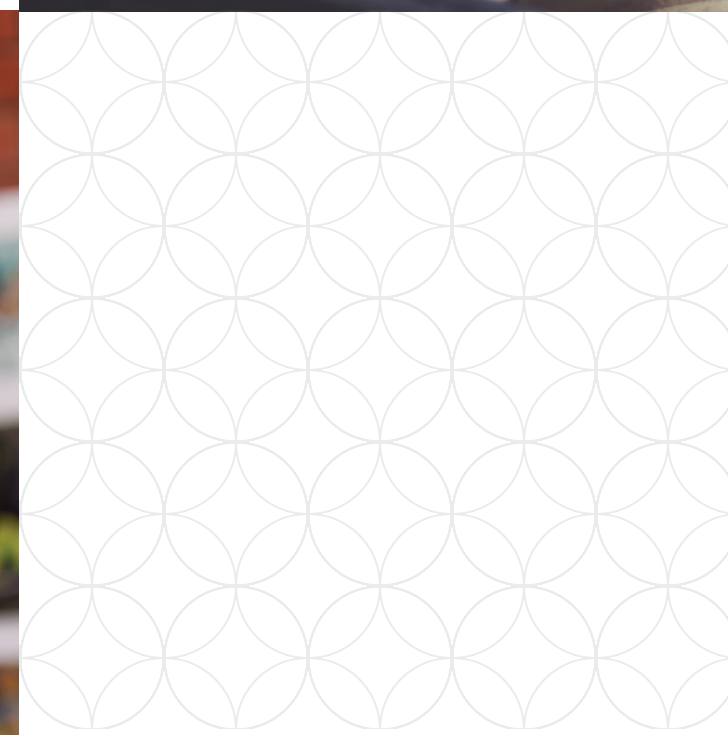


# GETTING AROUND

Travel and transport connections are excellent at Amington Garden Village, whether you're travelling by car, train or plane. Junction 10 of the M42 is just 10 minutes away for links to the M6, for onward travel to Birmingham (27 minutes) and Manchester (1 hour and 46 minutes), and to the M1 for journeys to Central London (2 hours and 29 minutes). Derby and Nottingham are also both under an hour's drive.

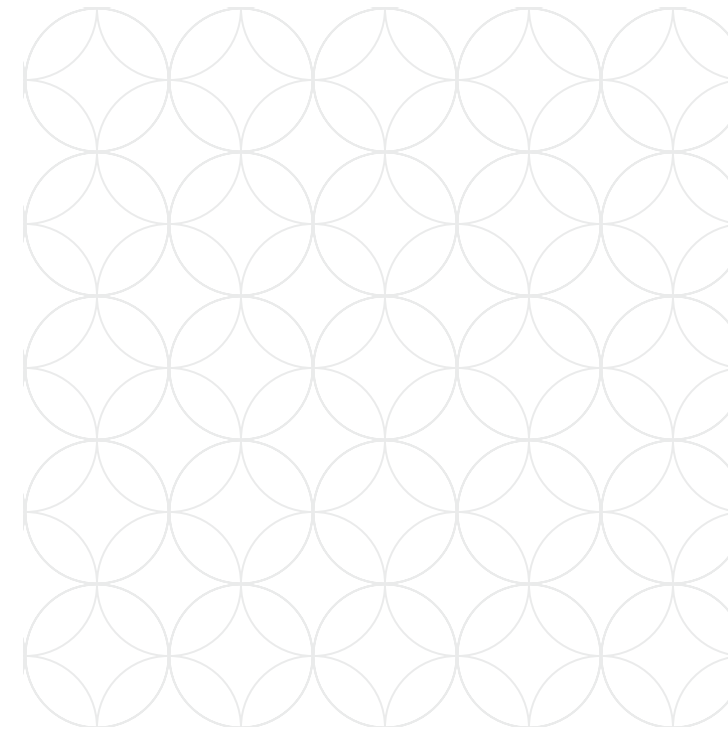
For train travel, Tamworth station is just eight minutes away by road and offers services to London Euston (1 hour and 30 minutes), Bristol (1 hour and 43 minutes) and Birmingham (22 minutes).

