

A collection of 26 three and four-bedroom new homes

CHESTNUT RISE

A range of stylish three and four-bedroom homes with access to several towns and amenities. With plenty going on nearby as well as several schools and fantastic transport links, this is a great place to live.

Chestnut Rise is a collection of new homes with plenty of open space just a short journey away. This development offers easy access to the conveniences of town life with direct bus routes to Walsall, two miles away, and Lichfield, under eight miles away.

Sitting just three miles away from Walsall train station, residents can enjoy fast and frequent connections to Rugeley and Birmingham. In addition, Royal Sutton Coldfield and the Cathedral City of Lichfield are also both just a 20 minute drive away.

Several schools rated 'Good' by OFSTED are in close proximity to Chestnut Rise. These include Radleys Primary School and Ormiston Shelfield Community Academy. Walsall College is in the top ten percent of colleges in the country and is rated 'Outstanding' for its teaching, learning and state of the art facilities.

There are also several well-reputed nurseries nearby, including Blue Giraffe Childcare and Piccolo Bambini.



Lichfield Road, Rushall, Walsall WS4 1JQ



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With several local amenities on hand such as a convenience store, medical centre and a pharmacy, Rushall is a great place to call home.

Just under two miles away lies Walsall Arboretum, a vast Victorian public park. Having recently undergone a huge renovation and restoration programme, the Arboretum offers a wide range of amenities including a visitor centre, café, meeting room, classroom, play areas and bandstand.

If you are looking to stay in shape, Oak Park Active Living Centre is less than three miles away in Walsall Wood. This is a modern, multi-million pound leisure centre offering a whole host of facilities including a 25 metre swimming pool, learner pool, well-equipped gym, badminton courts and a new 3G Astro turf pitch.

Walsall itself is a large town with all the attractions you would expect such as several bars, pubs, clubs and restaurants. It also boasts two cinemas, a range of department stores, the Jump In trampoline park and The New Art Gallery.

Walsall Arboretum



Walsall Arboretum is just under two miles from home, offering open spaces, a visitor centre, café, play areas and bandstand.

A well-connected location, close to the heart of Walsall

Chestnut Rise street scene



Computer generated image, details may vary.

With a choice of eight popular layouts, Chestnut Rise is perfectly designed for modern living.

Each home includes a family bathroom, a master bedroom with sliding wardrobes, en suite shower room and a fitted kitchen with selected appliances.

Whichever home you choose, 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 Chestnut Rise.

**Choose a home that suits
your lifestyle from eight
individual layouts.**



cameronhomes.co.uk

Ground Floor

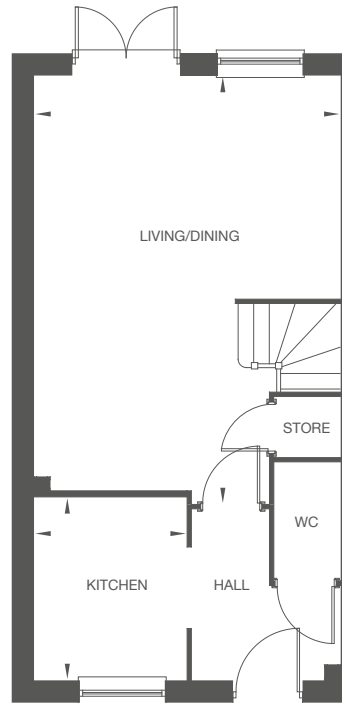
Kitchen	2.21m x 2.66m 7' 3" x 8' 9"
Living/Dining	4.47m max. x 6.27m max. 14' 8" max. x 20' 7" max.

