

The Quarters

Redhill



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A taste of local life

The Quarters @ Redhill

Redhill Way, Telford TF2 9PD | 07787 815891

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Welcome to **The Quarters @ Redhill**

Discover our new collection of 2, 3 and 4 bedroom houses for sale in the county of Shropshire, with easy commute links to Telford, Walsall, Wolverhampton, Priorslee, Wednesbury, Kidderminster and beyond.

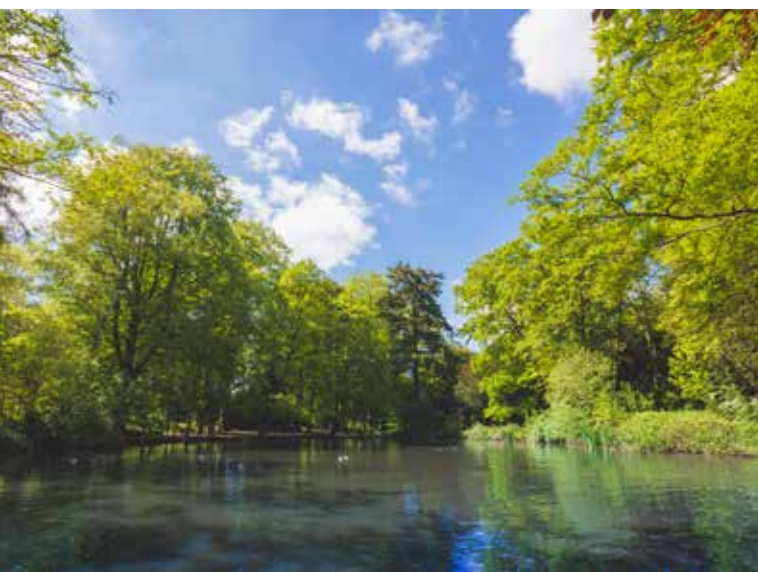
These new homes offer idyllic views and are surrounded by beautiful Shropshire countryside with plenty of open green spaces and natural areas to explore. Visit our on-site show homes and take a tour of the spacious 3 bedroom Elmslie. Or walk any of our homes with our stunning virtual tours, just click on the plot you want to view to find out more.

We've also included our Hedgehog Highways on site so we can make sure we're taking care of the local wildlife and the local community. Did you know we worked hard to make sure The Quarters @ Redhill worked in harmony with nature, promoting the expansion of current wildlife and the integration of new species. This site boasts over 10 Olympic-sized football fields worth of green space.

These new houses for sale in Telford are designed to be sustainable right through from the build process to the final product, leaving you with a community that is environmentally conscious. Of course, they also include a lot of desired comforts such as open-plan living areas, double bedrooms, back gardens and parking spaces typical of modern living.

The Quarters @ Redhill is the ideal place for young couples looking for their first house or large families looking for their forever home. These new properties for sale in Telford are located in an outstanding position near the charming market town. Also, located in the heart of the Shropshire countryside, this site is surrounded by a wide range of local outdoor spaces and natural sites to explore.

The Quarters @ Redhill is nearby a variety of well-regarded primary and secondary schools for families with children of all ages. In addition, universities in the neighbouring towns and cities, such as Shrewsbury, Wolverhampton, Walsall, Kidderminster, and Birmingham, are available for further education.



The perfect position

Taking time out


With plenty of going on in and around the town of Telford, the Wrekin is certainly one of the biggest attractions in the area. The walks are great for a rambler's retreat or general sunny day out. Along with the Wrekin, the Iron Bridge is one

of Shropshire's most potent symbols, located in Ironbridge town on the River Sever. Close by is the Blists Hill Victorian Village which is an open-air museum that recreates the sights of the Victorian era.

The Wrekin
9.3 miles | 15 mins drive



Telford Primary School
0.4 miles | 1 min drive



Iron Bridge
7.5 miles | 14 mins drive



The Shropshire Golf Course
2.5 miles | 7 mins drive



ODEON Luxe Telford
2.4 miles | 7 mins drive





Blists Hill Victorian Village
6 miles | 10 mins drive



Redhill Primary Academy
0.5 miles | 1 min drive



Telford Ice Rink
2.2 miles | 6 mins drive



The Quarters



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£2.9 million** in local schemes to support the community surrounding your new home in Redhill.

“Linden homes has invested more than **£2.9 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Secondary education



Public open space improvement



Primary education



Cycle routes



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Armed Forces

TRINITY

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

Deposit Unlock



With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions



The Quarters @ Redhill

Redhill Way, Telford,
Shropshire TF2 9PD

From Wolverhampton

- Head towards A548 using the A5191
- Then turn right to stay on the A458 until the roundabout
- Take the 2nd exit at the roundabout
- Get onto the M54 and leave at Junction 4
- Head to the A4640 and follow onto Checkley Lane
- Get onto Cricketers Lane
- At the roundabout take the 1st exit for Limekiln Bank and follow it round to the left until it changes to Lodgewood Lane and arrive at our development

Cover photograph of The Wrekin, Telford. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden homes Limited, Mercia region

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412.

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The Quarters @ Redhill

Development layout



4 bedroom home

- The Grainger
- The Pembroke
- The Knightley
- The Leverton
- The Cottingham
- The Myline

3 bedroom home

- The Becket
- The Elmslie

2 bedroom home

- The Cartwright

- Affordable housing

bcp bin collection point **gg** gas governor

ss substation

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



The Cartwright

2 bedroom home

The Quarters @Redhill

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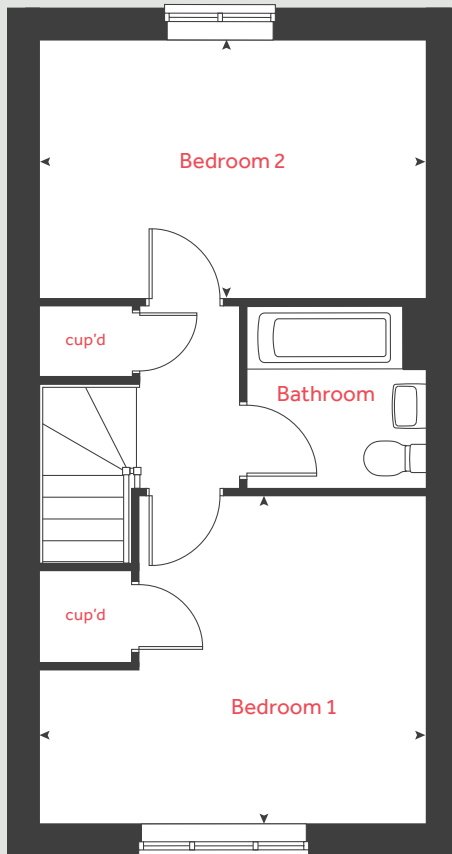
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The Cartwright

