

*A stylish collection of three-bedroom homes in a superb location*

SAXON  GROVE

Saxon Grove is a new, beautifully designed collection of three-bedroom homes on the edge of Shrewsbury town centre. Offering an attractive setting with excellent connections to the surrounding Shropshire area, this stylish development is perfect for families, as well as young professionals.

Full of history, Shrewsbury is the county town of Shropshire and located near the Welsh border on the River Severn. The town is one of England's finest medieval market towns.

Dating back to 1795 and crossing the River Severn, the beautiful Welsh Bridge is a Grade II listed building in the heart of Shrewsbury.

Shrewsbury town centre is around three miles away and is home to a variety of bars, restaurants and leisure facilities.

With a range of high street names and smaller independent stores you'll be spoilt for choice.

Shrewsbury train station has direct rail connections with London, Manchester, Birmingham, North and Mid Wales. The development is also located on the A49, allowing for a straightforward commute throughout the region.



Sundorne Road, Shrewsbury SY1 3RG

 GALLIERS



*Shropshire Countryside*

Saxon Grove is perfectly located for young professionals or families who enjoy getting active.

Enjoy Shropshire's great outdoors; over 5,500km of Public Rights of Way, several heritage sites, two country parks and the outstanding natural beauty of The Shropshire Hills.

JCA Adventure lies less than eight miles away and offers an adventurous day out, providing a variety of obstacle courses and indoor laser maze facilities.

For those rainy days, Shrewsbury's brand new state-of-the-art indoor climbing gym is also only two miles away.

Next door to Saxon Grove, you'll also find the Shrewsbury Club, which houses tennis courts, an indoor swimming pool and a fully equipped gym and spa.

The Wilfred Owen School, Belvidere School and Harlescott Junior School are all within a couple of miles and have been highly rated by The Good Schools Guide.

**The beautiful Shropshire countryside offers a choice of stunning walks and views around every corner.**





*Choose your ideal three-bedroom home from a selection of three stylish layouts*

*Saxon Grove street scene*



Computer generated image, details may vary.

Every Saxon Grove home includes a beautiful bathroom, an inviting master bedroom and a contemporary kitchen with selected appliances.

All three layouts also have their own distinctive features, with selected plots featuring a garage or en suite shower room.

Whichever home you decide is right for you, our friendly Sales Advisors are here to help. We can offer a variety of tailored packages to make your move easier and more affordable.

Welcome to Saxon Grove - your exciting new chapter starts here.

**A convenient location with excellent links to Shrewsbury.**



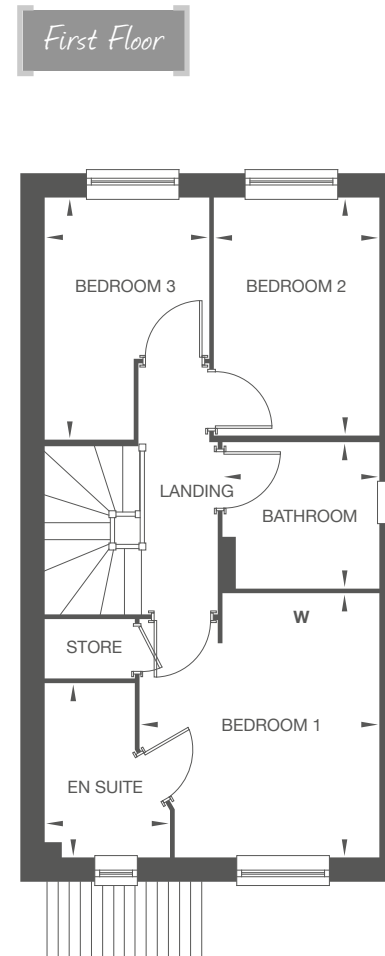
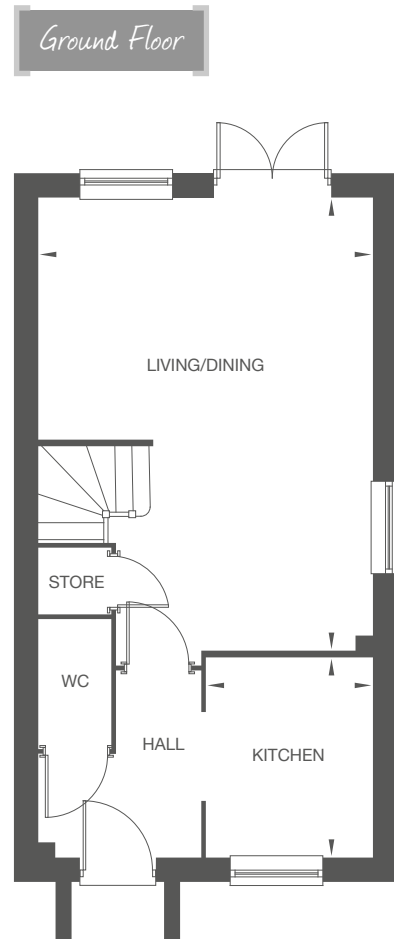
## Ground Floor

Kitchen	2.21m x 2.65m 7' 3" x 8' 9"
Living/Dining	4.46m max. x 6.07m max. 14' 8" max. x 19' 11" max.