First Floor

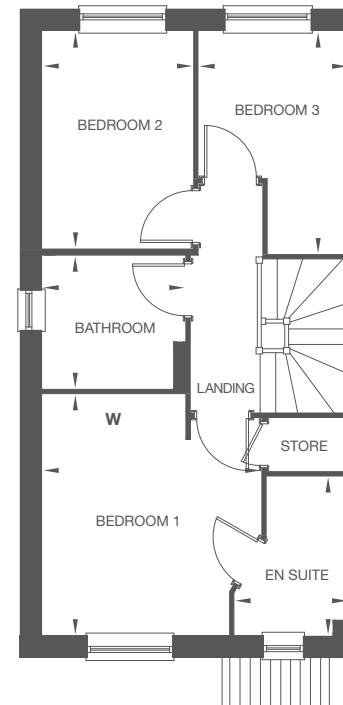
Bedroom 1	3.19m max. x 3.52m max. 10' 6" max. x 11' 7" max.
En Suite	1.65m max. x 2.31m max. 5' 5" max. x 7' 7" max.
Bedroom 2	2.19m x 3.17m 7' 2" x 10' 5"
Bedroom 3	2.18m max. x 3.25m max. 7' 2" max. x 10' 8" max.
Bathroom	2.08m x 1.94m 6' 10" x 6' 4"

Total Area = 79.62m² 857 ft²

Ground Floor



First Floor



Plots 1, 2, 5, 6, 17, 18, 22, 23, 24, & 25

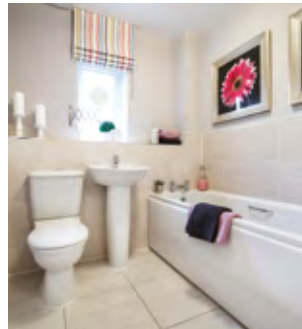
The Appleton has a fitted kitchen at the front of the property, and an open plan living/dining room with french doors to the rear.

The entrance opens into a hallway offering access to a convenient cloakroom, perfect for guests and children. A handy downstairs storage cupboard can be found off the living area.

On the first floor, you will find three bedrooms with the master bedroom offering a stylish en suite shower room and fitted wardrobes.

With a private drive for up to two cars, the Appleton is a popular choice for first time buyers.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a master bedroom with sliding wardrobes and an en suite shower room.



CAMERON

Ground Floor

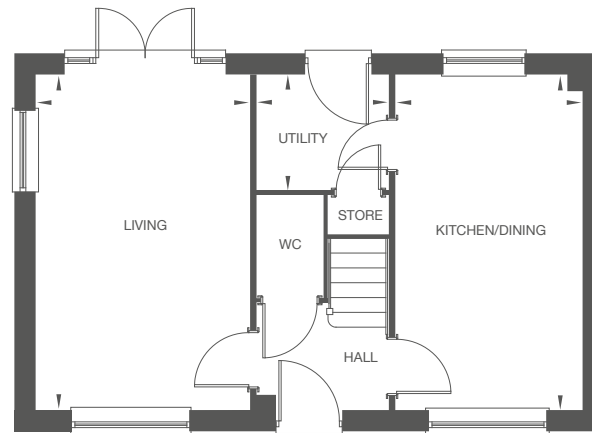
Kitchen/Dining	2.85m x 5.14m 9' 4" x 16' 11"
Living	3.27m x 5.14m 10' 9" x 16' 11"
Utility	2.00m x 1.75m 6' 7" x 5' 9"

First Floor

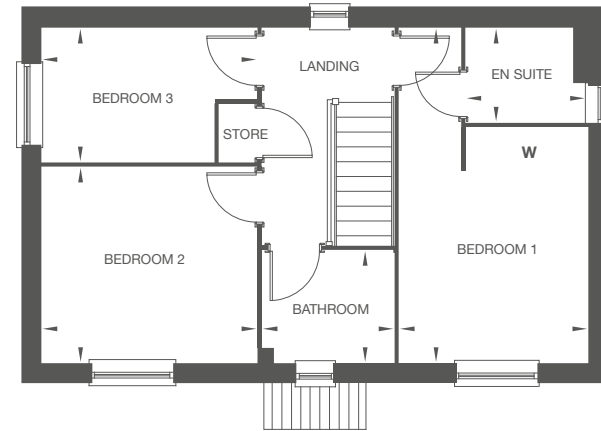
Bedroom 1	2.89m max. x 5.14m max. 9' 6" max. x 16' 11" max.
En Suite	1.86m x 1.43m max. 6' 1" x 4' 8" max.
Bedroom 2	3.30m x 3.00m 10' 10" x 9' 10"
Bedroom 3	3.30m max. x 2.04m max. 10' 10" max. x 6' 9" max.
Bathroom	2.01m x 1.71m 6' 7" x 5' 7"

Total Area = 87.33m² 940 ft²

Ground Floor



First Floor



Plot 21

The Bardale is a modern property with a balanced ground floor layout. The open plan kitchen/dining room offers a great area for entertaining family and friends, whilst the comfortable living room boasts french doors leading out to the rear garden.