2 bedroom home

Homes 246, 247 & 248

First floor



Ground floor

Kitchen / dining area

4.84m x 2.12m 15' 8" x 6' 9"

Living room

4.19m x 3.58m 13' 7" x 11' 7"

First floor

Bedroom 1

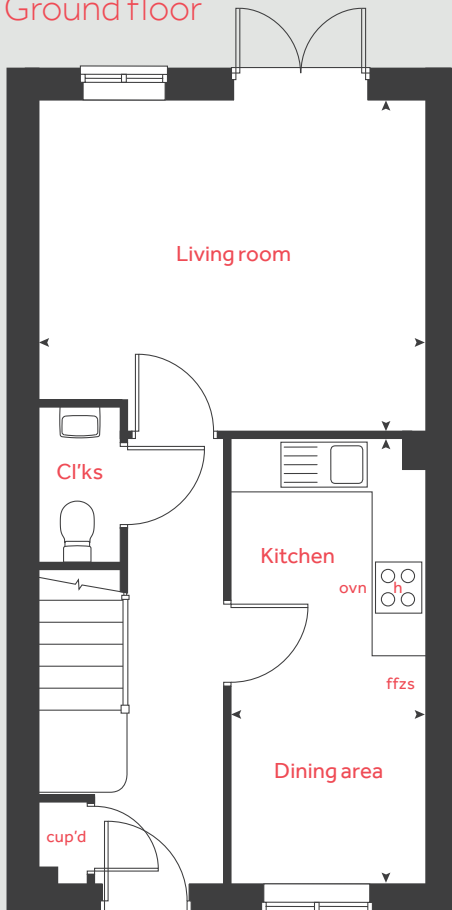
4.19m x 3.57m 13' 7" x 11' 7"

Bedroom 2

4.19m x 2.76m 13' 7" x 9' 0"

h hob cup'd cupboard
 ovn oven < > measuring points
 ffzs fridge freezer space

Ground floor



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The Elmslie

3 bedroom home

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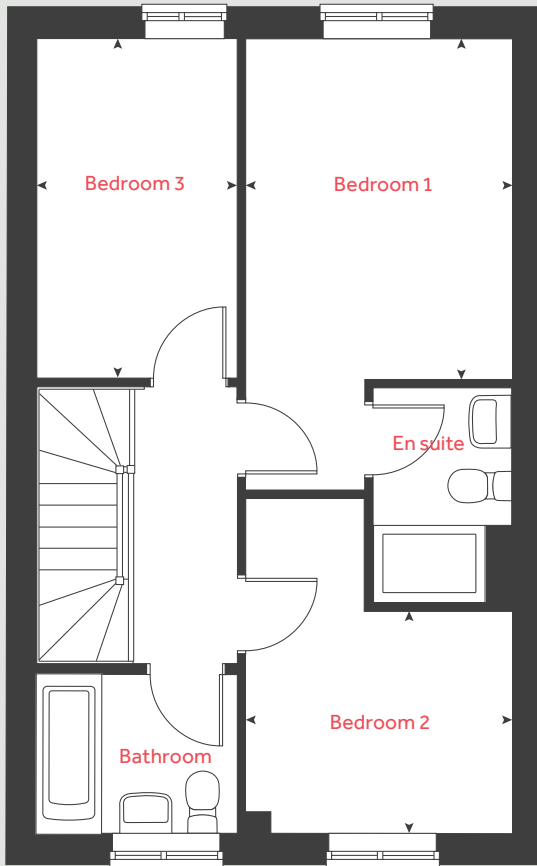
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The Elmslie

3 bedroom home

Homes 222, 234, 235, 236,
237, 249 & 250

First floor



Ground floor

Kitchen / dining area
4.75m x 2.92m 15' 5" x 9' 5"

Living room
5.09m x 3.63m 16' 6" x 11' 9"

First floor

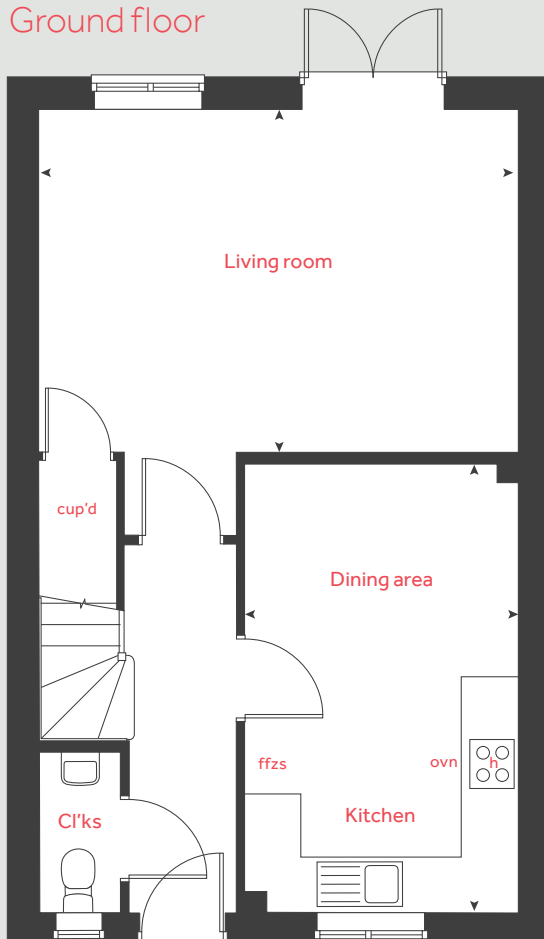
Bedroom 1
3.66m x 2.85m 12' 0" x 9' 4"