## First Floor

Bedroom 1	3.19m max. x 3.52m max. 10' 6" max. x 11' 7" max.
En Suite	1.65m max. x 2.31m max. 5' 5" max. x 7' 7" max.
Bedroom 2	2.19m x 3.17m 7' 2" x 10' 5"
Bedroom 3	2.18m max. x 3.22m max. 7' 2" max. x 10' 7" max.
Bathroom	2.07m x 1.93m 6' 10" x 6' 4"

Total Area = 79.62m<sup>2</sup> 857 ft<sup>2</sup>





Plots 3, 13 & 18



Computer generated image, details may vary.

Inside the Appleton, a welcoming living and dining room serves as the heart of the home. Offering access to the rear garden through french doors, this practical space is perfect for family time, entertaining and relaxing.

A modern kitchen is equipped with a single oven, 4 burner gas hob and stainless steel extractor hood. Whilst the main bathroom and convenient ground floor WC both have an elegant white suite.

The master bedroom includes an en suite shower room and fitted wardrobes. Two further bedrooms complete this contemporary family home. Plots 3 and 13 also include a single garage.

Images reflect typical interiors.  
Please note image depicts detached Appleton house type; plot 18 is semi-detached.  
Please speak to a Sales Advisor for details.



Features an en suite master bedroom with fitted wardrobes.

## Ground Floor

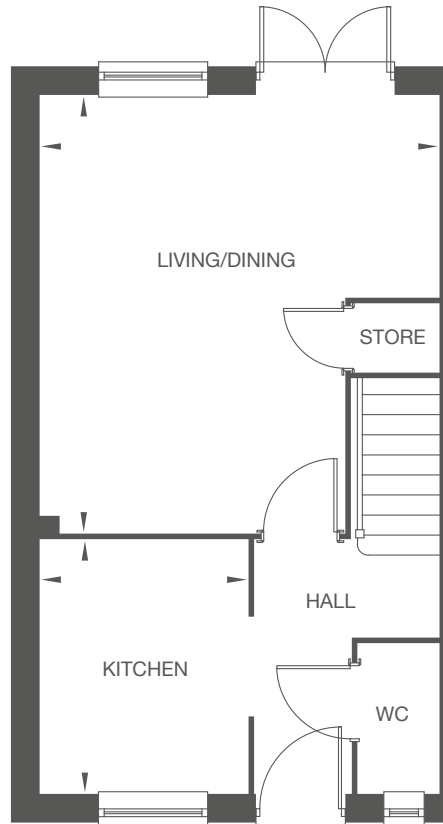
Kitchen	2.35m x 2.87m 7' 9" x 9' 5"
Living/Dining	4.53m max. x 4.97m max. 14' 11" max. x 16' 4" max.

## First Floor

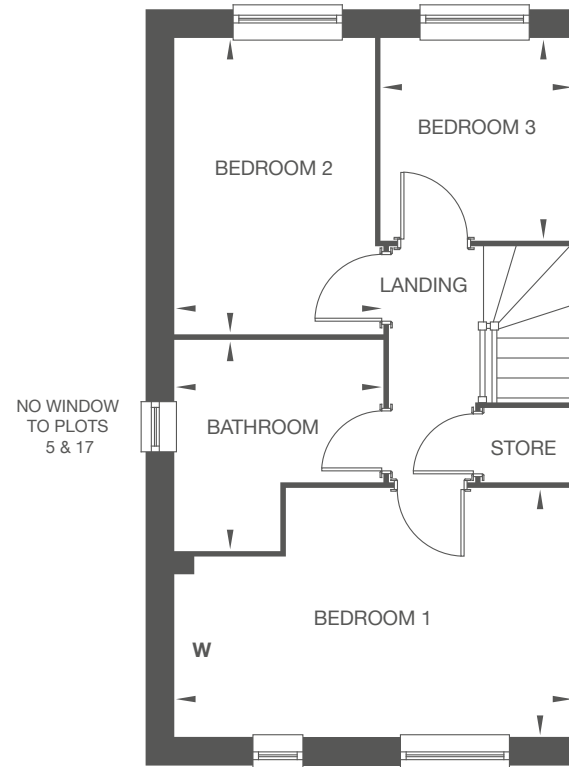
Bedroom 1	4.53m max. x 2.81m max. 14' 11" max. x 9' 3" max.
Bedroom 2	2.35m max. x 3.35m max. 7' 9" max. x 11' 0" max.
Bedroom 3	2.17m x 2.28m 7' 2" x 7' 6"
Bathroom	2.35m max. x 2.38m max. 7' 9" max. x 7' 10" max.

