Millbridge

SHUTTINGTON

A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES

ēlan

HOMES YOU'LL LOVE INSIDE OUT®

HOMES YOU'LL LOVE INSIDE OUT©

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.

SHUTTINGTON

MILLBRIDGE

Introducing Millbridge by Elan Homes, an attractive collection of 2, 3, 4 and 5 bedroom homes in the delightful village of Shuttington.

Situated in an idyllic rural location, Millbridge promises to offer something for everyone. Within easy reach of Tamworth, Millbridge is perfect for those who want rural living but with easy access to the town centre.

ON YOUR DOORSTEP

Shuttington offers easy access to a range of amenities, with a village supermarket, post office, hair salon and local pub within walking distance. The village hall, just a short walk away, is the home of Shuttington Parish Council. The council holds regular open meetings and events, providing residents with an opportunity to participate in local decision-making and contribute to the community.

ALDI is 3.6 miles away in the neighboring town of Amington, where you will also find the local doctors; Amington Surgery.

A further 3 mile drive will lead you to Tamworth. Tamworth offers a wide variety of supermarkets such as Lidl, Morrisons, ASDA and Sainsburys. The town centre boasts a variety of independent shops, cafes, and restaurants, as well as a range of high-street stores. For fresh produce and local goods, head to the market on a Tuesday or Saturday.

All information was correct at the time of printing.

A BEAUTIFUL PLACE TO BE

RICH IN CULTURE AND CHARM

Shuttington is beautifully surrounded by countryside and home to a number of historic buildings such as the 12th century St Matthew's Church. Residents describe Shuttington as a peaceful, quiet and safe place to live, encouraged by the strong sense of community and friendly atmosphere.

For walkers, Pooley Country Park is on your doorstep, a lovely walk along the Canal or through the woods featuring a cafe. This setting is perfect for dog owners, especially as you can also find dog training sessions every Thursday evening in Shuttington Parish Hall.

Other community activities include Austrey Archery Group, who meet for shooting every Saturday afternoon throughout the year, at the Parish Hall, as well as regular coffee mornings at the Parish Hall, held on the first Monday of the month.

A stone's throw away, you'll find lots of fun activities for all ages such as Tamworth Castle, Daytona Outdoor Go Karting, ODEON Luxe, and Snowdome Indoor Ski Centre all less than 5 miles away.

EXCELLENT SCHOOLS AND TRANSPORT

Parents in Shuttington can take advantage of the area's wide range of schools, all rated 'good' by Ofsted. Shuttington is in the priority area of Newton Regis CE Primary School and The Polesworth High School. There is a free school bus funded by Warwickshire County Council to these schools from the centre of the village. Other nearby options for younger children include Florendine, Amington Heath, and Garden Village Primary Schools. For older children Landau Forte Academy or Two Rivers High School.

The town also boasts excellent transport connections. There are several bus routes serving the village, connecting it to the nearby towns of Tamworth and Lichfield. Tamworth railway station is also close by, offering connections to major cities like Birmingham and London.

The M42 is easily accessible from Shuttington, one of the major motorways in the Midlands connecting to Birmingham Airport, as well as the M5 and M6.

All information was correct at the time of printing.

- **MALHAM SPECIAL**
  (11 & 12)
  2 bedroom semi-detached home
- **FINHAM**
  (1, 2 & 17)
  3 bedroom detached home with detached single garage*
- **FINHAM SPECIAL**
  (24)
  3 bedroom detached home
- **BRAMLEY SPECIAL**
  (7)
  3 bedroom detached home with integral single garage
- **BLENHEIM**
  (6 & 8)
  4 bedroom detached home with detached single garage
- **LINCOLN**
  (4, 5 & 9)
  5 bedroom detached home with integral double garage
- **KELSALL SPECIAL**
  (3 & 10)
  5 bedroom detached home with integral double garage
- **AFFORDABLE HOMES**

Millbridge
SHUTTINGTON

A stunning collection of 2, 3 & 4 bedroom homes

*Plots 1 & 2 only.
Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please ask your Sales Executive for further details on this development.

elan

Millbridge

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	REGENCY	SOVEREIGN
HotPoint single electric oven, 4 ring gas hob & integrated microwave	✓	×
Indesit 600mm chimney / island extractor hood†	✓	×
Indesit integrated 50/50 Fridge Freezer	✓	×
Smeg integrated double electric oven, 5 ring gas hob & microwave	×	✓
Smeg 900mm chimney / island extractor hood†	×	✓
Smeg integrated 50/50 Fridge Freezer	×	✓
Smeg integrated dishwasher	×	✓
Island units to selected housetypes†	×	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Plumbing for washing machine	✓	✓

ENERGY SAVING FEATURES		
High efficiency gas central heating	✓	✓
Triple glazed UPVC sealed units with adjustable ventilators to windows †	✓	✓
Electric vehicle charging point	✓	✓
Solar Panels	✓	✓