Bedroom 2
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3
3.64m x 2.15m 11' 11" x 7' 1"

h hob cup'd cupboard
ovn oven < > measuring points
ffzs fridge freezer space

Ground floor



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The Becket

3 bedroom home

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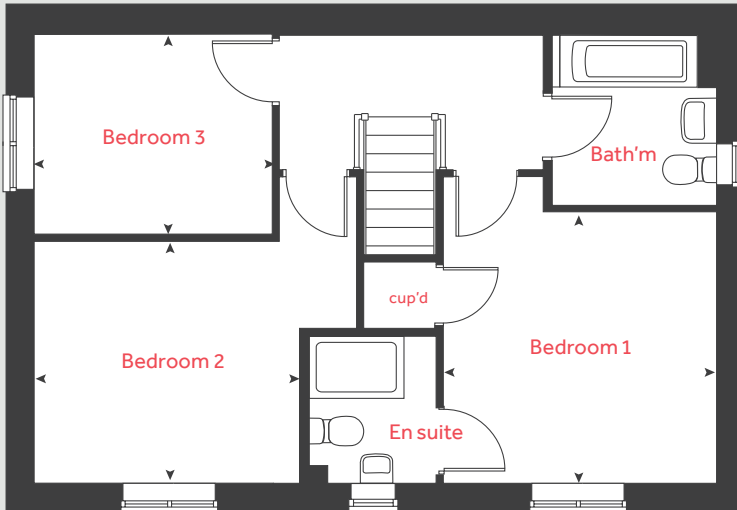
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The Becket

3 bedroom home

Homes 228, 238 & 240

First floor



Ground floor

Kitchen / dining area

5.57m x 2.93m 18' 2" x 9' 7"

Living room

5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1

3.35m x 3.39m 10' 9" x 11' 1"

Bedroom 2

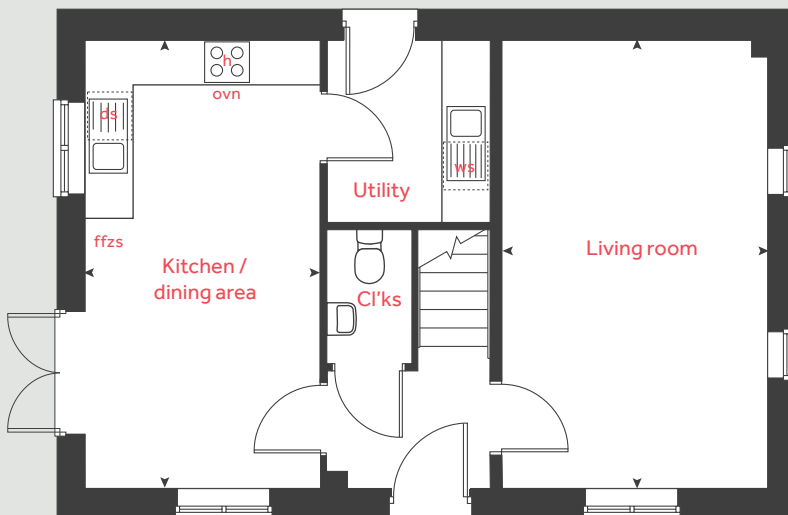
3.36m x 3.00m 11' 0" x 9' 8"

Bedroom 3

2.99m x 2.50m 9' 8" x 8' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Grainger

4 bedroom home

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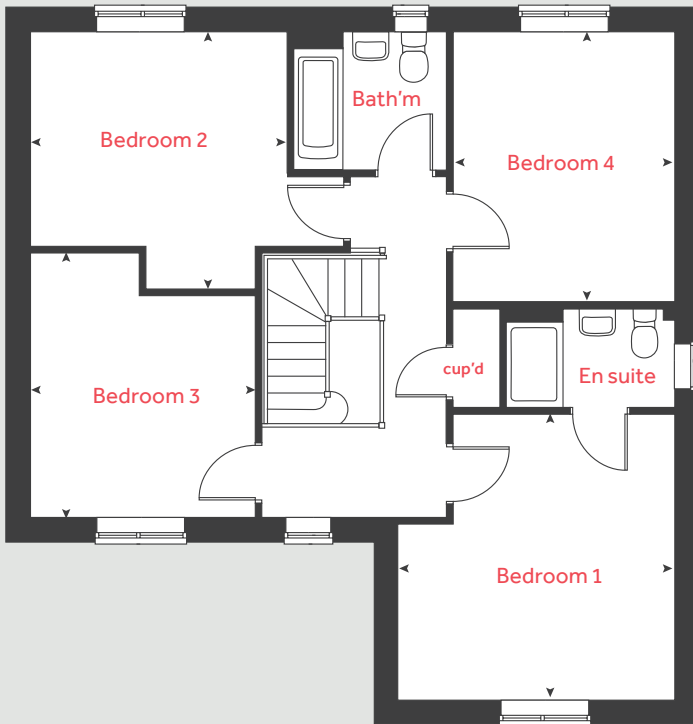
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The Grainger

4 bedroom home

Homes 223 & 226

First floor



Ground floor

Kitchen / dining room
5.88m x 3.62m 19' 3" x 11' 10"

Living room
4.39m x 3.90m 14' 4" x 12' 9"

First floor

Bedroom 1
4.01m x 3.90m 13' 2" x 12' 9"