Total Area = 72.56m<sup>2</sup> 781 ft<sup>2</sup>

Ground Floor



First Floor



Plots 2, 4, 5, 6, 11, 12, 16, 17, 19 & 20

The Carrington includes a practical open plan living and dining area, complete with french doors leading out to the rear garden. This stylish home also has a modern kitchen.

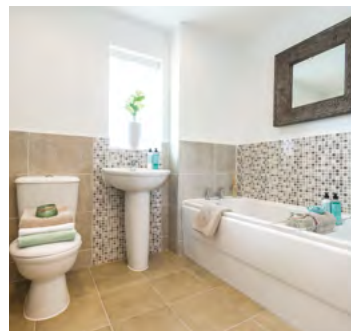
The first floor includes a generous master bedroom with fitted wardrobes, a spacious family bathroom, and two additional bedrooms that provide plenty of space for family or overnight guests.

With enough parking to accommodate two cars, this beautifully designed home is ideal for growing families and first-time buyers.

Images reflect typical interiors.



Computer generated image, details may vary.



Featuring a generous living and dining room with french doors to the garden.

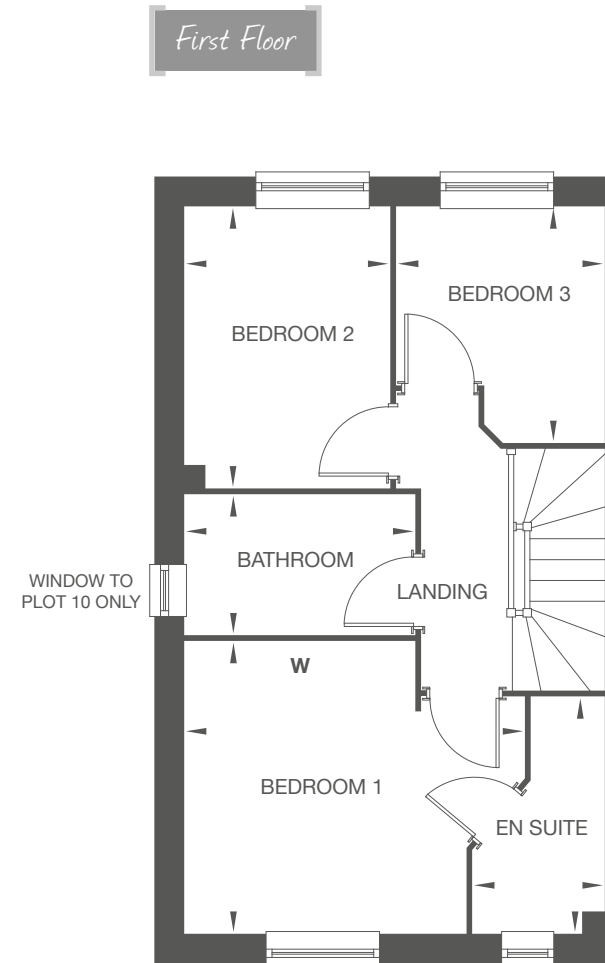
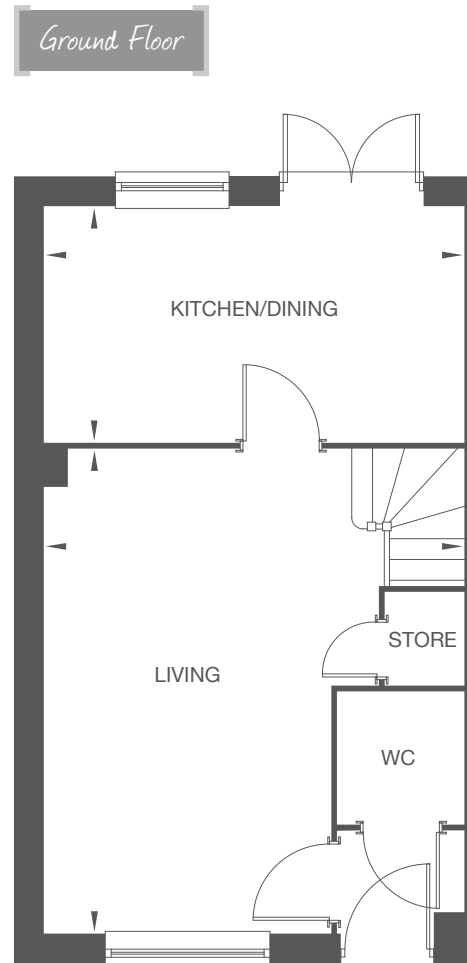
## Ground Floor

