

SITE PLAN



HOUSE TYPES

- 2 Bedrooms > **The Calcott**
- 3 Bedrooms > **The Longden**
- > **The Claremont**
- > **The Bowbrook**
- > **The Meole**
- > **The Cophthorne**
- 4 Bedrooms > **The Cardeston**
- > **The Sutton**
- > **Affordable Housing**



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LONGDEN ROAD, SHREWSBURY, SY3 9AE



The Claremont  
3 bedroom home



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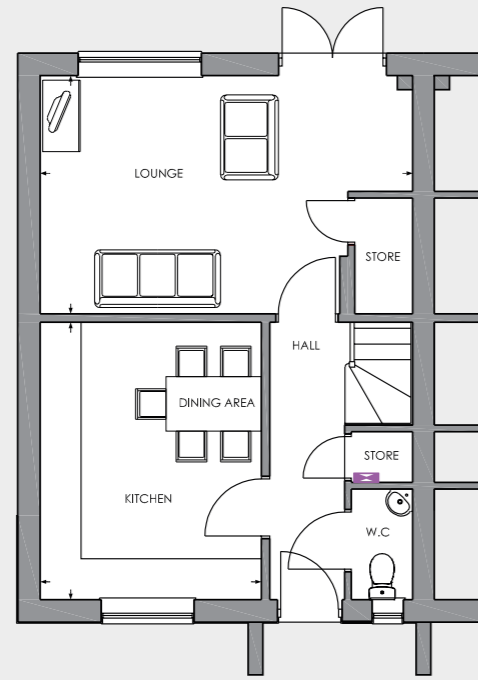
FLOOR PLANS