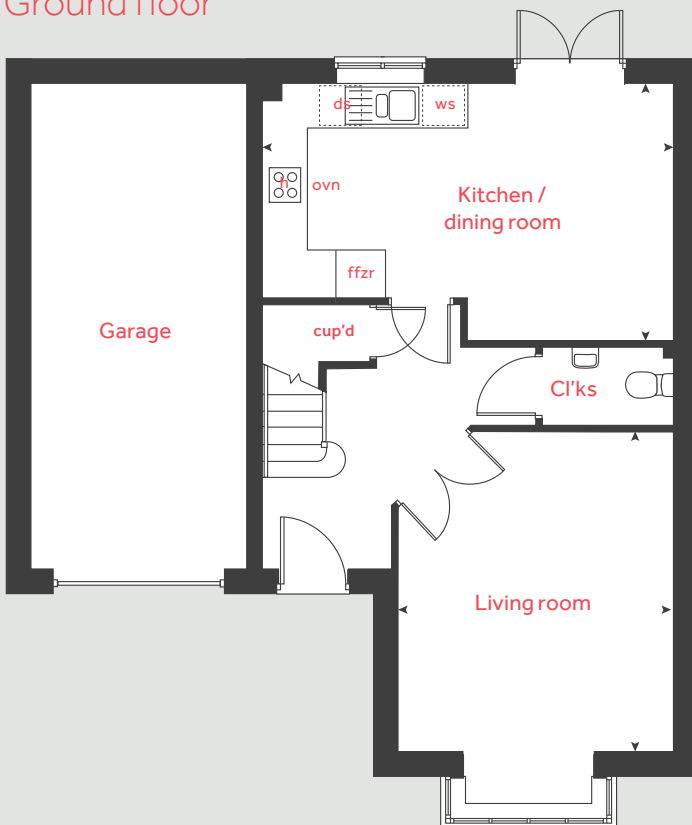
Bedroom 2
3.70m x 3.58m 12' 1" x 11' 9"

Bedroom 3
3.65m x 3.13m 11' 1" x 10' 2"

Bedroom 4
3.79m x 3.11m 12' 4" x 10' 2"

h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

Ground floor



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The Birkdale

4 bedroom home

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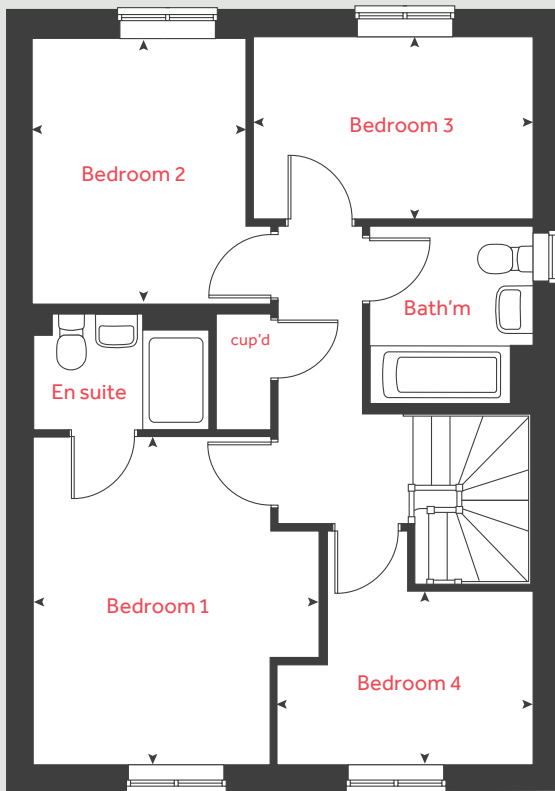
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The Birkdale

4 bedroom home

Homes 227, 239 & 241

First floor



Ground floor

Kitchen / dining / family area
6.04m x 3.77m 19' 9" x 12' 3"

Living room
4.85m x 3.39m 15' 9" x 11' 1"

First floor

Bedroom 1
3.93m x 3.45m 12' 11" x 11' 3"

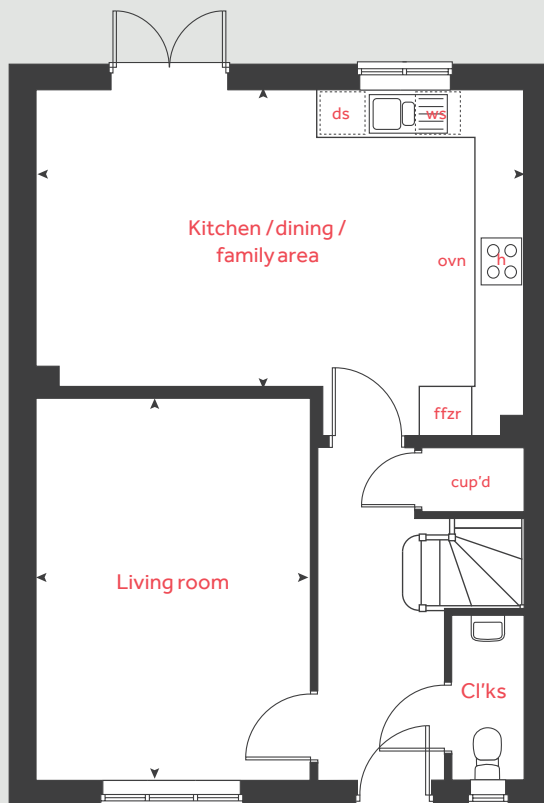
Bedroom 2
3.20m x 2.57m 10' 6" x 8' 5"

Bedroom 3
3.38m x 2.18m 11' 1" x 7' 1"

Bedroom 4
3.10m x 2.08m 10' 2" x 6' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Knightley

4 bedroom home

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The Knightley

4 bedroom home

Home 251

First floor



Ground floor

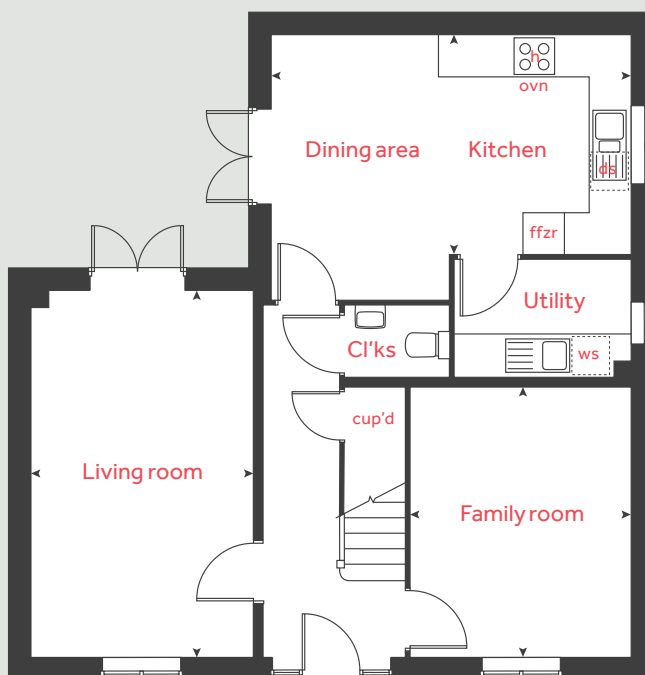
Kitchen / dining area	5.25m x 3.20m	17' 2" x 10' 5"
Living room	5.36m x 3.22m	17' 7" x 10' 7"
Family room	3.93m x 3.21m	12' 10" x 10' 5"

