

SHROPSHIRE HEIGHTS SPECIFICATION

CANDLEBERRY | CYPRESS | FOXGLOVE | HAZEL
HORNBEAM | LARCH | WILLOW

FOR PLOTS 110-128 ONLY

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Choice of Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel Zanussi Double Electric Oven, Zanussi 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- 1 ½ Bowl Inset Stainless Steel Sink to the Kitchen
- Single Bowl Inset Stainless Steel Sink to the Utility (excluding Foxglove)
- White Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Sanitaryware in White
- Aqualisa Brassware
- Aqualisa Electric Shower in separate Shower Cubicle in Bathrooms
- Aqualisa Thermostatic Shower in En-Suites
- Bathroom and En-suite to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Stainless Steel Heated Towel Rails to Bathroom and En-Suites
- Chrome Downlights to Bathrooms & En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Socket to all Bedrooms
- Wardrobes to Master Bedroom from our Standard Range (excluding Mirrors)**

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband[^]
- White Sockets and Switches Throughout
- Television Aerial Point to Lounge
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/Bi-Fold Doors
- Black Composite Front External Door
- Black Rainwater Goods
- Black Glazed Garage Doors to all Integral and Detached Garages
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Hard Wired Doorbell
- Power and Lighting to all Garages
- External Tap
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- Buff Riven Paving to all Patio Areas
- 1.8m Close Boarded Divisional Fencing to Rear Garden (where applicable)

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

* Upgraded kitchen choices available ** Upgraded mirror/door options available [^]Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. The buyer is responsible for ordering their own phoneline and internet connection.

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HOMES