Designed with practicality in mind, the ground floor also comprises a utility room with a stainless steel sink, a cloakroom and a useful storage cupboard.

Upstairs the Bardale provides three bedrooms and an attractive family bathroom. The master bedroom offers fitted wardrobes and an en suite shower room.

The private drive also accommodates up to two cars.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a dual aspect living room with french door access to the rear garden.



CAMERON

Ground Floor

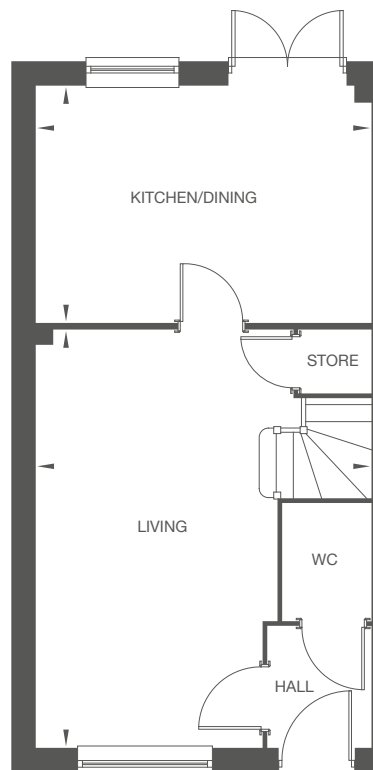
Kitchen/Dining	4.47m x 3.15m 14' 8" x 10' 4"
Living	4.47m max. x 5.58m max. 14' 8" max. x 18' 4" max.

First Floor

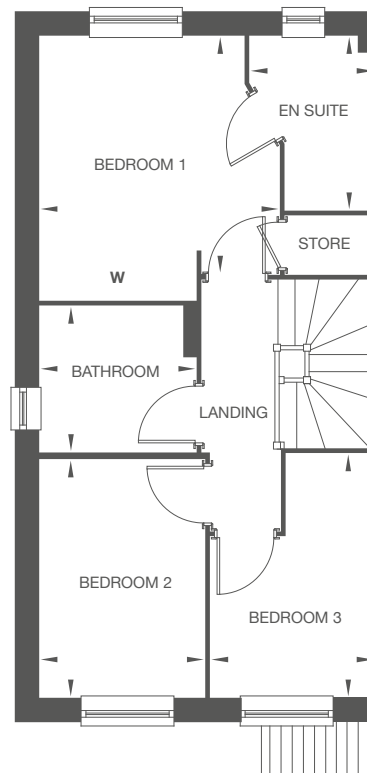
Bedroom 1	3.19m max. x 3.16m max. 10' 6" max. x 10' 5" max.
En Suite	1.65m max. x 2.31m max. 5' 5" max. x 7' 7" max.
Bedroom 2	2.19m x 3.17m 7' 2" x 10' 5"
Bedroom 3	2.18m max. x 3.25m max. 7' 2" max. x 10' 8" max.
Bathroom	2.08m max. x 1.94m max. 6' 10" max. x 6' 4" max.

Total Area = 79.62m² 857 ft²

Ground Floor



First Floor



Plots 3, 4, 19 & 20

The Carlton's welcoming living room leads into the open plan kitchen/dining room, complete with french door access to the rear garden.

Upstairs, the Carlton has three bedrooms, a family bathroom, and a useful store cupboard.

The master bedroom features fitted wardrobes and a contemporary en suite shower room.

All plots also include a private drive to accommodate up to two cars.

Images reflect typical interiors.



Computer generated image, details may vary.