First floor

Bedroom 1	3.21m x 2.98m	10' 6" x 9' 9"
Bedroom 2	3.21m x 3.14m	10' 6" x 10' 3"
Bedroom 3	3.62m x 2.87m	11' 10" x 9' 5"
Bedroom 4	3.62m x 2.29m	11' 10" x 7' 6"

h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Goodridge

4 bedroom home

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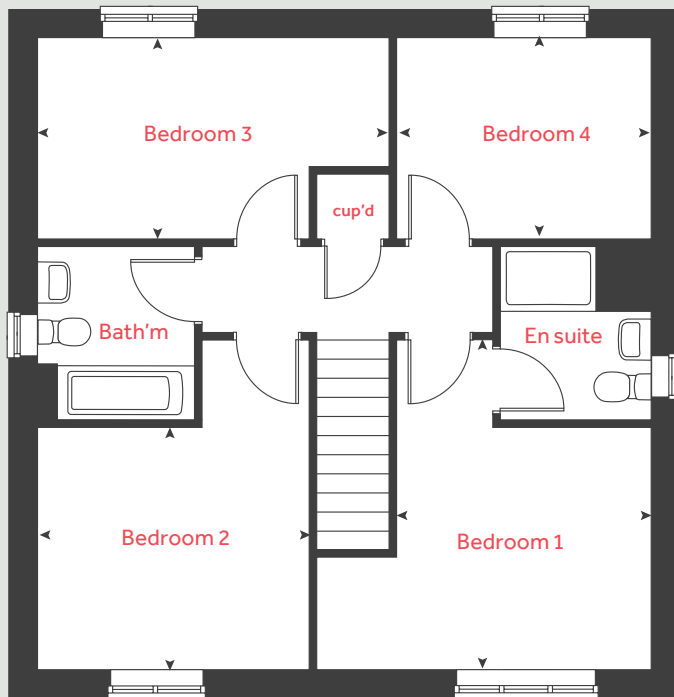
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The Goodridge

4 bedroom home

Homes 224 & 225

First floor



Ground floor

Kitchen / dining room
5.72m x 2.82m 18' 7" x 9' 2"

Living room
4.74m x 3.46m 15' 5" x 11' 3"

First floor

Bedroom 1
4.10m x 3.07m 13' 4" x 10' 0"

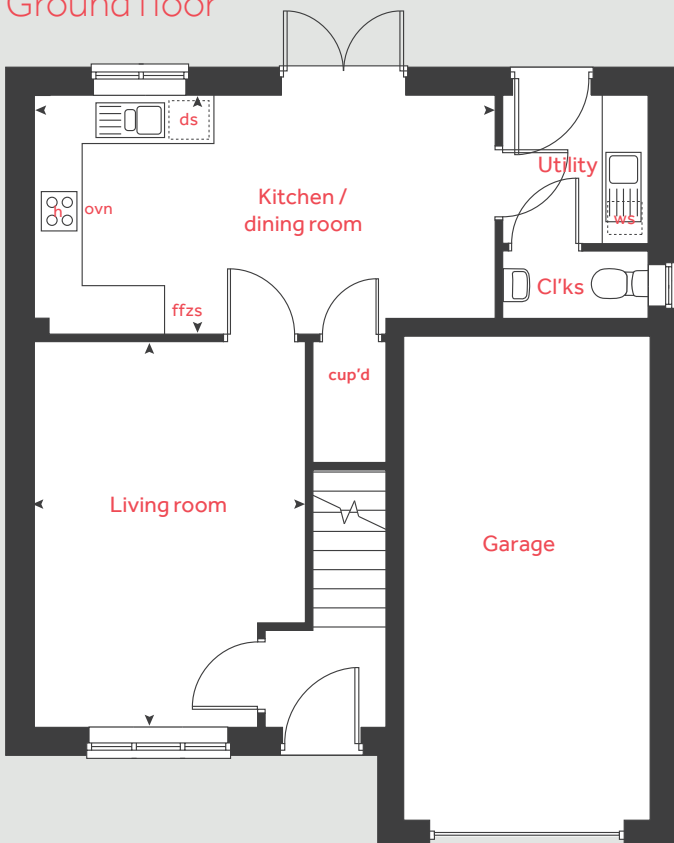
Bedroom 2
3.46m x 2.98m 11' 3" x 9' 7"

Bedroom 3
4.35m x 2.50m 14' 4" x 8' 2"

Bedroom 4
3.12m x 2.50m 10' 2" x 8' 2"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

