

Abbey Walk Shrewsbury



LOVELL
HOMES



St Chads, Shrewsbury



River Severn



Sandstone Castle and Gardens



Tudor building, Shrewsbury

Abbey Walk;
an enviable location for a family home.

Cover image shows Dingle Gardens, Shrewsbury

Introduction

As the county town of Shropshire, Shrewsbury is well known for its attractive quality of life and picturesque location - a healthy environment for families or couples.

Positioned beside the River Severn, the town is only nine miles from the Welsh border, yet accessible via the A5 and M54 Westbound, giving access to Telford, just 16 miles away.

The towns of Wolverhampton and Kidderminster, and the picturesque Cannock Chase are all less than 40 miles - journeys which your satnav will predict to be less than an hour's drive. Famously, five railway lines meet at Shrewsbury station, giving you direct access to Wales Westbound, and Birmingham New Street 43 miles to the east.



Eden Valley showhome interior

welcome

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has **Style, Quality and Value** (or **SQV**, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S Inspiring style

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q Unrivalled quality

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V Exceptional value

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



It's what makes
our homes unique



Eaton View showhome interior



Lavender Grove showhome interior



Eden Valley showhome interior

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

home sweet home

Lovell Life

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality.

Lovell homes are always designed

with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Minchinhampton showhome interior



Shrewsbury Church

The Location

For growing up, or settling down

Picturesque it may be, but sleepy - never. Shrewsbury is recognised for its quality shopping and a myriad of opportunities to dine out or enjoy family days out. Abbey walk is on the rural North West edge of Shrewsbury, meaning fresh air and gorgeous countryside.

Within just a five mile radius you'll find two different indoor soft play areas with family restaurants; a laser tag arena;

a tenpin bowling centre; a falconry centre; and an adventure rope course! Drive another ten miles and you can choose from pony trekking, karting, a multiscreen cinema or ice rink.

Telford Shopping Centre has most of the names you'll need for a big shopping spree.

There are three primary schools within a mile and a half; for secondary education, The Grange School is less

than two miles, and The Belvidere School and Sundorne School and Sports College are both less than three miles.

Abbey Walk - what's not to like?

For further information on catchments, please contact the relevant school directly.