BATHROOM & EN-SUITE	REGENCY	SOVEREIGN
Chrome towel rail to bathroom and en-suite†	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath †	✓	✓
Choice of wall tiling to bathroom, en-suite / shower room and cloakroom*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room†	✓	✓
External tap	×	✓
Vanity units to bathrooms & en-suites to selected housetypes †	×	✓

ELECTRICAL		
External lighting to front	✓	✓
External lighting to rear	×	✓
TV point to lounge / family room †	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓
TV point to remaining bedrooms	×	✓
Shaver socket to en-suite	✓	✓
Telephone point to hall or lounge and study	✓	✓
Recessed white spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓
White sockets and switches throughout	✓	×
Chrome sockets and switches to kitchen, lounge, family, dining, hall and white to all other areas	×	✓
Burglar alarm system	×	✓

GENERAL	REGENCY	SOVEREIGN
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Wardrobes to bedroom 1	×	✓
Bi-fold garden doors to selected housetypes †	×	✓

SAFETY & SECURITY		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓

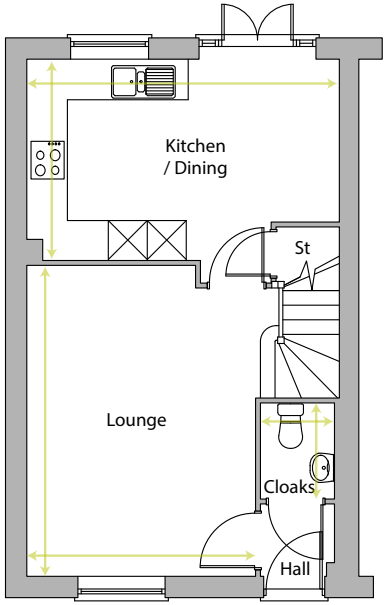
† Where applicable
* Subject to build stage

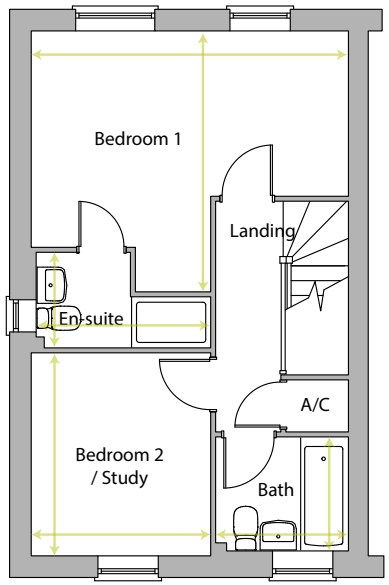
MALHAM SPECIAL 2 BEDROOM SEMI-DETACHED HOME (REGENCY)

The Malham Special is a stylish 2 bedroom property which has been expertly planned to make the most of available living space.

The ground floor offers a kitchen / dining area, comfortable lounge as well as a handy downstairs cloakroom and useful store cupboard.

Upstairs the spacious bedroom 1 benefits from an en-suite. The second bedroom is served by a family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m* x 3.48m*	15'7"* x 11'5"*
Kitchen / Dining	4.76m* x 3.06m*	15'7"* x 10'0"*
Cloakroom	1.45m x 1.11m	4'9" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.76m* x 3.92m*	15'7"* x 12'10"*
En-suite	2.62m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2 / Study	3.04m x 2.68m	10'0" x 8'10"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area - 825 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

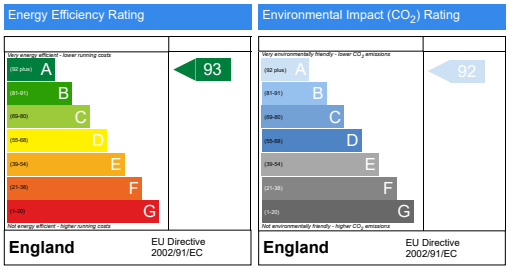
Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

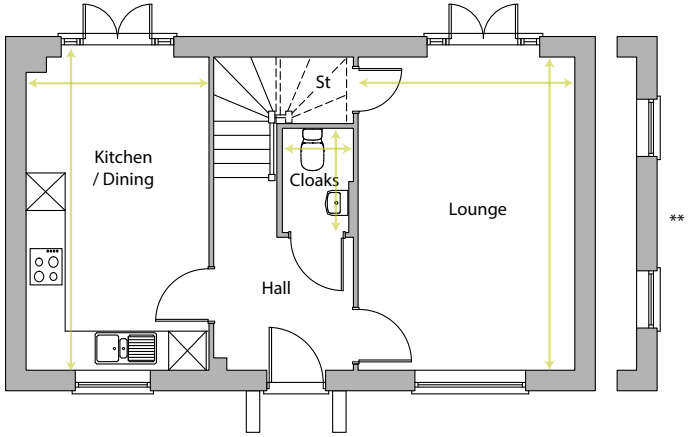
Plot 12 layout handed opposite to floor plan shown.