Ground floor



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The Mylne

4 bedroom home

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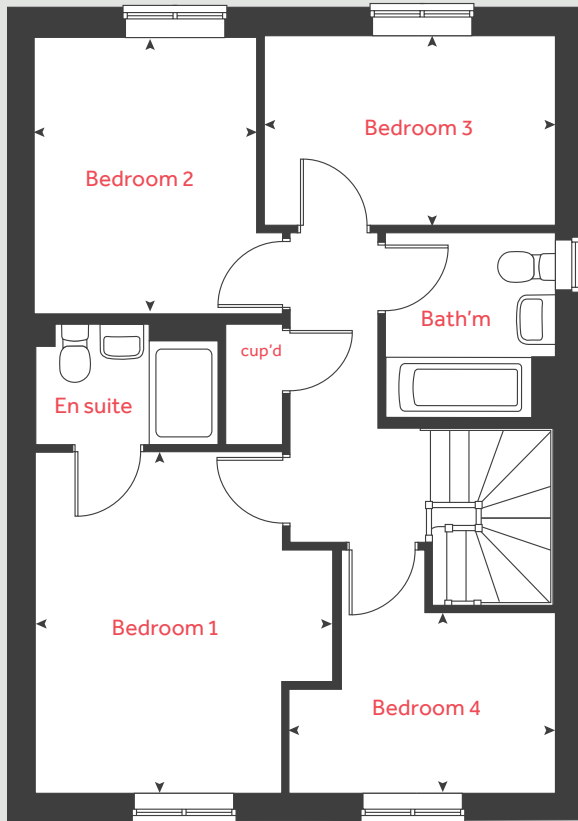
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The Mylne

4 bedroom home

Homes 227, 239, 241, 357,
371, 372, 373 & 374

First floor



Ground floor

Kitchen / dining / family area
6.04m x 3.77m 19' 9" x 12' 3"

Living room
4.85m x 3.39m 15' 9" x 11' 1"

First floor

Bedroom 1
3.93m x 3.45m 12' 11" x 11' 3"

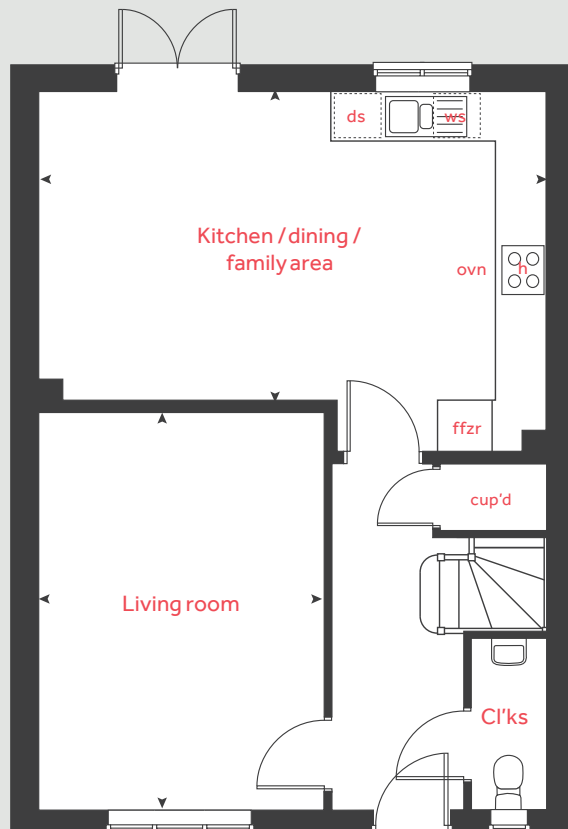
Bedroom 2
3.20m x 2.57m 10' 6" x 8' 5"

Bedroom 3
3.38m x 2.18m 11' 1" x 7' 1"

Bedroom 4
3.10m x 2.08m 10' 2" x 6' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points
ds	dishwasher space		

Ground floor



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The Cottingham

4 bedroom home

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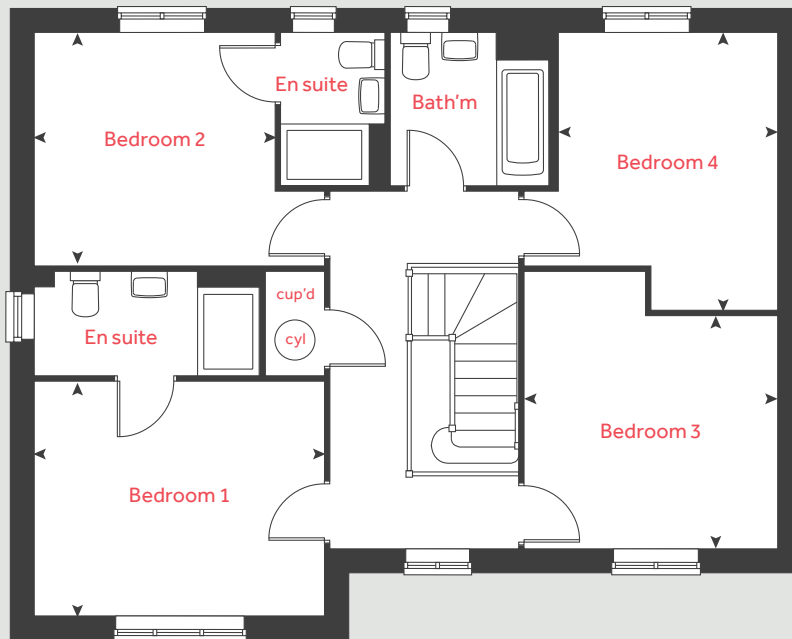
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The Cottingham

4 bedroom home

First floor



Ground floor

Kitchen	3.45m x 2.78m	11' 3" x 9' 1"
Living room	4.60m x 4.20m	15' 1" x 13' 9"
Family / dining area	6.57m x 3.09m	21' 6" x 10' 2"
Study	2.24m x 2.12m	7' 4" x 6' 11"

First floor

Bedroom 1	3.90m x 3.15m	12' 9" x 10' 4"
Bedroom 2	3.24m x 3.14m	10' 7" x 10' 3"
Bedroom 3	3.40m x 3.13m	11' 2" x 10' 3"
Bedroom 4	3.74m x 2.93m	12' 3" x 9' 7"

ffzs fridge freezer space cyl hot water cylinder
cup'd cupboard < > measuring points