Features an open plan kitchen/dining room with french doors overlooking the rear garden.



CAMERON

Ground Floor

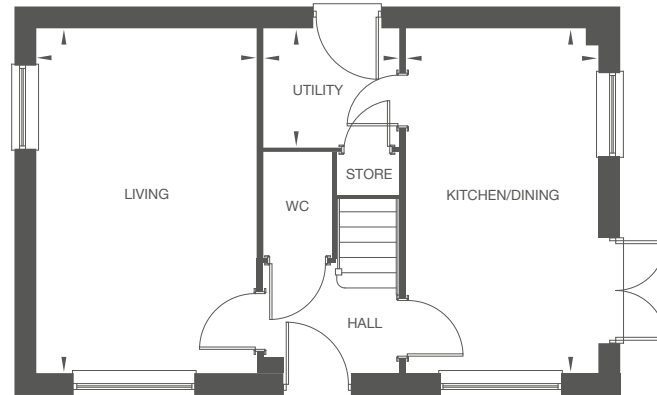
Kitchen/Dining	2.85m x 5.14m 9' 4" x 16' 11"
Living	3.27m x 5.14m 10' 9" x 16' 11"
Utility	2.00m x 1.75m 6' 7" x 5' 9"

First Floor

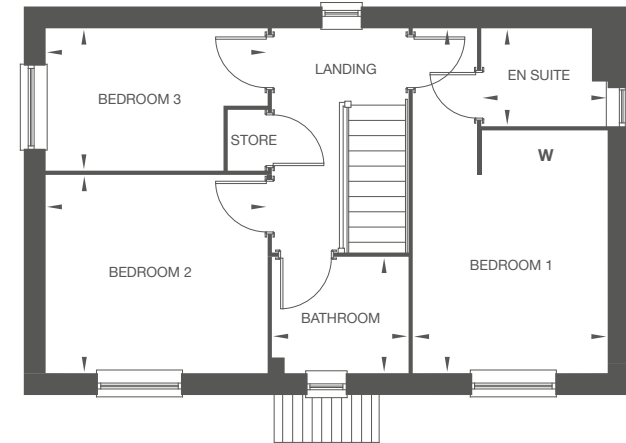
Bedroom 1	2.89m max. x 5.14m max. 9' 6" max. x 16' 11" max.
En Suite	1.86m max. x 1.43m max. 6' 1" max. x 4' 8" max.
Bedroom 2	3.30m x 2.94m 10' 10" x 9' 8"
Bedroom 3	3.30m x 2.10m 10' 10" x 6' 11"
Bathroom	2.01m x 1.71m 6' 7" x 5' 7"

Total Area = 87.33m² 940 ft²

Ground Floor



First Floor



Plot 26

The Dendale is a double-fronted new home perfect for modern living. A ground floor utility room with a stainless steel sink, cloakroom and single garage give added convenience to this superb home.

The balanced ground floor layout provides a relaxing living room and open plan kitchen/dining room with french doors to the rear garden - perfect for entertaining.

On the first floor you will find a stylish family bathroom and three bedrooms, with the master bedroom featuring fitted wardrobes and a modern en suite shower room.

Images reflect typical interiors.



Computer generated image, details may vary.

Features an open plan kitchen/dining room with french door access to the rear garden.

Ground Floor

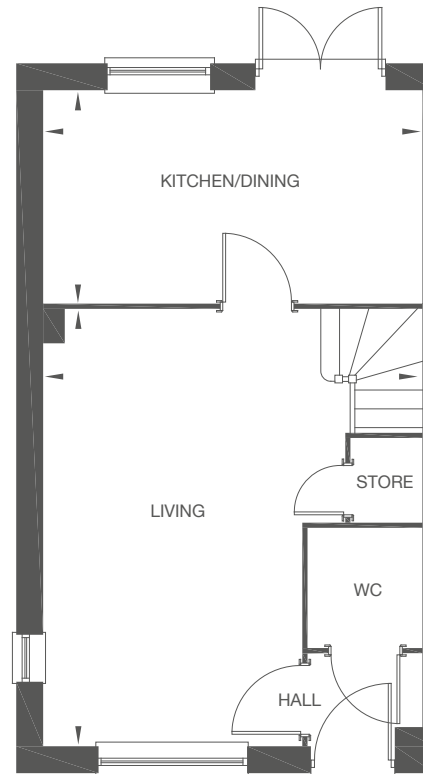
Kitchen/Dining	4.58m x 2.56m 15' 0" x 8' 5"
Living	4.58m max. x 5.29m max. 15' 0" max. x 17' 4" max.