Kitchen/Dining	4.58m x 2.56m 15' 0" x 8' 5"
Living	4.58m max. x 5.29m max. 15' 0" max. x 17' 4" max.

## First Floor

Bedroom 1	3.70m max. x 3.18m 12' 2" max. x 10' 5"
Bedroom 2	2.22m x 3.06m 7' 4" x 10' 1"
Bedroom 3	2.25m max. x 2.56m max. 7' 5" max. x 8' 5" max.
Bathroom	2.50m x 1.51m 8' 3" x 5' 0"
En Suite	1.42m max. x 2.57m max. 4' 8" max. x 8' 5" max.

Total Area = 73.30m<sup>2</sup> 789 ft<sup>2</sup>





Plots 1, 7, 8, 9 & 10

The Donnington is a beautifully presented three-bedroom home, complete with a generous living room. To the rear of the residence, you'll find a fabulous open plan kitchen and dining area with french doors to the garden.

Three bedrooms occupy the first floor, with the master bedroom benefiting from an en suite shower room and fitted wardrobes.

Each complemented with chrome fittings, the main bathroom and convenient ground floor WC complete the layout of this welcoming new home.

Images reflect typical interiors.



Computer generated image, details may vary.



Features a stylish kitchen and dining area with selected appliances.



### Discover the finer details of your new home.

Every Saxon Grove home has a modern specification throughout, full of thoughtful finishing touches to make your new home feel even more welcoming.

You can expect to find a contemporary kitchen including a single built-in oven, 4 burner gas hob and extractor, as well as stylish ceramic floor tiling and down lighters, creating a space you'll look forward to cooking in.

Outside you'll find turf to the front, external entrance lighting and a chrome doorbell.

The specification is completed with mains pressure hot water from an energy-efficient heating system.

We haven't forgotten about the finer details, down to TV/Sky and BT points to keep you connected, and plumbing for a washing machine and a dishwasher.

It's this attention to detail and dedication to quality that makes every Galliers home special, inside and out.



# Options



## Create a style that's all you

Your Saxon Grove home already has a great specification, but our additional options are your opportunity to tailor it to your taste.

Create an interior that's unmistakably yours with a choice of ceramic tiling and paint colours, or choose additional electrical and lighting options.

For those who love to spend time in the kitchen, why not add under wall unit LED lighting or a pop-up power dock with USB charging point.

Upgrade to a 4-place ceramic hob and enhance your kitchen with an integrated fridge/freezer or dishwasher.

If you think you'll need more storage space, opt for stylish sliding wardrobe doors in additional bedrooms and select smart fitted storage solutions to help you stay organised.

Turf to the rear garden is also available to help you make the most of your new home.

Whatever you have in mind to make your new home exactly as you imagined, speak to a Sales Advisor and we'll do our best to make it a reality.



### What's an NHBC HUG?

When you buy a Galliers home, you'll receive an NHBC HUG - an online home user guide, full of useful information on your new property. Accessible on your computer or tablet\*, it's a secure platform that gives you access to everything you need to know about your new home, whenever you need it.

## Your new home comes with an NHBC HUG

### Get your bearings

Your NHBC HUG will tell you all about your development, including details of your local council and utilities providers.

### How to

Not sure how something works? You'll find the operating manuals for your new boiler and appliances here, so there's no need to rummage through drawers to find them! You can also find DIY guides and upload manuals for any new appliances you buy.

### Your new home

Whatever you want to know about your new home, you'll find it here. Along with detailed floorplans, your NHBC HUG contains information on the materials that make up your home, from the type of bricks used, to the tiles and paint colours inside.

### Keep in touch

Your NHBC HUG includes details for our after-sales department, so you'll know who to contact if any issues arise.

### Your new home warranty

Our homes come with a 10 year NHBC Buildmark warranty. You'll find full details on your HUG, along with contact details for NHBC.