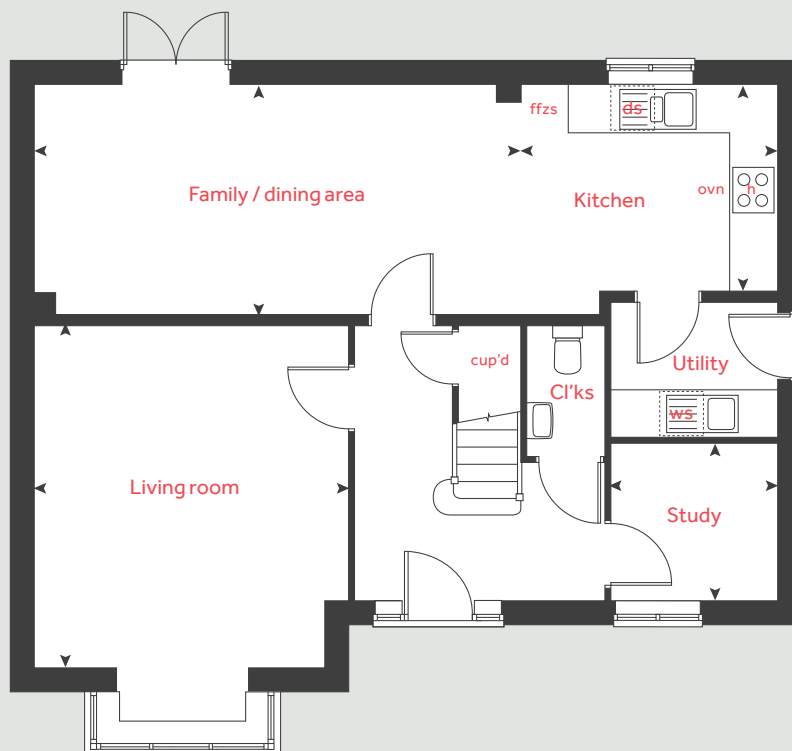
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Ground floor



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The Leverton

4 bedroom home

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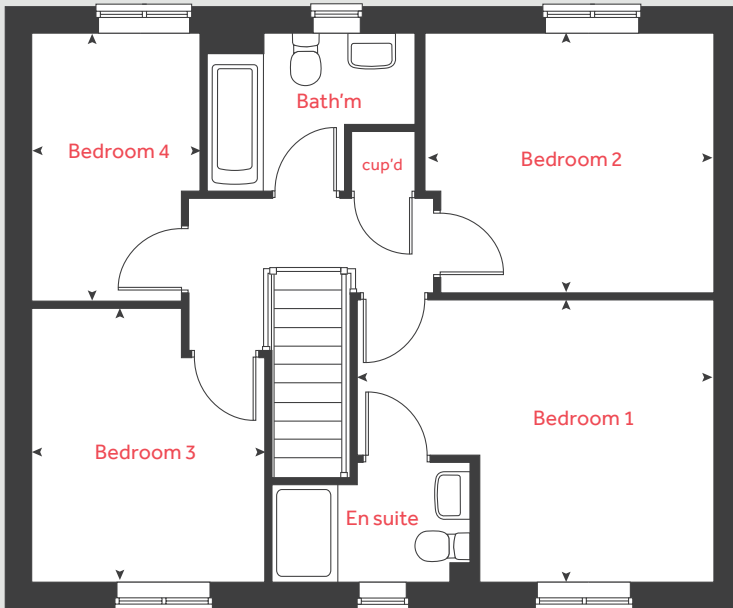
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The Leverton

4 bedroom home

First floor



Ground floor

Kitchen	2.99m x 2.72m	9' 9" x 8' 9"
Dining area	4.02m x 2.81m	13' 1" x 9' 2"
Living room	4.80m x 3.39m	15' 9" x 11' 1"
Study	3.39m x 1.82m	11' 1" x 5' 11"

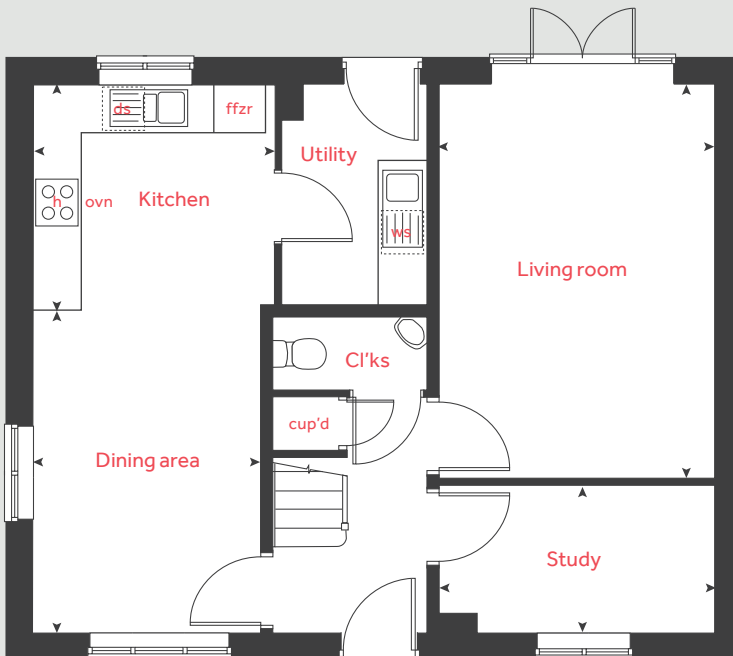
First floor

Bedroom 1	4.39m x 3.47m	14' 4" x 11' 4"
Bedroom 2	3.58m x 3.15m	11' 9" x 10' 4"
Bedroom 3	3.36m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.26m x 2.07m	10' 8" x 6' 9"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

* Utility door applies to selected plots only. Please see sales consultant for further details.