For international travel, Birmingham Airport is around 24 minutes away by road and East Midlands Airport is around a 28 minute drive, with both offering flights around the globe.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Amington Garden Village**.



# SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

# EXPLORE AMINGTON GARDEN VILLAGE



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

# SKILFUL EXECUTION

—  
Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

### Work Surfaces

40mm Square Edged worktops.  
Customer choice from range.

### Upstand

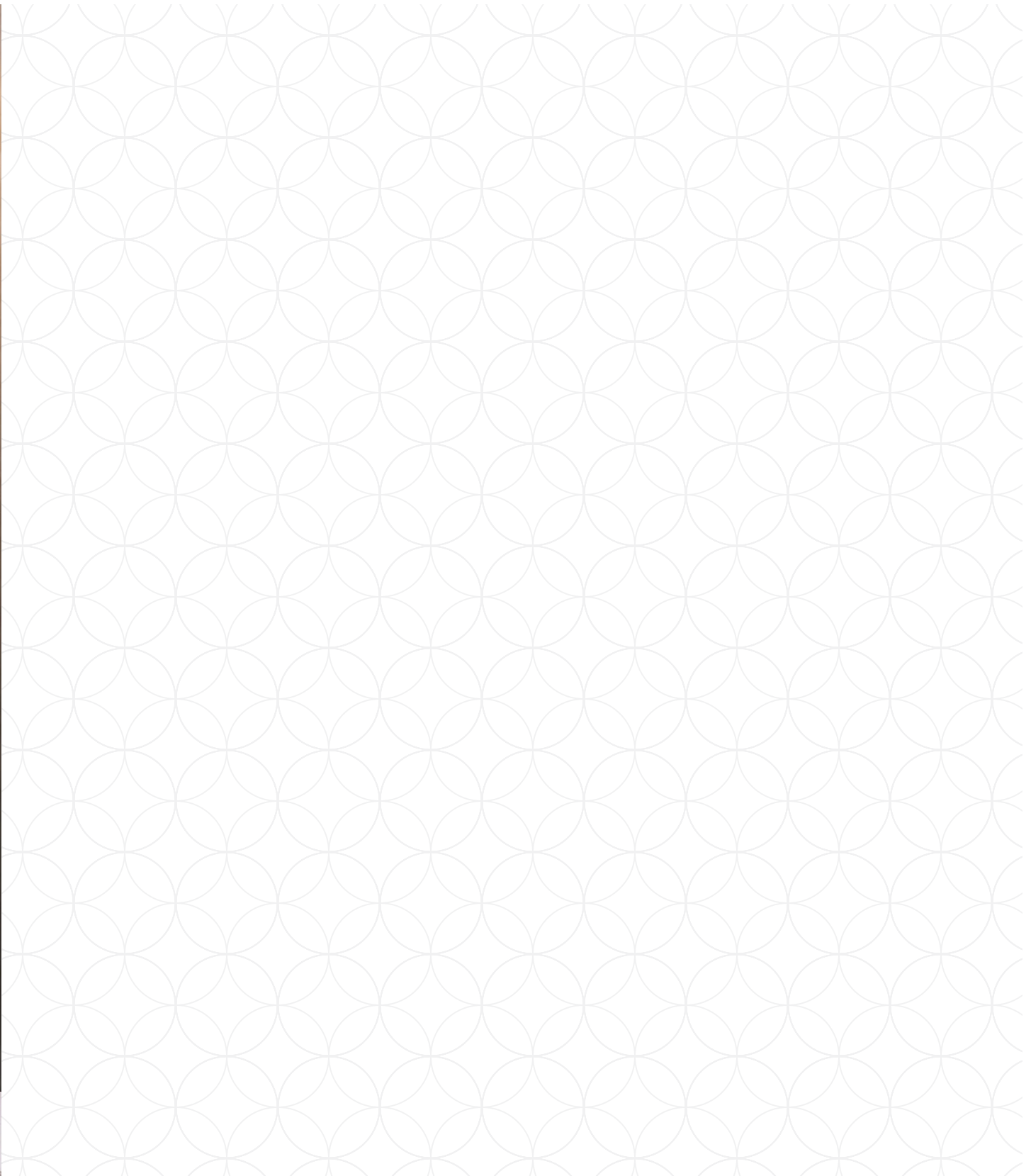
95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

### Bowl & Tap

Stainless steel bowl sink with chrome mixer tap.