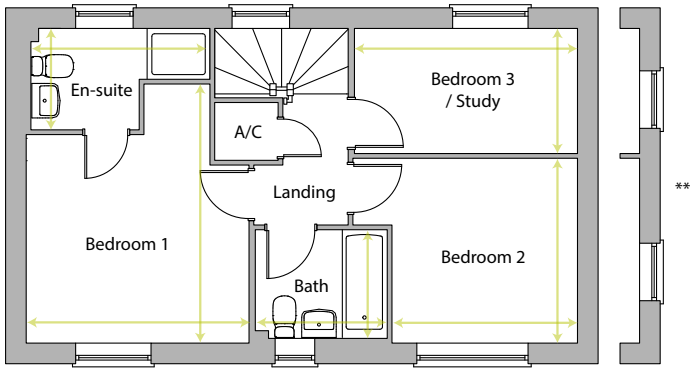
PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

FINHAM 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE* (REGENCY)





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.96m x 3.42m	16'3" x 11'3"
Kitchen / Dining	4.96m* x 2.88m*	16'3"* x 9'6"*
Cloakroom	1.64m* x 1.11m*	5'4"* x 3'8"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.51*	13'5"* x 11'6"*
En-suite	2.82m* x 1.57m*	9'3"* x 5'2"*
Bedroom 2	2.91m x 2.90m*	9'7" x 9'6"*
Bedroom 3 / Study	3.51m x 1.95m	11'6" x 6'5"
Bathroom	2.07* x 1.70m*	6'9"* x 5'7"*

Total Area - 946 ft^2

*Indicates maximum dimension

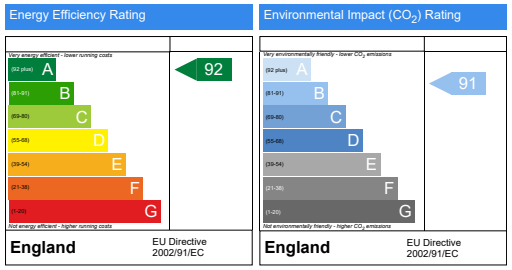
Dimensions are to plasterboard finish

The Finham is a stylish 3 bedroom property with a traditional layout that makes the most of the overall space.

Arriving in the spacious hall, you're greeted with a downstairs cloakroom. To the left, the open plan kitchen / dining room spans the length of the home with French doors leading out to the garden. While on the right, you'll find a spacious lounge.

The first floor features three bedrooms off the central landing. Bedroom 1 benefits from a modern en-suite, while the others are served by a contemporary bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Kitchen unit depth = 0.6m
Shower = 1.00m x 0.8m

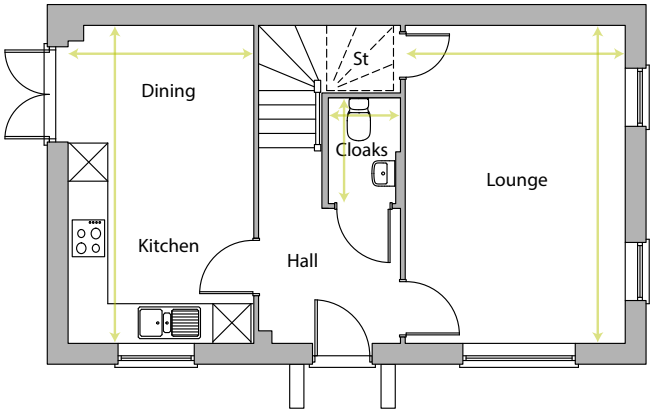
Illustration shown is a typical elevation and not necessarily specific.

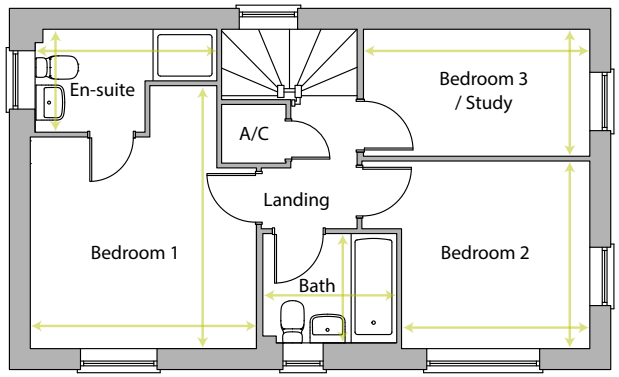
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 1, 2 & 17 layout handed opposite to floor plan shown.