First Floor

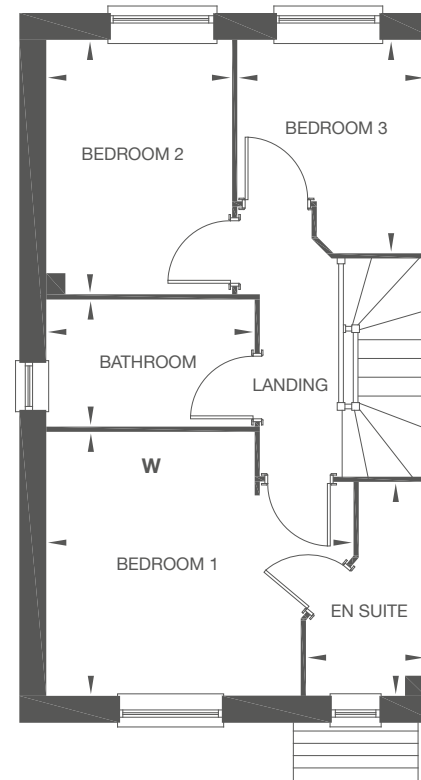
Bedroom 1	3.70m max. x 3.18m max. 12' 2" max. x 10' 5" max.
En Suite	1.42m max. x 2.57m max. 4' 8" max. x 8' 5" max.
Bedroom 2	2.22m x 3.06m 7' 4" x 10' 1"
Bedroom 3	2.25m max. x 2.56m max. 7' 5" max. x 8' 5" max.
Bathroom	2.50m x 1.51m 8' 3" x 5' 0"

Total Area = 73.30m² 789 ft²

Ground Floor



First Floor



Plots 9 & 10

The Donnington is a three-bedroom home with a layout that makes excellent use of space, and includes a drive to accommodate up to two cars. The living room leads on to the open plan kitchen/dining area, with french doors opening on to the rear garden.

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

The family bathroom and ground floor cloakroom, both complemented with chrome fittings, complete the layout of this great new home - perfect for first time buyers.

Images reflect typical interiors.



Computer generated image, details may vary.



Features an open plan kitchen/dining room overlooking the garden.



CAMERON

Ground Floor

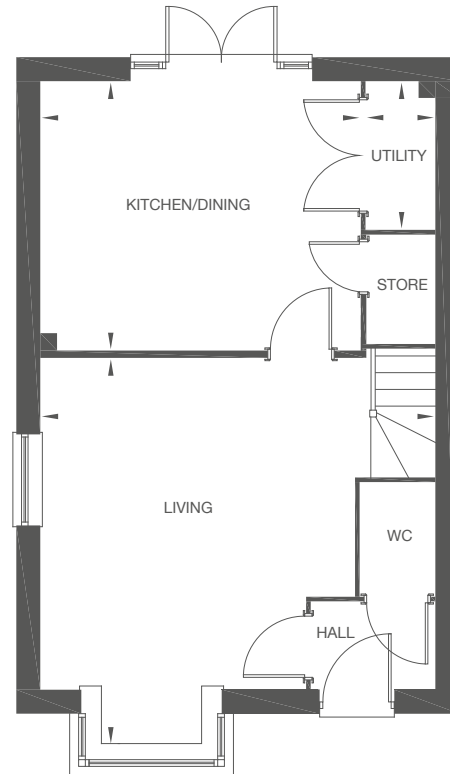
Kitchen/Dining	4.35m x 3.65m 14' 3" x 12' 0"
Living	5.37m max. x 5.26m max. 17' 8" max. x 17' 3" max.
Utility	0.90m x 2.00m 3' 0" x 6' 7"

