

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 Longden
3 bedroom home



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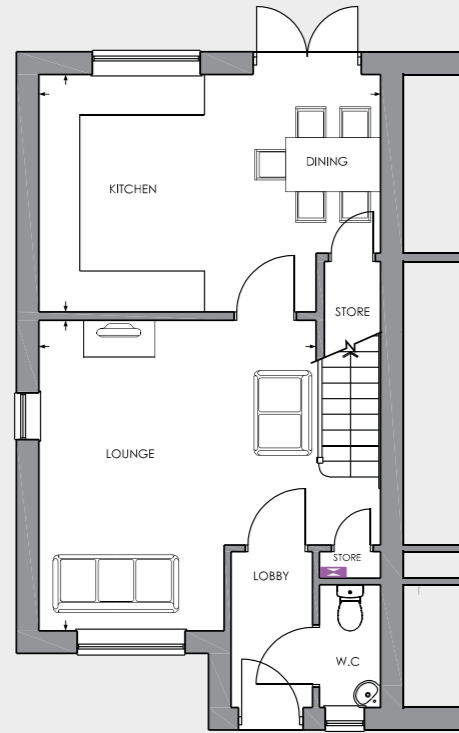
Building your future

FLOOR PLANS THE LONGDEN - 84.4M²

GROUND FLOOR

Lounge
4.07m x 4.56m

Kitchen/Dining
5.02m x 3.49m



FIRST FLOOR

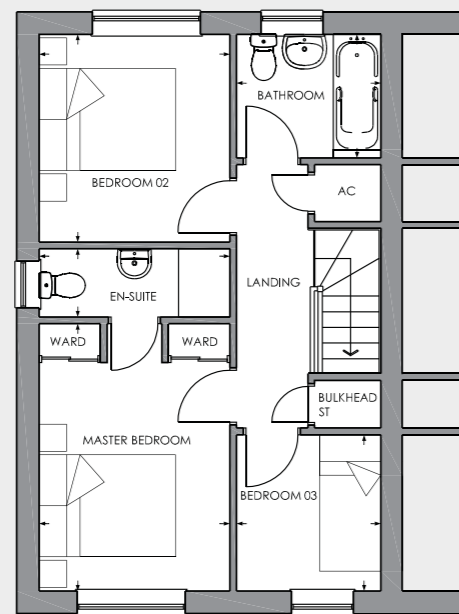
Master Bedroom
2.80m x 3.93m

En-suite
2.80m x 1.00m

Bedroom 2
2.80m x 3.05m

Bedroom 3
2.12m x 2.29m

Bathroom
2.12m x 1.82m



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	✓
Finish to switch & socket plates	White plastic	✓
	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	Cream or Silver Grey
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		Glass
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 to sink	✓
	Half height wall tiling	*
Flooring (as per kitchen)	Vinyl flooring	✓
	Ceramic floor tiling	*
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	*
External electrical socket	Rear	✓
Turfed lawns	Front	✓

* Optional extras

IMPORTANT NOTICE: This property is semi-detached or terraced 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.