*Garages to plots 1 & 2 only.
** Windows to plots 2 & 17 only

FINHAM SPECIAL 3 BEDROOM DETACHED HOME (REGENCY)





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.96m x 3.42m	16'3" x 11'3"
Kitchen / Dining	4.96m* x 2.88m*	16'3"* x 9'6"*
Cloakroom	1.64m x 1.11m	5'4" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.51m*	13'5"* x 11'6"*
En-suite	2.82m* x 1.57m*	9'3"* x 5'2"*
Bedroom 2	2.91m x 2.90m	9'7" x 9'6"
Bedroom 3 / Study	3.51m x 1.95m	11'6" x 6'5"
Bathroom	2.07m* x 1.70m*	6'9"* x 5'7"*

Total Area - 946 ft^2

*Indicates maximum dimension

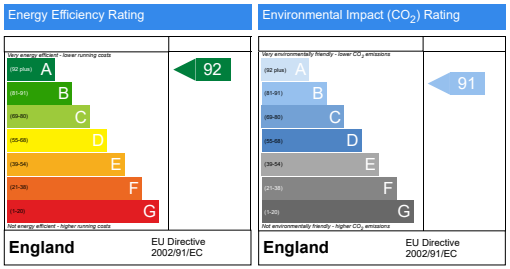
Dimensions are to plasterboard finish

The Finham Special is an attractive 3 bedroom property with well-planned accommodation throughout.

You enter this beautiful home through a hall which hosts a downstairs cloakroom. To one side, the open plan kitchen / dining room runs from the front to the back of the home with French doors to the garden. While on the other side, the lounge similarly overlooks the front and side of the home.

The first floor features three bedrooms off the central landing. Bedroom 1 benefits from a modern en-suite, while the others are served by a contemporary bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

Kitchen unit depth = 0.6m
Shower = 1m x 0.8m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 24 layout handed opposite to floor plan shown.

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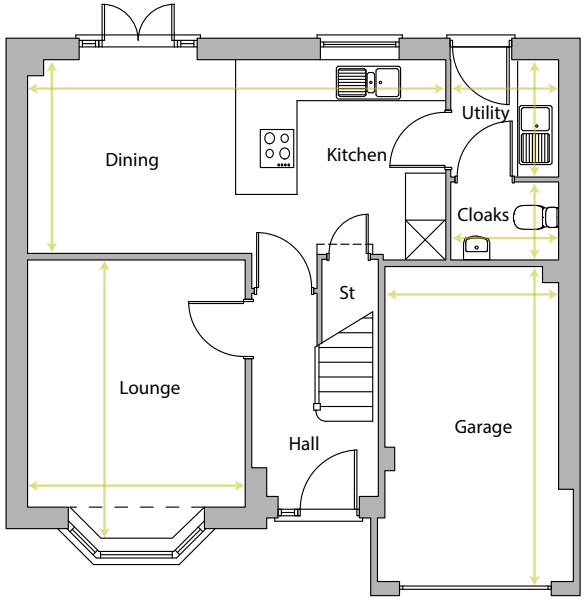
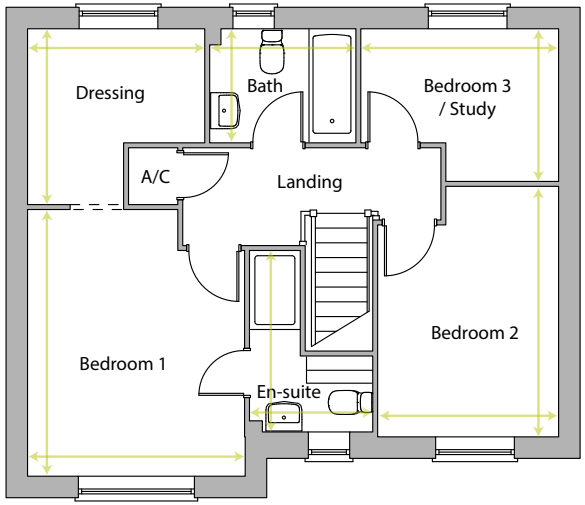
BRAMLEY SPECIAL 3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)

The Bramley Special is an attractive 3 bedroom family home, characterised by its large bay window feature at the front of the property.

An open plan kitchen and dining space leads through to a handy utility area and cloakroom. A spacious lounge is an ideal place to relax and an integral garage provides ample storage space.