First Floor

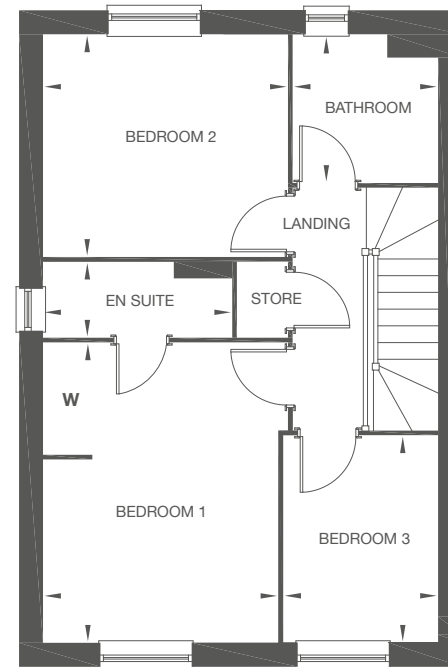
Bedroom 1	3.18m x 4.08m 10' 5" x 13' 5"
En Suite	2.55m x 1.00m 8' 5" x 3' 4"
Bedroom 2	3.31m x 3.01m 10' 11" x 9' 11"
Bedroom 3	2.08m x 2.80m 6' 10" x 9' 3"
Bathroom	1.95m x 2.00m 6' 5" x 6' 7"

Total Area = 90.77m² 977 ft²

Ground Floor



First Floor



Plot 16

Inside the Ferndale, a generous living room with feature bay window leads on to the open plan kitchen/dining room with a utility area and french door access to the garden.

The comfortable master bedroom is complete with fitted wardrobes and an en suite shower room.

Two additional bedrooms, the family bathroom, single garage and a useful store cupboard complete this stylish new home.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a generous living room with feature bay window.



CAMERON

Ground Floor

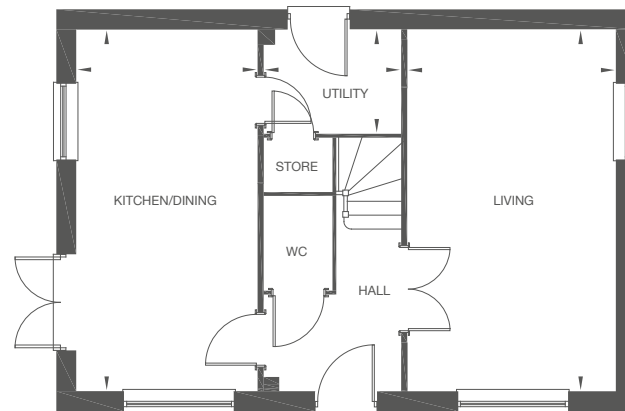
Kitchen/Dining	2.95m x 5.93m 9' 8" x 19' 6"
Living	3.40m x 5.93m 11' 2" x 19' 6"
Utility	2.23m x 1.68m 7' 4" x 5' 6"

First Floor

Bedroom 1	3.44m max. x 3.71m max. 11' 3" max. x 12' 2" max.
En Suite	2.23m max. x 1.68m max. 7' 4" max. x 5' 6" max.
Bedroom 2	2.96m max. x 3.66m max. 9' 9" max. x 12' 0" max.
Bedroom 3	3.30m max. x 2.16m max. 10' 10" max. x 7' 1" max.
Bedroom 4	3.21m max. x 2.12m max. 10' 7" max. x 7' 0" max.
Bathroom	2.11m x 1.71m 6' 11" x 5' 8"

