

SITE PLAN



HOUSE TYPES

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



View our homes online at [www.sjrobertshomes.com](http://www.sjrobertshomes.com)  
Call 01743 368105 to make an appointment

Own a piece of the meadow.



Lowfield › Marton › Welshpool › Powys › SY21 8JX  
› 01743 891858 › [enquiries@sjrobertshomes.com](mailto:enquiries@sjrobertshomes.com)  
[sjrobertshomes.com](http://sjrobertshomes.com)



LONGDEN ROAD, SHREWSBURY, SY3 9AE



The Copthorne  
3 bedroom home



Building your future



FLOOR PLANS

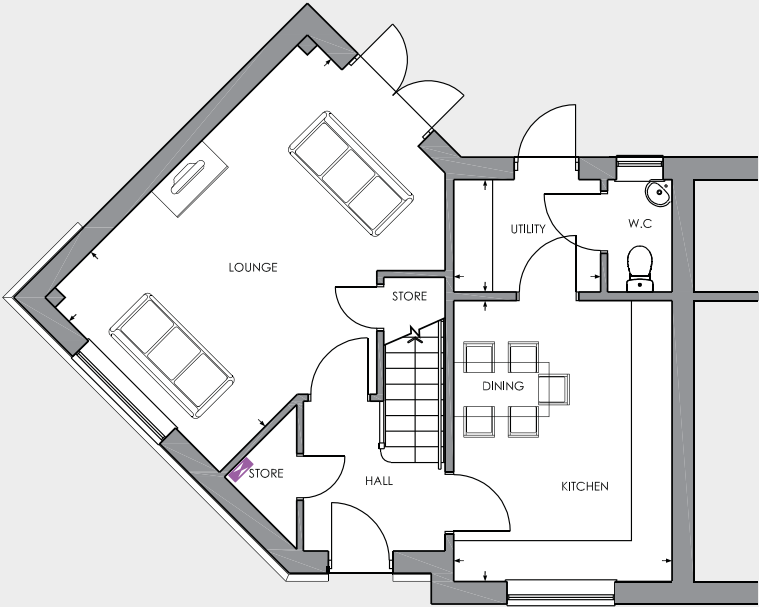
THE COPTHORNE - 95M<sup>2</sup>

GROUND FLOOR

Kitchen/Dining  
3.21m x 4.12m

Lounge  
3.62m x 5.45m

Utility  
2.16m x 1.65m



FIRST FLOOR

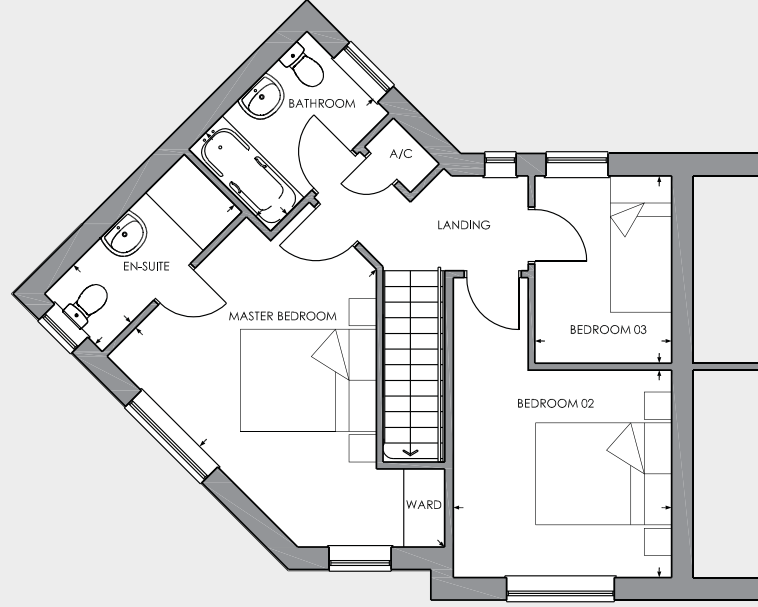
Master Bedroom  
5.49m x 3.70m

En-Suite  
1.20m x 2.90m

Bedroom 2  
3.21m x 3.05m

Bedroom 3  
2.01m x 2.75m

Bathroom  
1.70m x 2.45m



**IMPORTANT NOTICE:** This property is available in a variety of configurations 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. Garage applicable to specific plots.

SPECIFICATION		
GENERAL		
TV aerial to all bedrooms		✓
USB charger points	Kitchen	1
	Master bedroom only	1
Garage door*	Up & Over style to specific plots	✓
External lighting	Coach style half lantern to rear & front	✓
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	Slate Grey
Rear Door 1/2 glazed	Clear glass	✓
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	Integrated	✓
Flooring	Ceramic floor tiling	✓
Under cupboard lighting		✓
Low profile 1 & half bowl stainless steel sink		✓
Contemporary stainless steel swan neck tap		✓
Downlighters	White finish	✓

UTILITY		
Washer & dryer	Space only	✓
Ceramic floor tiling	Matching kitchen	✓
Door fronts, worktops & upstands	Matching kitchen	✓
GROUND FLOOR WC		
Wall tiling	Splashback to sink	✓
	Half height wall tiling	*
Flooring (matching kitchen)	Ceramic floor tiles	✓
Contemporary white sanitaryware		✓
Contemporary single lever tap		✓
FAMILY BATHROOM		
Wall tiling	Full height (bath) half height (WC & sink)	✓
	Half height wall tiling	*
Flooring	Ceramic floor tiles	✓
Contemporary white sanitaryware		✓
Contemporary single lever tap		✓
Shaver socket		✓
Shower over bath	Thermostatic shower	✓
Shower screen		✓
Downlighters	White finish	✓
Chrome towel radiator		✓
ENSUITE		
Wall tiling	Full height (shower) half height (sink wall only)	✓
	Half height wall tiling	*
Flooring	Ceramic floor tiles	✓
Contemporary white sanitaryware		✓
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

\* Only with a garage



Building your future

View our homes online at [www.sjrobertshomes.com](http://www.sjrobertshomes.com)

Call 01743 368105 to make an appointment