On the first floor, an impressive master suite features a dressing area and an en-suite. Two further bedrooms are served by a family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.22m* x 3.27m*	13'10"* x 10'9"*
Kitchen / Dining	6.34m* x 2.91m*	20'10"* x 9'6"*
Utility	1.75m x 1.61m	5'9" x 5'3"
Cloakroom	1.61m x 1.08m	5'3" x 3'6"
Garage	4.80m* x 2.65m	15'9"* x 8'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.03m* x 3.27m*	13'3"* x 10'9"*
En-suite	2.76m* x 1.85m*	9'1"* x 6'1"*
Dressing Room	2.66m* x 2.64m*	8'9"* x 8'8"*
Bedroom 2	3.78m* x 2.72m*	12'5"* x 8'11"*
Bedroom 3 / Study	2.98m* x 2.29m*	9'9"* x 7'6"*
Bathroom	2.20m* x 1.70m*	7'3"* x 5'7"*

Total Area - 1,042 ft^2

*Indicates maximum dimension

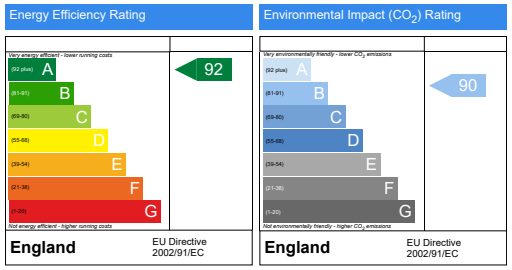
Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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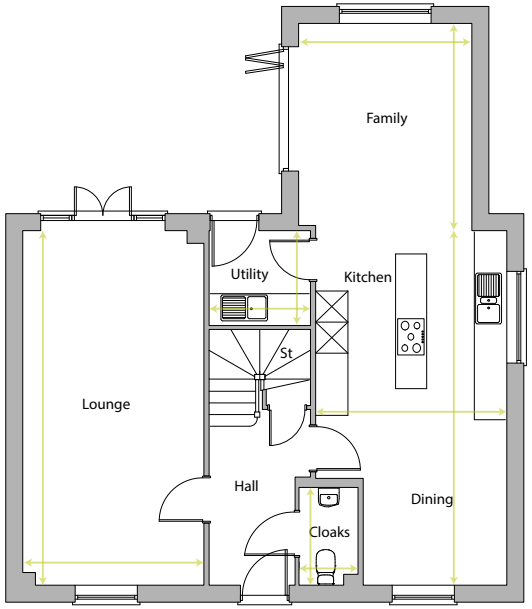
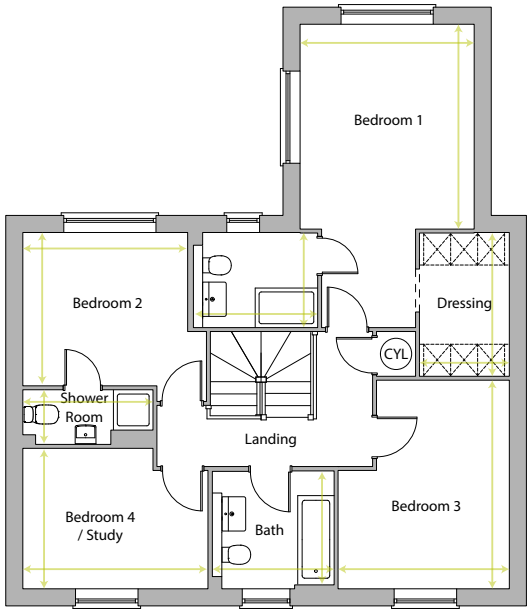
BLENHEIM 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SOVEREIGN)

The Blenheim is a beautiful 4 bedroom detached home that offers well designed accomodation over 2 floors.

The ground floor consists of a spacious kitchen / family / dining room with bi-fold doors leading out to the garden. There is also a utility room, cloakroom and a seperate lounge with French doors leading to the garden.

To the first floor, there is an en-suite and dressing room to bedroom 1. A handy shower room to the second bedroom and a family bathroom to accomodate the remaining two bedrooms.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.79m* x 3.45m*	22'3"* x 11'4"*
Kitchen / Dining	6.79m* x 3.64m*	22'3"* x 11'11"*
Utility	1.91m x 1.79m	6'3" x 5'11"
Family	4.00m* x 3.29m*	13'1"* x 10'10"*
Cloakroom	1.85m* x 1.10m*	6'1"* x 3'7"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.90m x 3.29m	12'9" x 10'10"
En-suite	2.43m* x 1.79m*	8'0"* x 5'10"*
Dressing Room	2.72m x 1.69m	8'11" x 5'6"
Bedroom 2	3.09m x 2.91m	10'2" x 9'6"
Shower Room	2.46m* x 1.02m*	8'1"* x 3'4"*
Bedroom 3	3.97m* x 3.24m*	13'0"* x 10'8"*
Bedroom 4 / Study	3.51m* x 2.66m*	11'6"* x 8'9"*
Bathroom	2.30m* x 2.22m*	7'7"* x 7'3"*