town life

Development Layout

Weston

2 bedroom home

Garston

2 bedroom home

Keddington

2 bedroom home

Kellaton

2 bedroom home

Raglan

3 bedroom home

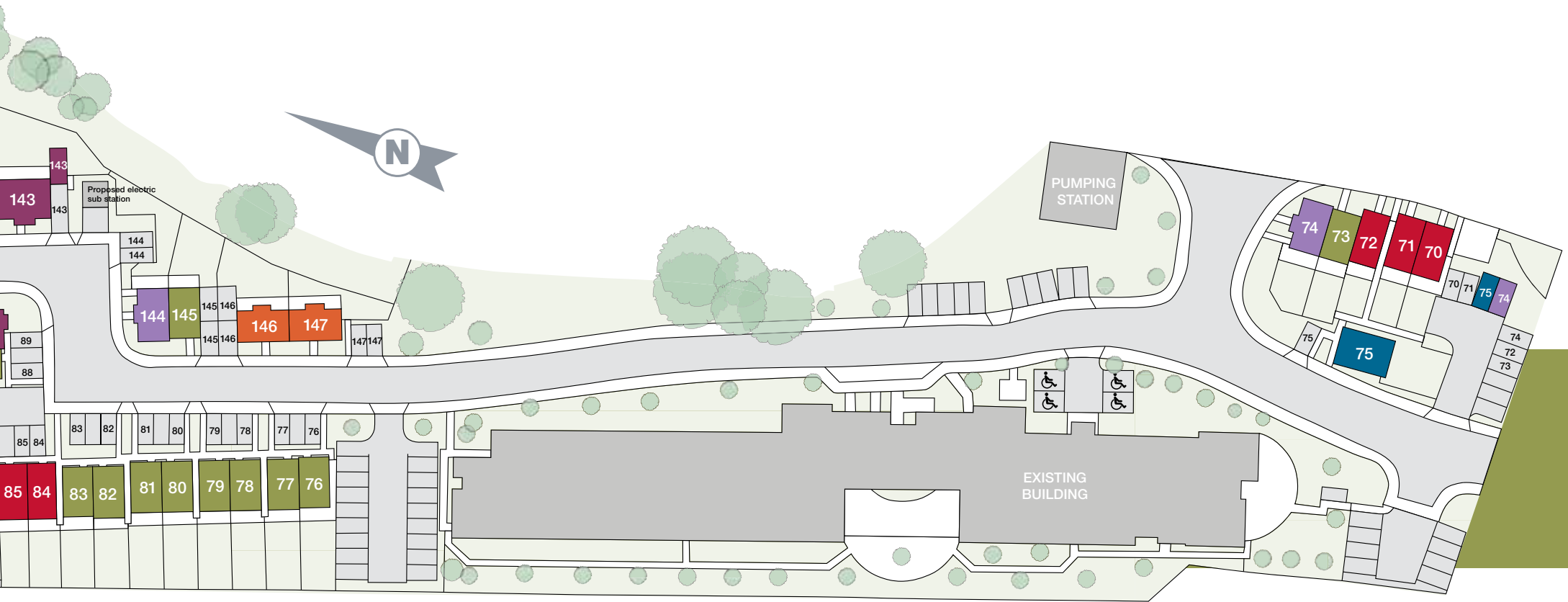
Westwood

3 bedroom home

Scotswood

3 bedroom home

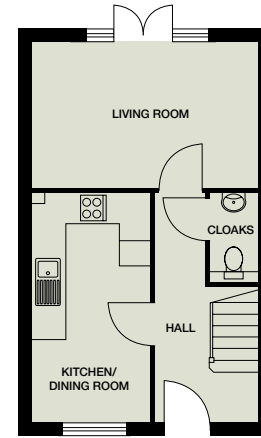




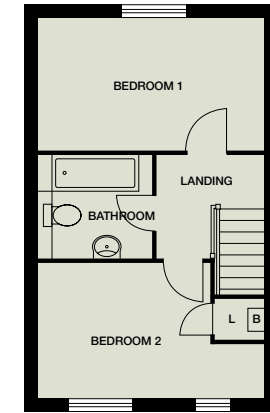
This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



CGI shows plots 82 and 83.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

Weston

2 bedroom home

Plots 73, 76, 77, 78, 79, 80, 81, 82, 83, 88, 104, 105 & 145

Ground floor

Kitchen/Dining Room

4400mm x 2230mm (max.) 14'5" x 7'3" (max.)

Living Room

4270mm x 2740mm (max.) 14'0" x 8'11" (max.)

Cloaks

1725mm x 840mm (max.) 5'7" x 2'9" (max.)

First floor

Bedroom 1

4270mm x 2490mm 14'0" x 8'2"

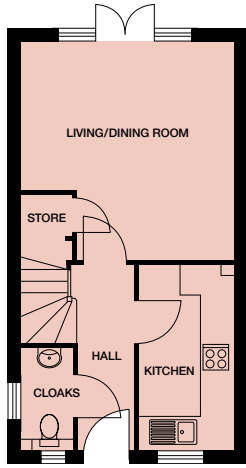
Bedroom 2

4270mm x 2555mm (max.) 14'0" x 8'4" (max.)

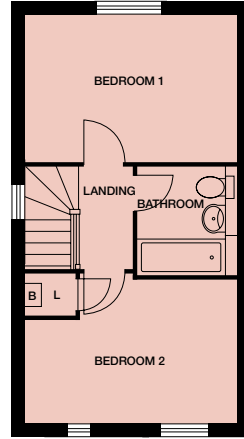
Bathroom

2140mm x 1980mm (max.) 7'0" x 6'5" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 132 and 133.
CGIs are indicative, external finishes and features may vary.