### Appliances

- Ceramic Hob
- Double oven
- Cooker Hood



## INTERIOR

### Walls

Crown Pale Cashew emulsion paint finish.

### Internal Doors

7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

### Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass, Chrome floor mounted door stops to be fitted where required.

### Architrave

'Torus' profile mdf, 69mm high to be fitted to ground floors. "Torus" profile mdf, 58mm high to be fitted to upper floors. (69mm high to houses over 1400ft2) All to be satin white paint finish.

### Skirting Boards

"Torus" profile mdf, 194mm high to ground floors, "Torus" profile mdf 119mm high to be fitted to upper floors. (194mm high to houses over 1400ft2). All with satin white paint finish.

### Staircase

41mm (f) Square plain spindles with 90mm (f) square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and square newel caps finished in clear varnish/lacquer.

### Ceilings

Flat skim finish with Crown White Emulsion paint decoration

### Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses by Worcester Bosch. Refer to drawings for boiler type (Heat only or Combi). Mains pressure domestic hot water provided to all houses either by Unvented Joule pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.

### Radiators

Myson round top radiators.

### Electrical Sockets & Switch Plates

White electrical switch & socket plates with round-edge profile by BG together with BG pendant and batten lighting points.

### Lighting

Pendant and batten lighting points.

### Consumer Unit

Consumer units shall be manufactured by BG. The Consumer unit is to be metal either surface mounted or semi flush with factory fitted Surge Protection Device.

### Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

### Shower to En-suite (where applicable)

Shower Valve bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

### Brassware

Sottini Tesino basin mixer. Slotted basin waste click plug.

Sottini Tesino Mini basin mixer. Slotted basin waste click plug.

Sottini Tesino 1TH Bath filler. Slotted bath waste click plug.

Mira shower valve & screen to be provided above the bath where there is NO separate Shower enclosure within the Bathroom. Mira thermostatic Shower valve (as development specification) above the Bath including Bath Screen.

### Bath

Tempo Arc Bath 700 wide by 1700 long with slotted click waste.