### Helpful reminders

To make life a little easier, NHBC HUG will send you reminders for things like servicing your boiler or watering-in new turf. You can also set your own reminders for key dates like insurance renewals.



Raising Standards. Protecting Homeowners

\*Most tablets supported



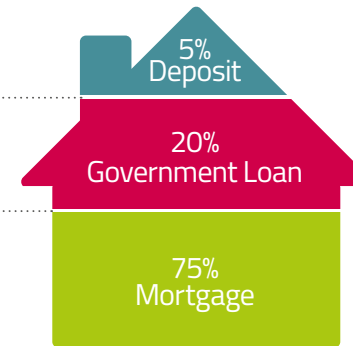
Help to Buy is now available from Galliers Homes, so with just a 5% deposit we could help you move into your dream home.

Here's an example of a Help to Buy government equity loan based on a new home with a purchase price of £300,000.

Buyer deposit  
£15,000

Government equity loan  
£60,000

Buyer mortgage  
£225,000



- You'll only need a 5% deposit to qualify
- You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years
- You may only need to secure a 75% mortgage - qualifying for some of the best mortgage rates around

- If you have a 5% deposit and want to buy a new-build Galliers home, you'll be able to access the Help to Buy equity loan scheme - subject to approval
- Help to Buy is available for any new-build home buyer, purchasing up to the price of £600,000
- What's important is that you must be buying a new-build home and you must have a 5% deposit
- You can access the Help to Buy scheme until funds are exhausted

- The government will provide you with an equity loan of up to 20% of the value of a new-build property
- The loan is interest free for the first five years. From year six a fee of 1.75% is payable on the equity loan, which rises annually by Retail Price Index inflation plus 1%
- The equity loan can be repaid at any time within 25 years (or the term of the mortgage), or on sale of the property

- Help to Buy is only available on capital repayment mortgages. It's not available on interest only loans
- Help to Buy will only be available on properties which are occupied by the individual or individuals taking out the mortgage. You cannot buy a property using Help to Buy and then rent it out
- Help to Buy is available in England and Wales

- You don't need to be a first-time buyer
- Our independent financial advisor can provide information on the lenders supporting the scheme and, subject to meeting that lender's criteria, help you gain a mortgage

### Appleton

Three-bedroom home with two allocated parking spaces and a single garage to plots 3 and 13

Plots: **3** **13** **18**

### Carrington

Three-bedroom home with two allocated parking spaces

Plots: **2** **4** **5** **6** **11**  
**12** **16** **17** **19** **20**

### Donnington

Three-bedroom home with two allocated parking spaces

Plots: **1** **7** **8** **9** **10**



Affordable housing.

Computer generated image, details may vary.



*We're here to help you*

Are you struggling to raise a deposit?  
Having difficulty trying to sell your home?  
Or do you think that you can't afford to buy?

Whatever you feel may be standing between you and your new home, we are here to help. Whether your current home has been on the market for some time, saving for a deposit has become a struggle, or you're having difficulty finding the right mortgage, we have a wide range of offers and incentives available to help.

Whatever your situation, our primary concern is assisting you in buying your new home. We pride ourselves on our ability to tailor our packages to suit you; our Sales Advisors can discuss your requirements and put together a bespoke package especially for you.

Over the years, we have helped countless people to become homeowners, or to take the next step up the property ladder.

Now, with some fantastic new developments available, there couldn't be a better time to join them.

We can also put you in touch with an experienced independent financial advisor, who can help to point you in the right direction. Offering unbiased advice on mortgage options, home insurance and income protection. Their knowledge will ensure that you have every eventuality covered.

Speak to one of our team today and get one step closer to owning your fabulous new home.





**Susan Wells**  
Sales Manager

Understanding that a home is more than just bricks and mortar is central to the Galliers belief.

We strive to provide an exceptional customer experience, whether you're just beginning to look for your first home, or preparing to move into the home of your dreams.

Offering a friendly service, tailored to your specific requirements, we aim to be there every step of the way, providing honest advice, invaluable support and first class aftercare.

Formed in 1993, we bring many years of valuable experience to the table.

From the integrity and professionalism of our expert team and the respect and consideration we give our customers, to the locations, designs and specification of our homes, everything we do is carried out with meticulous attention to detail and the utmost care.

We treat every one of our customers as individuals, working hard to ensure that their expectations are not only met, but exceeded.

We are Galliers. We look forward to welcoming you home.

*The Galliers Team*

**Flexible tailored packages**

We pride ourselves on our ability to put together tailored packages to suit each buyer. Simply speak to our Sales Advisors to find out more about the superb deals available to make buying easier.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)