2 bedroom home

Plots 70, 71, 72, 84, 85, 86, 87, 91, 92, 93, 94, 99, 100, 101, 106, 107, 108, 109, 110, 111, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 & 142

Ground floor

Kitchen	3540mm x 1800mm (max.)	11'7" x 5'0" (max.)
Living/Dining Room	4160mm x 3990mm (max.)	13'7" x 13'1" (max.)
Cloaks	1915mm x 940mm (max.)	6'3" x 3'1" (max.)

First floor

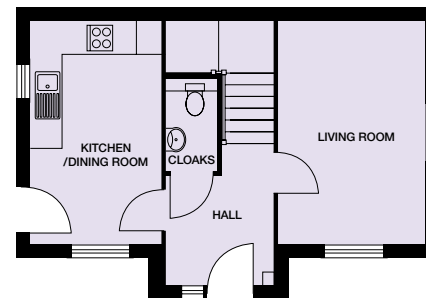
Bedroom 1	3990mm x 2815mm	13'1" x 9'2"
Bedroom 2	3990mm x 2720mm (max.)	13'1" x 8'11" (max.)
Bathroom	2050mm x 1880mm (max.)	6'8" x 6'2" (max.)

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Garston



CGI shows plot 144.
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

Keddington

2 bedroom home
Plots 74 & 144

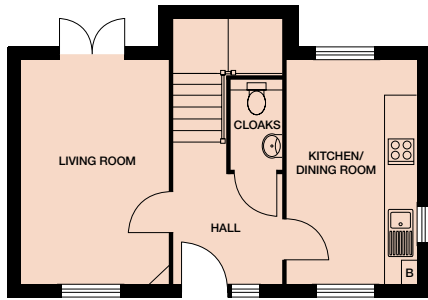
Ground floor

Living Room	
4215mm x 2810mm	13'9" x 9'2"
Kitchen/Dining Room	
4215mm x 2475mm (max.)	13'9" x 8'1" (max.)
Cloaks	
1750mm x 980mm (max.)	5'8" x 3'2" (max.)

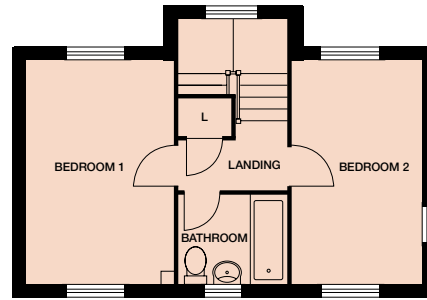
First floor

Bedroom 1	
4215mm x 2810mm	13'9" x 9'2"
Bedroom 2	
4215mm x 2475mm	13'9" x 8'1"
Bathroom	
2085mm x 1680mm (max.)	6'10" x 5'6" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 146 and 147. CGIs are indicative, external finishes and features may vary.

2 bedroom home
Plots 146 & 147

Kellaton

Ground floor

- Living Room**
4215mm x 2810mm 13'9" x 9'2"
- Kitchen/Dining Room**
4215mm x 2475mm (max.) 13'9" x 8'1" (max.)
- Cloaks**
1750mm x 980mm (max.) 5'8" x 3'2" (max.)

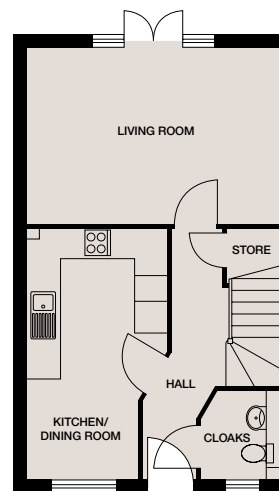
First floor

- Bedroom 1**
4215mm x 2810mm 13'9" x 9'2"
- Bedroom 2**
4215mm x 2475mm 13'9" x 8'1"
- Bathroom**
2085mm x 1680mm (max.) 6'10" x 5'6" (max.)