Ground floor



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Pembroke

4 bedroom home

The Quarters @Redhill

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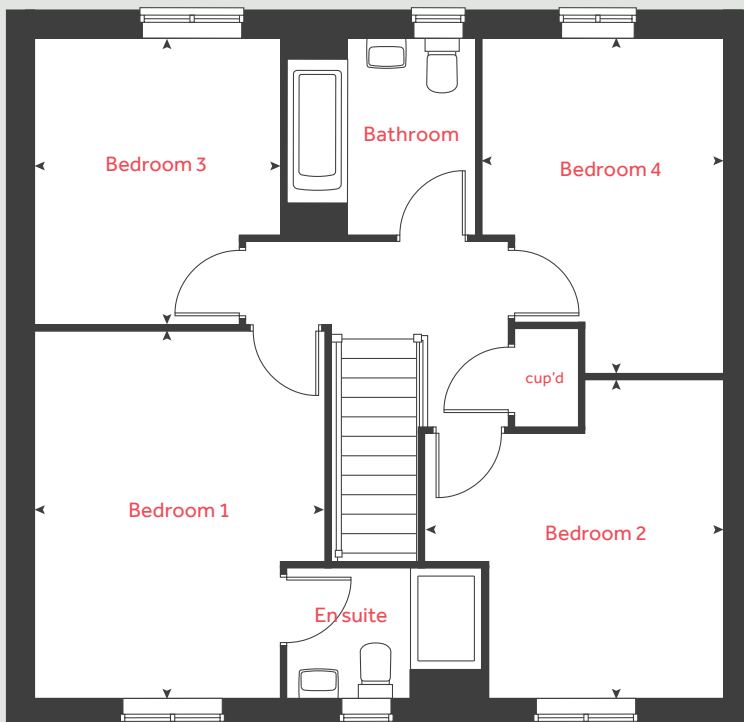
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The Pembroke

4 bedroom home

First floor



Ground floor

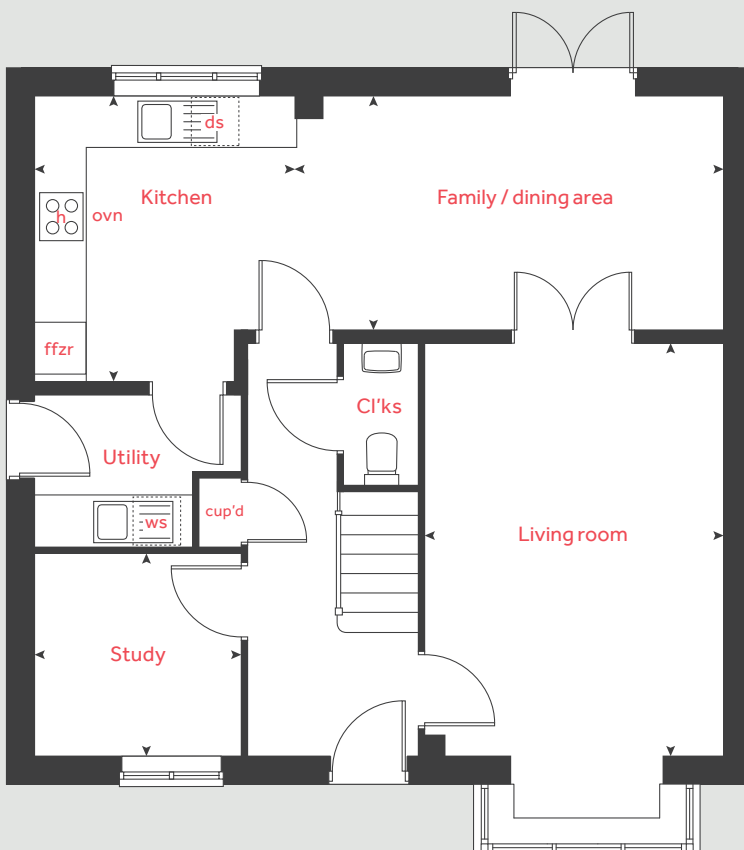
Kitchen	3.35m x 3.05m	11' 0" x 10' 0"
Living room	4.83m x 3.49m	15' 10" x 11' 5"
Family / dining area	5.02m x 2.75m	16' 5" x 9' 0"
Study	2.42m x 2.36m	7' 11" x 7' 9"

First floor

Bedroom 1	4.29m x 3.39m	14' 1" x 11' 1"
Bedroom 2	3.72m x 3.49m	12' 2" x 11' 5"
Bedroom 3	3.36m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.92m x 2.81m	12' 10" x 9' 3"

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzr	fridge freezer	<	measuring points
ds	dishwasher space	>	

Ground floor



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Specification

We give you so much more

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The Quarters

@ Redhill

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.



	2 bedroom The Cartwright	3 bedroom The Elmslie The Eveleigh The Becket	4 bedroom The Mlyne The Goodridge The Grainger The Leverton The Pembroke The Knightley The Cottingham
Kitchen			
Symphony Konzept range kitchen	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■ ■ ■ ■ ■ ■ ■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■ ■	
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel hood			■ ■ ■ ■ ■ ■ ■
Fridge / freezer space	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility			■ ■ ■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■	■ ■ ■ ■ ■ ■ ■
Bathrooms and en suite(s)			
Ideal Standard contemporary white Tempo Arc sanitaryware suite	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure		■ ■ ■	■ ■ ■ ■ ■ ■ ■
Handheld hair wash attachment		■ ■ ■	■ ■ ■ ■ ■ ■ ■
Shower over the bath	■		
En suite		■ ■ ■	■ ■ ■ ■ ■ ■ ■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
White pendant lamp with batten light holder	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Radiator in bathroom / en suite	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Bedrooms			
Dressing area to bedroom 1			■ ■ ■ ■ ■ ■ ■

■ Fitted as standard - included in the property
* Subject to stage of construction

Please note that plots 251, 252, 427, 430, 436 and 445 do not follow the standard specification seen here, please consult with our sales consultants on site to be given the alternative document and have your home's specification confirmed.

	2 bedroom The Cartwright	3 bedroom The Elmslie The Eveleigh The Becket	4 bedroom The Mlyne The Goodridge The Grainger The Leverton The Pembroke The Knightley The Cottingham
Doors and Windows			
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Front door number - chrome plated door numeral	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
PVCu double glazing to windows	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Double glazed PVCu French doors	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
General			
White painted walls and smooth white ceilings	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
TV point to lounge and family room (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Master telephone socket (plus to study where shown)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■ ■ ■ ■ ■ ■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Brushed chrome front porch light and wiring only to the rear door	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
Turf to front gardens	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
NHBC Buildmark cover	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■
First two years' customer service support from Linden Homes	■	■ ■ ■	■ ■ ■ ■ ■ ■ ■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Linden Homes, Mercia region
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