THE CLAREMONT - 84.7M<sup>2</sup>

GROUND FLOOR

Lounge  
5.47m x 3.50m

Kitchen/Dining  
4.08m x 3.25m



FIRST FLOOR

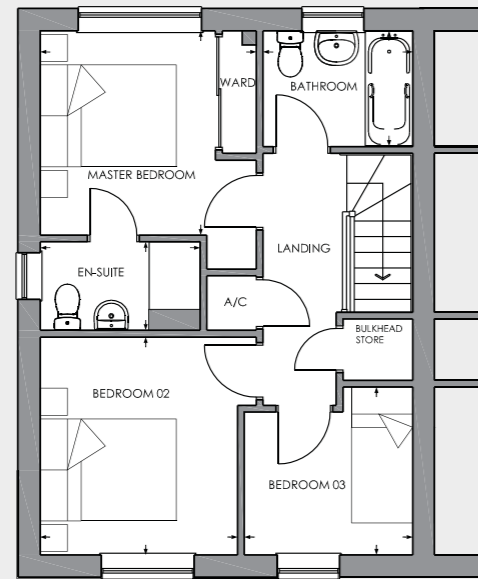
Master Bedroom  
3.18m x 3.00m

En-suite  
2.35m x 1.30m

Bedroom 2  
3.20m x 2.90m

Bedroom 3  
2.48m x 2.47m

Bathroom  
2.20m x 1.70m



SPECIFICATION

| GENERAL                                          |                                          |                 |
|--------------------------------------------------|------------------------------------------|-----------------|
| TV aerial to all bedrooms                        |                                          | ✓               |
| USB charger points                               | Kitchen                                  | 1               |
|                                                  | Master bedroom only                      | 1               |
| External lighting                                | Coach style half lantern to rear & front | ✓               |
| White finish to switch & socket plates           |                                          | ✓               |
| Polished chrome finish to switch & socket plates |                                          | *               |
| White plastic pendant lighting                   | Unless otherwise stated                  | ✓               |
| Door bell                                        |                                          | ✓               |
| Internal doors                                   | Contemporary 4 panel ladder style        | ✓               |
| Wall paint                                       | Soft Steel                               | ✓               |
| Ceiling paint                                    | Matt White                               | ✓               |
| Woodwork                                         | White Eggshell finish                    | ✓               |
| Fitted contemporary mirror wardrobes             | Master bedroom only                      | ✓               |
| Electrical heater to airing cupboard             |                                          | ✓               |
| Combi boiler                                     | Vaillant Home Combi 30                   | ✓               |
| Zoned heating system                             | Single zone                              | ✓               |
| Internal door & window handles                   | Polished chrome                          | ✓               |
| Windows, doors & patio doors                     | UPVC white double lockable glazed units  | ✓               |
|                                                  | with chrome polished handles             |                 |
| Front door colour                                | GRP fibrecolour door                     | Chartwell Green |
| KITCHEN                                          |                                          |                 |
| Choice of kitchen door fronts                    | Contemporary mix & match style           | ✓               |
| Choice of premium worktop with matching upstand  |                                          | ✓               |
| Glass splashback to hob with choice of colours   |                                          | ✓               |
| Induction hob                                    | 600mm                                    | ✓               |
| Eye level oven                                   | Double                                   | ✓               |
| Extractor hood                                   | Integrated                               | ✓               |
| Dishwasher                                       | Integrated                               | ✓               |
| Fridge/freezer                                   | Space only                               | ✓               |
|                                                  | 70:30 integrated                         | *               |
| Washer/dryer                                     | Space only                               | ✓               |
| Flooring                                         | Vinyl flooring                           | ✓               |
|                                                  | Ceramic floor tiling                     | *               |
| Under cupboard lighting                          |                                          | ✓               |
| Low profile 1 & half bowl stainless steel sink   |                                          | ✓               |
| Contemporary stainless steel swan neck tap       |                                          | ✓               |
| Downlighters                                     | White finish                             | ✓               |

| GROUND FLOOR WC                 |                                        |   |
|---------------------------------|----------------------------------------|---|
| Wall tiling                     | Splashback to sink                     | ✓ |
|                                 | Half height wall tiling                | * |
| Flooring (as per kitchen)       | Vinyl flooring                         | ✓ |
|                                 | Ceramic floor tiling                   | * |
| Contemporary white sanitaryware |                                        | ✓ |
| Contemporary single lever tap   |                                        | ✓ |
| FAMILY BATHROOM                 |                                        |   |
| Wall tiling                     | Full height (bath) splashback sink     | ✓ |
|                                 | Half height wall tiling                | * |
| Shower screen                   |                                        | ✓ |
| Flooring                        | Vinyl flooring                         | ✓ |
|                                 | Ceramic floor tiling                   | * |
| Contemporary white sanitaryware |                                        | ✓ |
| Contemporary single lever tap   |                                        | ✓ |
| Shaver socket                   |                                        | ✓ |
| Shower over bath                | Thermostatic shower                    | ✓ |
| Downlighters                    |                                        | ✓ |
| Chrome towel radiator           |                                        | ✓ |
| ENSUITE                         |                                        |   |
| Tiling                          | Full height (shower) splashback (sink) | ✓ |
|                                 | Half height wall tiling                | * |
| Flooring                        | Vinyl flooring                         | ✓ |
|                                 | Ceramic floor tiling                   | * |
| Contemporary white sanityware   |                                        | ✓ |
| Contemporary single lever tap   |                                        | ✓ |
| Thermostatic shower             |                                        | ✓ |
| Shaver socket                   |                                        | ✓ |
| Chrome towel radiator           |                                        | ✓ |
| Downlighters                    | White finish                           | ✓ |
| EXTERNAL                        |                                        |   |
| Water tap                       |                                        | ✓ |
| Fencing                         |                                        | ✓ |
| Seeded lawns                    | Rear                                   | ✓ |
| Turfed lawns                    | Rear                                   | * |
| External electrical socket      | Rear                                   | ✓ |
| Turfed lawns                    | Front                                  | ✓ |

\* Optional extras

**IMPORTANT NOTICE:** This property is semi-detached and available as a right or left handed layout (The above plan shows a left hand property). Images are for illustration purposes only. Individual features such as windows, brick and other materials' colours may vary. Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Dimensions are accurate to +/- 50mm. Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.