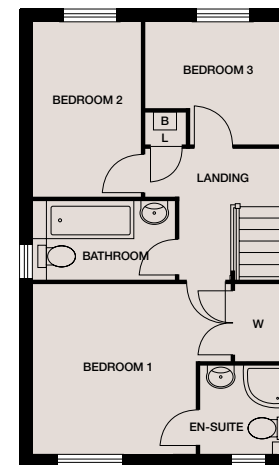
Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



CGI shows plots 97 and 98
CGIs are indicative, external finishes and features may vary.



Ground floor



First floor

Raglan

3 bedroom home
Plots 95, 96, 97 & 98

Ground floor

Kitchen/Dining Room

4810mm x 2640mm (max.) 15'9" x 8'7" (max)

Living Room

4775mm x 3340mm 15'8" x 10'11"

Cloaks

1640mm x 1440mm (max.) 5'4" x 4'8" (max.)

First floor

Bedroom 1 (excl. wardrobe)

3215mm x 3090mm 10'6" x 10'1"

En-suite

1640mm x 1575mm (max.) 5'4" x 5'2" (max.)

Bedroom 2

3340mm x 2025mm 10'11" x 6'7"

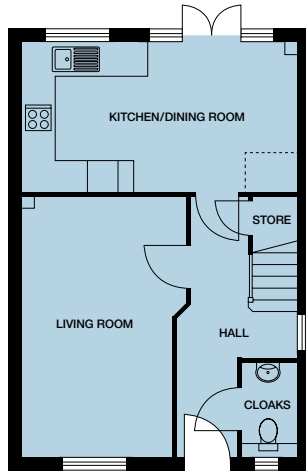
Bedroom 3

2640mm x 2315mm 8'7" x 7'7"

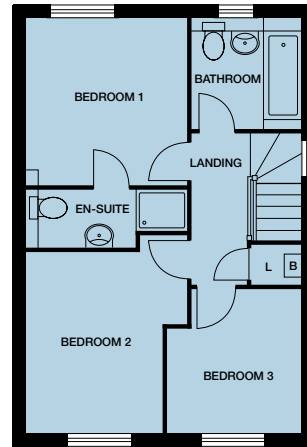
Bathroom

2690mm x 1485mm (max.) 8'9" x 4'10" (max.)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Ground floor



First floor



CGI shows plots 128 and 129.
CGIs are indicative, external finishes and features may vary.

3 bedroom home

Plots 75, 112, 113, 114, 115, 116, 117, 121, 122, 123, 124, 128, 129, 130 & 131

Ground floor

Kitchen/Dining Room	5225mm x 2840mm (max.)	17'1" x 9'3" (max.)
Living Room	4975mm x 2865mm	16'3" x 9'4"
Cloaks	1740mm x 990mm (max.)	5'8" x 3'2" (max.)

First floor

Bedroom 1	3165mm x 3075mm	10'4" x 10'1"	Bedroom 3	2715mm x 2515mm (max.)	8'10" x 8'3" (max.)
En-suite	3075mm x 1095mm (max.)	10'1" x 3'7" (max.)	Bathroom	2080mm x 2040mm (max.)	6'9" x 6'8" (max.)
Bedroom 2	3440mm x 2600mm	11'3" x 8'6"			