Total Area - 1,655 ft^2

*Indicates maximum dimension

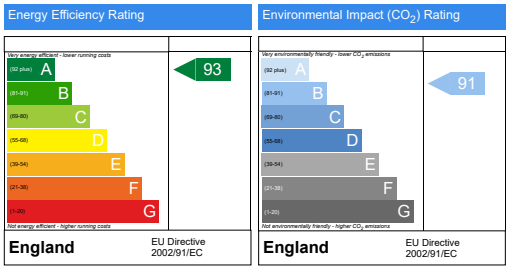
Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m / 0.76m x 0.76m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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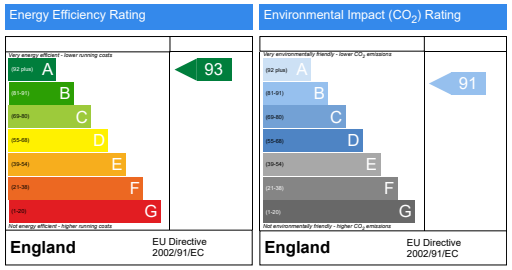
LINCOLN 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)

The Lincoln is an attractive 5 bedroom home that has been well designed with the modern family in mind.

The ground floor consists of a kitchen / breakfast / family room with French doors leading into the garden, and a spacious lounge also with French doors to maximise light. There is a separate dining room with a feature bay window. Completing the downstairs is a cloakroom and a handy utility room leading to the double garage.

Upstairs to the front of the property is a luxurious main bedroom with an en-suite and dressing area, whilst bedrooms 2 and 4 boast a shared shower room with the remaining two bedrooms served by a family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



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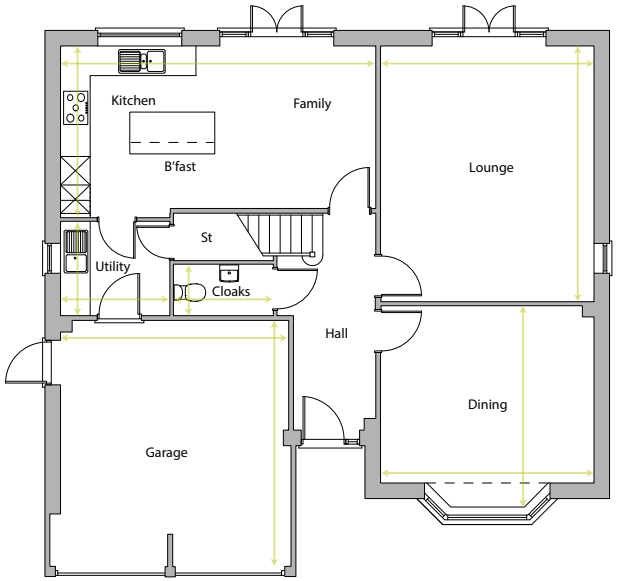
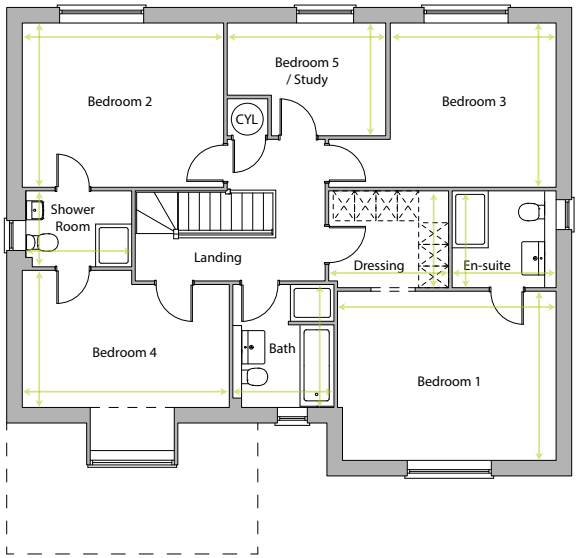




GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.34m x 4.45m	17'6" x 14'7"
Kitchen / Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m x 1.88m	7'5" x 6'2"
Dining	4.45m* x 4.20m*	14'7"* x 13'9"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"
Garage	5.18m* x 4.81m*	17'0"* x 15'9"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.57m* x 3.52m*	15'0"* x 11'7"*
En-suite	2.15m* x 2.01m*	7'1"* x 6'7"*
Dressing Room	2.50m* x 2.01m*	8'2"* x 6'7"*
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Shower Room	2.20m* x 1.57m*	7'3"* x 5'2"*
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2"* x 9'4"*
Bedroom 5 / Study	3.31m* x 2.34m*	10'10"* x 7'8"*
Bathroom	2.55m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1,963 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