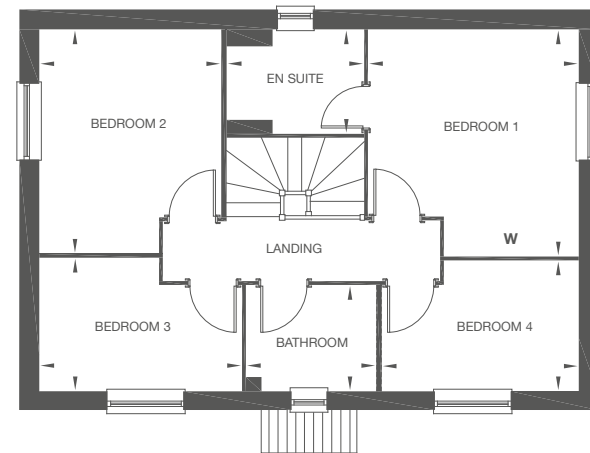
Total Area = 105.82m² 1139 ft²

Ground Floor



PLEASE SEE SALES ADVISOR FOR DETAILS
OF ELEVATIONS AND FENESTRATION

First Floor



Plots 7, 8, 12 & 15

The Lonsdale is a four-bedroom family home designed with busy lives in mind. The ground floor offers a welcoming living room, as well as a sleek kitchen/dining room with french doors opening on to the rear garden.

Also on the ground floor you will find a cloakroom, a utility room with a stainless steel sink and a convenient store cupboard.

The first floor comprises a smart family bathroom and four bedrooms, perfect for a growing family.

The master bedroom offers fitted wardrobes and an en suite shower room – perfect for relaxing after a busy day.

A single garage provides a secure parking area or additional storage.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a master bedroom with fitted wardrobes and an en suite shower room.



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Ground Floor

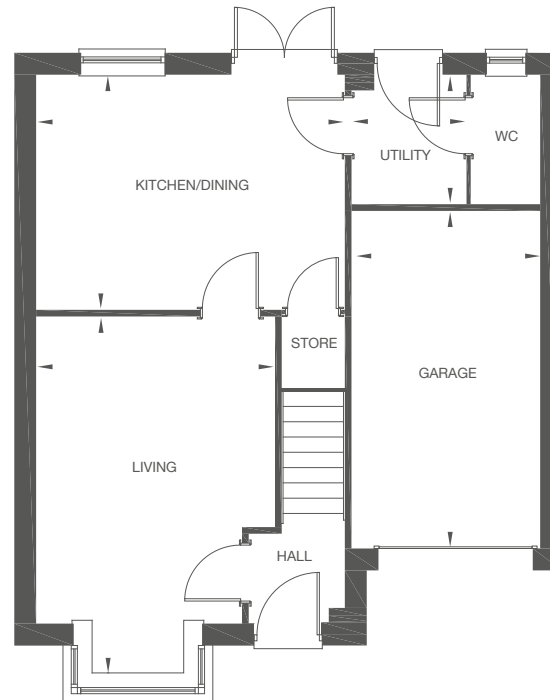
Kitchen/Dining	4.58m x 3.48m 15' 1" x 11' 5"
Living	3.54m max. x 5.32 max. 11' 7" max. x 17' 5" max.
Utility	1.68m x 1.90m 5' 6" x 6' 3"
Garage	2.75m x 4.99m 9' 1" x 16' 4"

First Floor

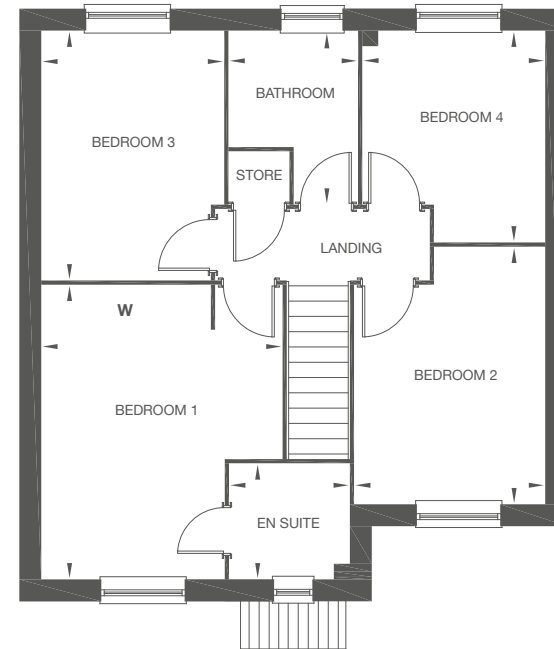
Bedroom 1	3.57m max. x 4.37m max. 11' 9" max. x 14' 4" max.
En Suite	1.77m x 1.70m 5' 10" x 5' 7"
Bedroom 2	2.82m max. x 3.82m max. 9' 3" max. x 12' 6" max.
Bedroom 3	2.70m max. x 3.70m max. 8' 10" max. x 12' 2" max.
Bedroom 4	2.70m max. x 3.13m max. 8' 10" max. x 10' 4" max.
Bathroom	1.90m max. x 2.57m max. 6' 3" max. x 8' 5" max.