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

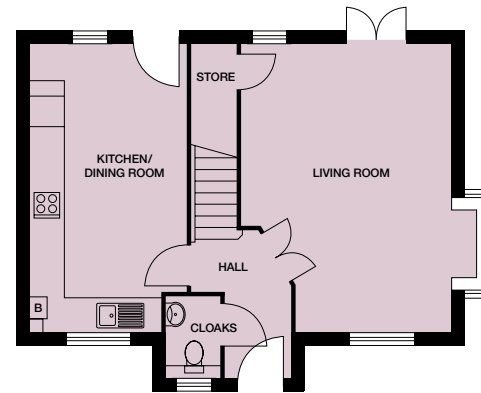
Westwood



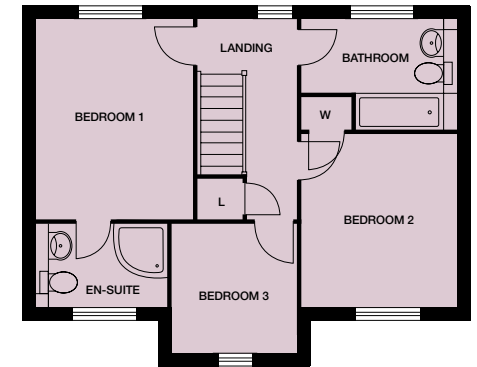
CGI shows plot 90.
CGIs are indicative, external finishes and features may vary.

Plots 119, 120, 126, 127 & 143

(Please note: no Living Room bay window to plots 118, 126, 127 & 143)



Ground floor



First floor

Scotswood

Ground floor

Kitchen/Dining Room

5450mm x 2965mm (max.) 17'10" x 9'8" (max.)

Living Room (incl. bay)

5450mm x 4550mm (max.) 17'10" x 14'11" (max.)

Cloaks

1515mm x 1015mm (max.) 4'11" x 3'3" (max.)

Please note: No bay window to plots 126, 127 & 143.

Living room dimensions differ from above.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

First floor

Bedroom 1

3800mm x 2965mm 12'5" x 9'8"

En-suite

2475mm x 1540mm (max.) 8'1" x 5'0" (max.)

Bedroom 2

3275mm x 2920mm 10'8" x 9'6"

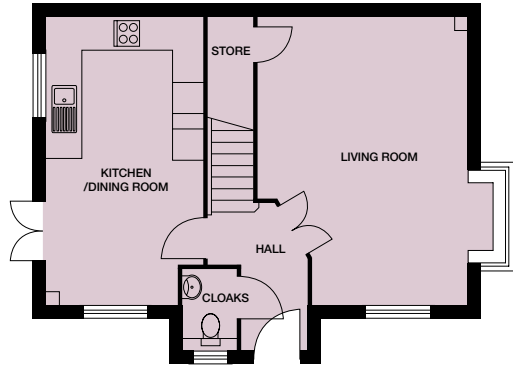
Bedroom 3

2440mm x 2415mm 8'0" x 7'11"

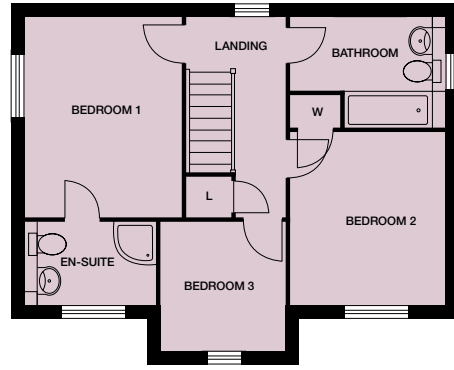
Bathroom

2920mm x 2065mm (max.) 9'6" x 6'9" (max.)

Plots 89, 90, 102, 103, 125



Ground floor



First floor

3 bedroom home

Plots 89, 90, 102, 103, 119, 120, 125, 126, 127 & 143



Monarch Park showhome interior



We pride ourselves on the care we take over every single one of the homes we build. Our carefully considered designs are executed only by skilled tradesmen with total commitment to high-quality installation. Remember, you can add your own stamp of individuality to your home before it is even built by choosing from our Inspirations range of options.

All housetypes include:

- 10 year NHBC Warranty • 2 year Emergency cover • IG high performance low maintenance GRP front door • Chrome internal ironmongery
- Chrome doorbell • Mains operated smoke detectors to all floors • PVC-u double glazed windows and French doors (where specified on plans)
- 2 panel white internal doors • Vinyl flooring to bathroom, en-suite (where applicable), cloaks and kitchen area* • White skimmed ceilings throughout
- White Kohler sanitaryware • Porcelenosa wall tiles** • White emulsion walls • Worktop and upstands • Kitchen cupboard soft closers
- Stainless steel splashback to hob • Plumbing for washing machine • Under kitchen cupboard pelmet lighting • White electric sockets and switches
- Natural coloured textured paving slabs to paths and patios • External light to front of houses • Landscaped and turfed front and rear gardens

* Please ask for details of flooring choices available.