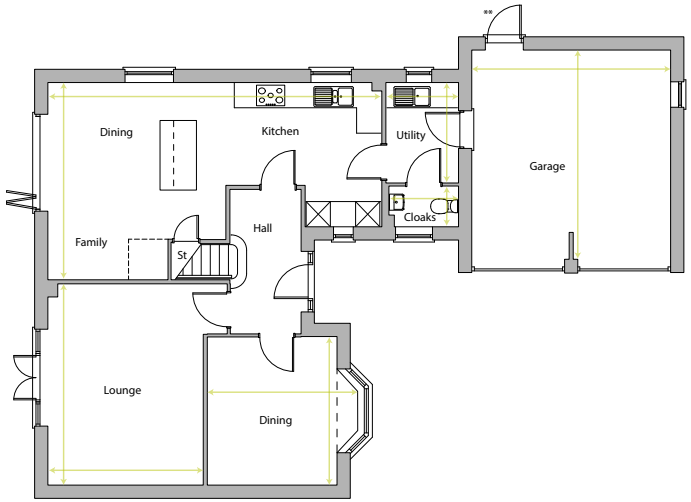
Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m / 0.9m x 0.76m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 4 layout handed opposite to floor plan shown.

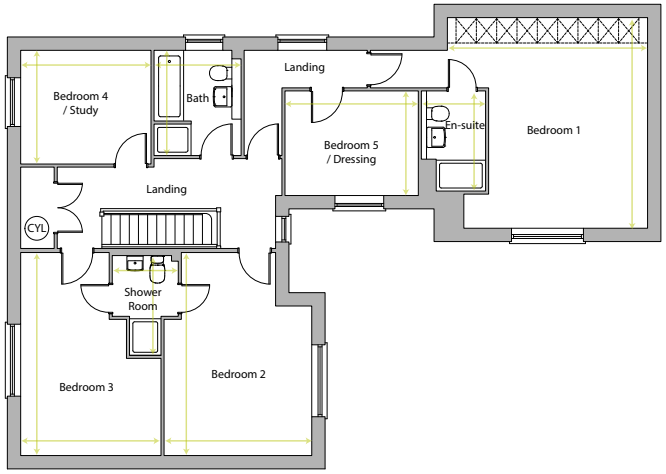
KELSALL SPECIAL 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



The Kelsall Special is an impressive 5 bedroom detached home offering the ultimate in luxury living.

The ground floor consists of a spacious lounge with French doors and separate dining room, an impressive kitchen / family / dining room with bi-fold doors leading to the garden, utility room and downstairs cloaks.

Upstairs you will find the master bedroom complete with en-suite facilities whilst bedrooms 2 and 3 feature a shared shower room. Completing the home is the family bathroom and two further flexible bedrooms which could double as a study or dressing room.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.94m* x 3.80m	16'2"* x 12'6"
Kitchen / Dining / Family	8.22m* x 4.84m*	27'0"* x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Dining	3.66m* x 3.63m*	12'0"* x 11'11"*
Cloakroom	1.68m* x 0.97m*	5'6"* x 3'2"*
Garage	5.18m x 4.93m	17'0" x 16'2"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.14m* x 4.88m	16'10"* x 16'0"
En-suite	2.44m* x 1.55m*	8'0"* x 5'1"*
Bedroom 2	4.96m* x 3.60m*	16'3"* x 11'10"*
Shower Room	2.42m* x 1.60m*	7'11"* x 5'3"*
Bedroom 3	4.96m* x 3.41m*	16'3"* x 11'2"*
Bedroom 4 / Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5 / Dressing	3.25m x 2.54m	10'8" x 8'4"
Bathroom	2.55m* x 2.10m*	8'4"* x 6'11"*

Total Area - 2,014 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m / 0.9m x 0.76m

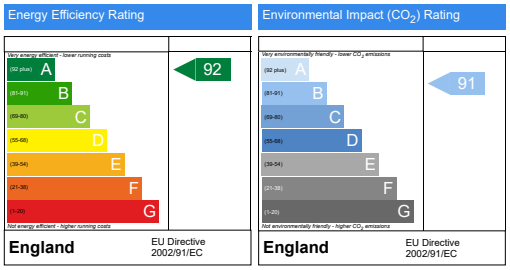
Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 3 layout handed opposite to floor plan shown.

**Door to plot 3 only.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW

- Lighting, heating & hot water costs are around 50% cheaper on new build houses. It means you could save an average of £82 a month, totalling £979 a year.
- Your water bill could be £126 cheaper annually because new builds are designed to reduce water usage and therefore use an average of 40 litres per person per day less than existing homes.
- 86% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy efficient new build.

Information based on HBF reports: Wat-er Save October 2024 & Watt a Save January 2025.
Selected plots have solar panels.

OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.

2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.

3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.

5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.

6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.

7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.

9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.

10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.