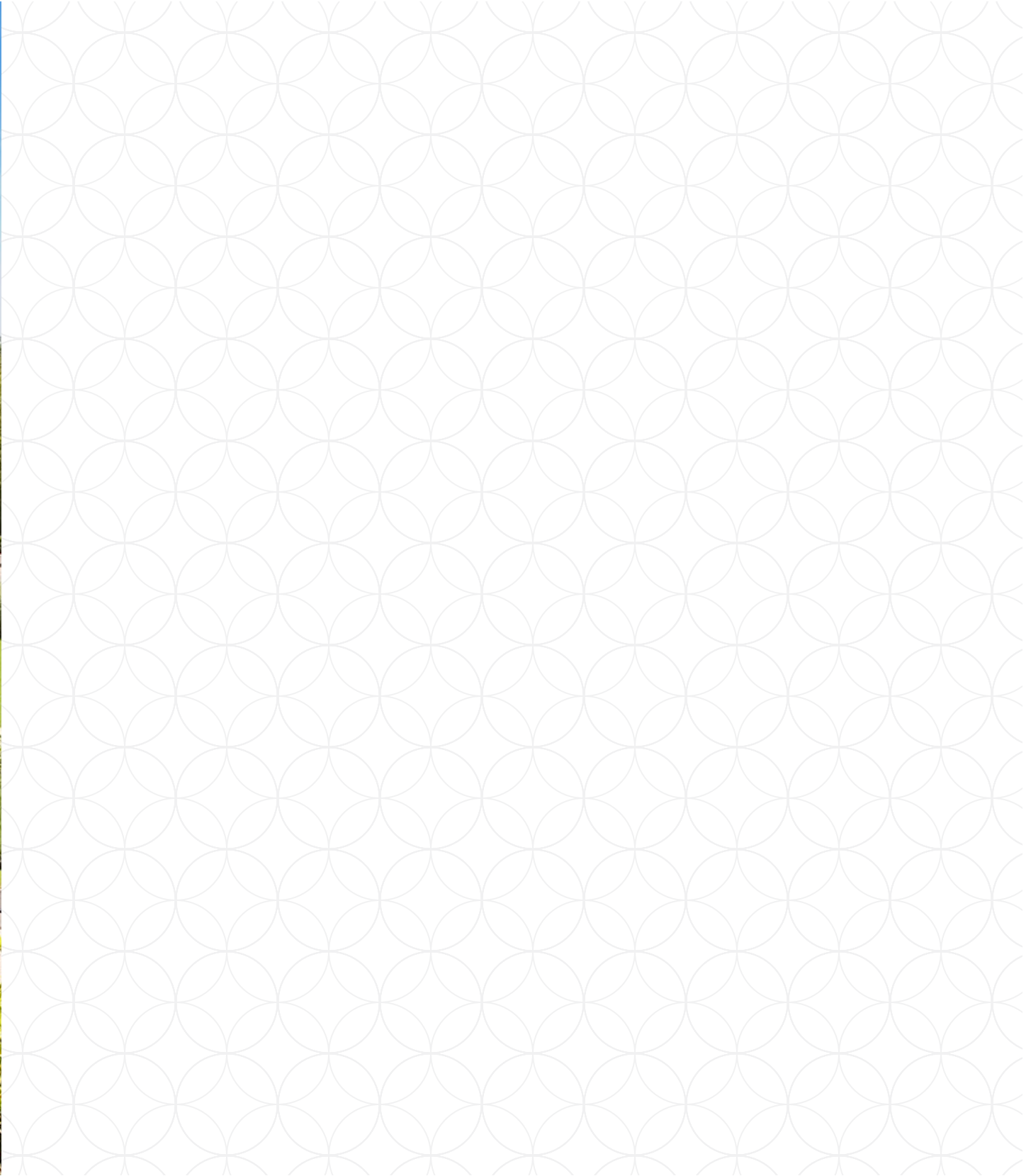
### Wall Tiles to Cloakroom, Bathroom & En-suite

Areas as indicated on drawings, Porcelanosa Ceramic Tiles. 380mm wide x 1067mm high Mirror to be fitted above the Bathroom & Ensuite washbasins unless under window.

### Shaver Socket to En-suite

(where applicable)

Finish to match electrical plates.



## EXTERIOR

### Fascia & Soffit

15mm Upvc fascia and vented soffit board, in White profile.

### Rainwater System

The rainwater gutters and downpipes finish to be Black. "Deep flow gutters" to Canterbury, Henley & Ledsham housetype.

### Windows

Sealed double glazed pvc-u windows, in White finish. Dummy casements to be provided to the front elevation all as indicated on the house type drawing.

### Patio Doors

uPVC French patio doors as indicated on the drawings.

### External Doors

GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, finished in solid colour externally & white finish internally. Frame to be UPVC + vent.

### House Numeral

House number on numeral plaque to match colour of front door, except when white when plaque to be black.

### Door Bell

Chrome effect bell push with transformer.

### External Lights

Lantern to front entrance - style of lantern - Luceco LEXDCL6PB-01 small coach lantern to houses under 1400ft2, LEXDCL6PBL-01 Black over 1400ft2 Where the entrance is recessed, the Luceco LBDL4S40 in white - remote photo cell required.

### Garage

Hörmann "Ilkley" style steel up & over with window panels to top. Door finish to be painted to match Front Door colour. Detached, Power to Garage for Light & Power (only if within plot boundary). Integral, Double socket point and lighting pendant.

### Driveway

Tarmac drive (see site layout as some driveways block paved).

### Patio/Paving

Buff riven faced flags as indicated on drawing.

### External Fencing (dependent on enclosures plan)

Side Rail & post. 1.8m high.  
Rear Vertical boarding 1.8m high.

### Garden

Front. good standard turf to front garden. Refer to layout for landscaping details. Rear, topsoil in accord with NHBC requirements.



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# AMINGTON GARDEN VILLAGE



Eagle Drive, Amington, Tamworth, Staffs B77 4EG

Discover a better way to live  
[redrow.co.uk](https://www.redrow.co.uk)