** Choice of tiles, subject to build stage.

Specification

Housetypes also include:

Kitchen

	Weston	Garston	Keddington	Kellaton	Westwood	Scotswood	Raglan
Astracast bowl and half sink	■	■	■	■	■	■	■
Bosch gas 4 ring hob	■	■	■	■	■	■	■
Bosch brushed steel single electric oven	■	■	■	■			
Bosch brushed steel double electric oven					■	■	■
Brushed steel chimney cooker hood	■	■	■	■	■	■	■
Space for fridge freezer	■	■	■	■			
Candy integrated fridge freezer					■	■	■
Space for washer/dryer	■	■	■	■			
Candy integrated washing machine					□	□	□
Candy integrated dishwasher					□	□	□

Bathroom

Mira square edged glass shower screen	■	■	■	■			
Mira Vie 8.5kW shower	■	■	■	■			
Full wall tiling around bath and half height to sanitary walls	■	■	■	■			
3 course tiling around bath and half height to sanitary walls					■	■	■

En-suite

Mira shower tray and enclosure					■	■	■
Mira Vie 9.5kW shower					■	■	■
Fully tiled shower cubicle & splashback tiling to wash hand basin					■	■	■

Electrical

TV sockets to living room and bedroom 1	■	■	■	■	■	■	■
BT sockets to living room and bedroom 1	■	■	■	■	■	■	■
Electric fire and surround	□	□	□	□	□	□	□

Weston
Garston
Keddington
Kellaton
Westwood
Scotswood
Raglan

Weston
Garston
Keddington
Kellaton
Westwood
Scotswood
Raglan

□ Available as part of our Inspirations Range. Please ask for details and prices.

a quality finish



Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Advisor their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed.

To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one. And

remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price.

This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your

mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under

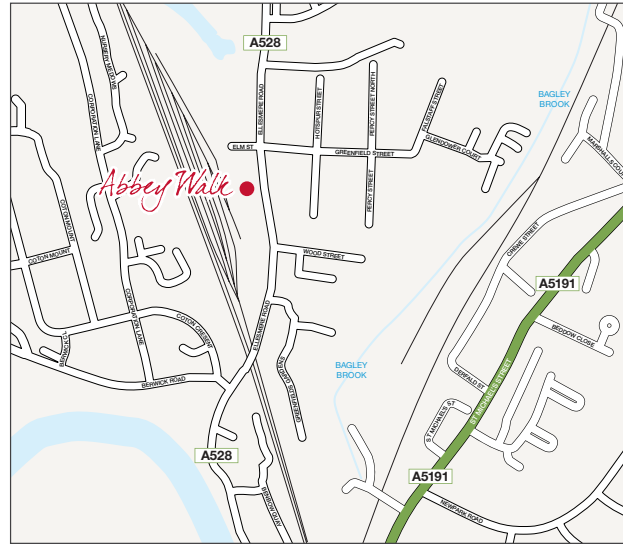
Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.

Buying a new Lovell home couldn't be easier.
Follow our step-by-step purchasing guide and you'll be home in no time!

how to purchase



From Shrewsbury

Head North along the A528 Ellesmere Road. Pass over the railway line, then go straight on at the mini-roundabout. Abbey Walk will be situated on your left.

From the North (A49/A53)

Head South, and upon reaching the Battlefield Roundabout, exit on to the A5124 signposted Ellesmere. Continue ahead for half a mile then take the second exit at the roundabout, continuing along the A5124. After a further half a mile, at the next roundabout, take the second onto the A528 (signposted Town Centre). Continue straight on for two miles, where you'll find Abbey Walk situated on your right.



Abbey Walk

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LOVELL HOMES

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