Total Area = 102.84m² 1107 ft²

Ground Floor



First Floor



Plots 11, 13 & 14

The Wharfdale's layout leads from the front facing living room with a feature bay window, through to an open plan kitchen/dining room with utility. A garage and ground floor cloakroom all help to create a home as practical as it is stylish.

The kitchen/dining room with french doors gives access directly on to the rear garden.

Four bedrooms occupy the first floor, with fitted wardrobes and an en suite shower room included in the master bedroom.

The family bathroom completes the layout of this traditional family home.

Images reflect typical interiors.



Computer generated image, details may vary.

Features an open plan kitchen/dining room with utility.



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Discover the finer details of your new home.

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

Each home offers a well-designed fitted kitchen with built-in oven, gas hob and chimney hood, as well as a 1.5 bowl stainless steel sink with chrome mixer tap.

In every master bedroom you will find fitted wardrobes with sliding doors and a stylish en suite shower room with chrome mixer taps.

We haven't neglected the finer details that make life more comfortable. Each en suite contains a shaver point and TV/Sky and BT points can be found in all living rooms.

In addition, the kitchen offers plumbing and space for a washing machine and dishwasher.

It's this dedication to quality and attention to detail in the design of a Cameron home that makes each and every one special, inside and out.

Options



Your new home, created by you.

Your Chestnut Rise home already offers a great specification, but you have the opportunity to make it even more suited to your needs with our choice of additional upgrade options.

Tailor your interior to fit you and your lifestyle with a choice of tiling, paint colours and carpets, or select additional electrical and lighting options.

The kitchen is very often the heart of a house - make yours even more homely by adding LED under wall unit lighting for a relaxed ambience or a sleek glass splashback for added style. You could even add an integrated fridge/freezer or dishwasher, handleless doors and a pop-up power dock to create a seamless finish to your new kitchen.

Other final touches you can choose to add include an outside tap for easier gardening and car-washing, as well as towel rails in the master en suite and main bathroom.

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 Cameron 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.

*Most tablets supported

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.

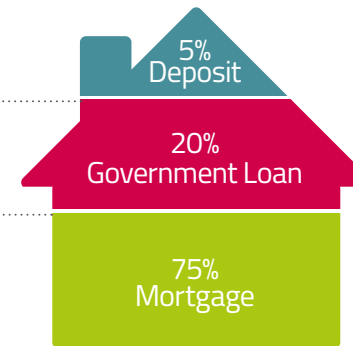
Help to Buy is now available from Cameron Homes, so with just a 5% deposit we could help you move into your dream home.

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 Cameron 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 semi-detached home with drive.

Plots: **1** **2** **5**
6 **17** **18**
22 **23** **24**
25

Bardale

Three-bedroom detached home with drive.

Plot: **21**

Carlton

Three-bedroom semi-detached home with drive.

Plots: **3** **4** **19**
20

Dendale

Three-bedroom detached home with single garage.

Plot: **26**

Donnington

Three-bedroom semi-detached home with drive.

Plots: **9** **10**

Ferndale

Three-bedroom detached home with single garage.

Plot: **16**

Lonsdale

Four-bedroom detached home with single garage.

Plots: **7** **8** **12**
15

Wharfdale

Four-bedroom detached home with integral garage.

Plots: **11** **13** **14**



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.





Amanda Gales
Sales Manager

Understanding that a home is more than just bricks and mortar is central to the Cameron 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 Cameron. We look forward to welcoming you home.

The Cameron 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.