TRAIN STATIONS

- Polesworth Train Station (2.4 miles)
- Tamworth Train Station (3.7 miles)
- Wilnecote Train Station (4.5 miles)

BARS & RESTAURANTS

1. Wolferstan Arms
2. Amington Inn
3. Spud Man
4. The Samuel Barlow
5. The Riftswood
6. The Wigginton
7. The Albert Bar / Restaurant
8. The Kitchen
9. Phoenix
10. The Pretty Pigs Stonehouse

SPORTS & LEISURE

11. Statfold Country Park
12. Tamworth Castle
13. Snowdome
14. Twycross Zoo
15. Alvecote Marina
16. Daytona Outdoor Go-Karting
17. Drayton Manor
18. Jump Xtreme Trampoline Park
19. Tamworth Athletic Club

AMENITIES

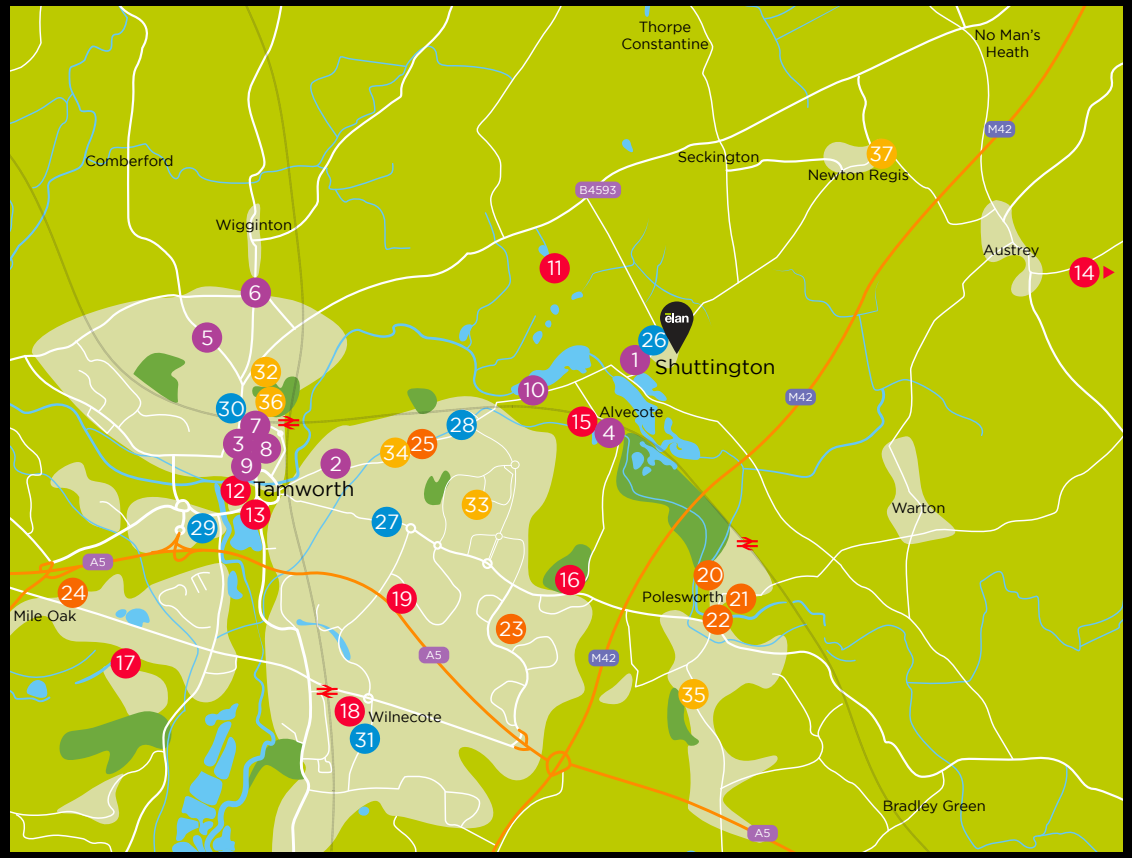
20. Polesworth Surgery
21. Polesworth & Dordon Group Practice
22. Polesworth Dental Surgery
23. Stonydelph Dental Practice
24. Sir Robert Peel Community Hospital
25. Peak Pharmacy

RETAIL

26. Village Supermarket
27. Aldi
28. Tesco Express
29. Ventura Retail Park
30. Morrisons
31. Lidl

EDUCATION

32. Landau Forte Academy
33. Amington Heath Primary School
34. Florendine Primary School
35. The Polesworth School
36. South Staffordshire College
37. Newton Regis C of E Primary School



All correct at the time of printing

Destinations	
Tamworth	3.0 miles
Birmingham Airport	16.1 miles
Birmingham	19.0 miles
East Midlands Airport	23.0 miles
Leicester	30.0 miles

MILLBRIDGE

Main Road,
Shuttington,
North Warwickshire,
B79 ODP

///SWERVES.STUNS.SNOWY

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E: millbridge.sales@elan-homes.co.uk
W: elan-homes.co.uk/developments/millbridge

HBF Home Builders Federation

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

NHBC

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