



Hayford Grange

LAWLEY, SHROPSHIRE

A beautiful collection of two, three and four-bedroom new homes in Lawley.

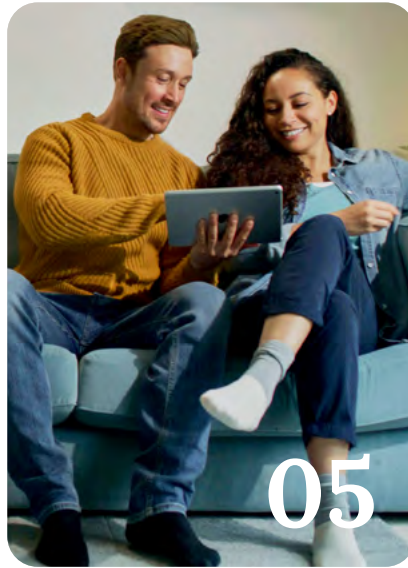
Taylor
Wimpey

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Welcome to Hayford Grange

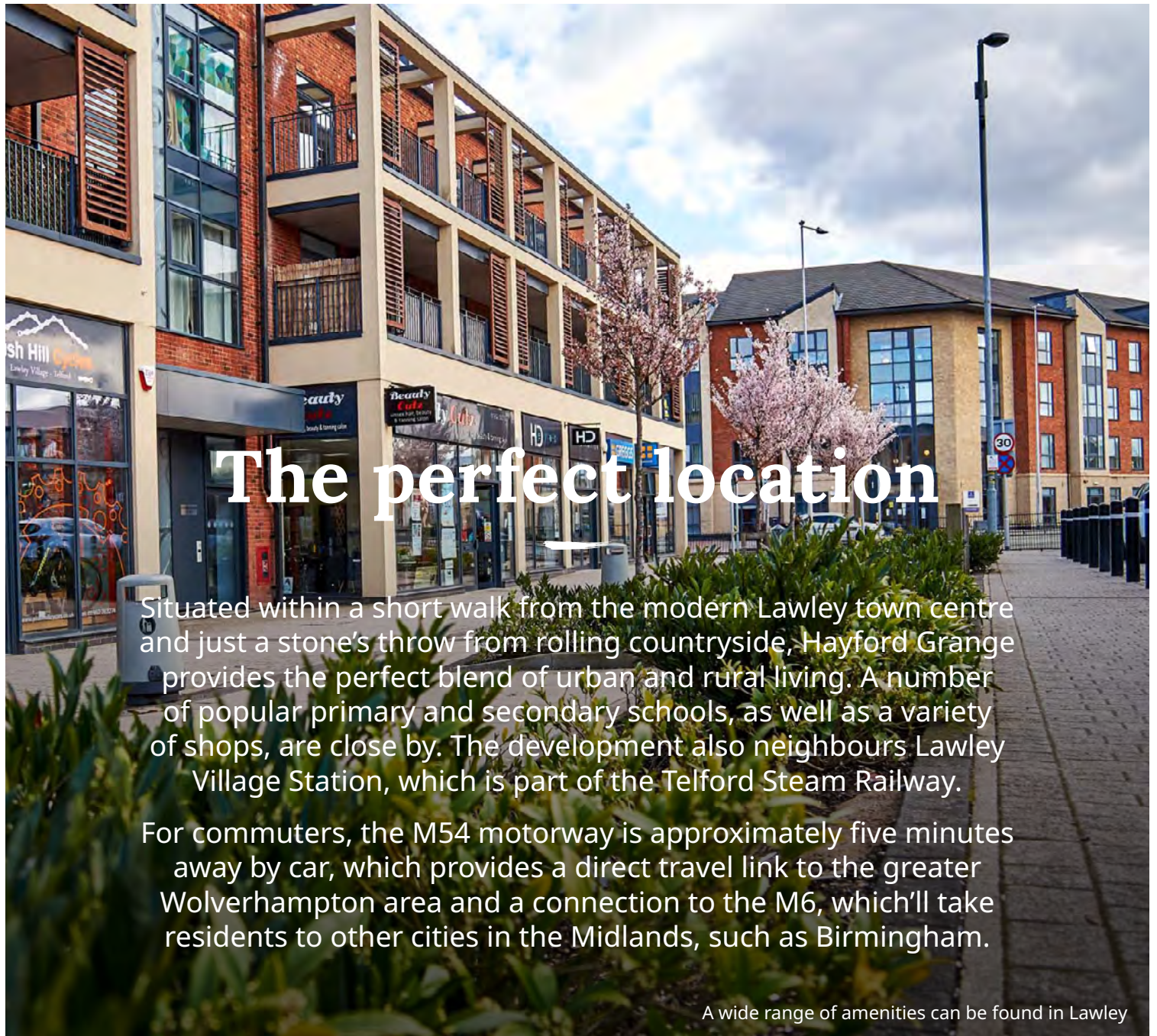
Hayford Grange is a brand-new community of 174 high-quality homes, which is to have existing open green space at its very heart.

Each home at Hayford Grange, which is located off Proctor Avenue, has been designed to suit a variety of needs, with a range of modern designs and thoughtful layouts to choose from.

Hayford Grange homeowners will benefit from the combination of traditional home designs and standout features associated with new homes, like lower energy bills and peace of mind with the security of an NHBC warranty.



[→ View the site plan](#)



The perfect location

Situated within a short walk from the modern Lawley town centre and just a stone's throw from rolling countryside, Hayford Grange provides the perfect blend of urban and rural living. A number of popular primary and secondary schools, as well as a variety of shops, are close by. The development also neighbours Lawley Village Station, which is part of the Telford Steam Railway.

For commuters, the M54 motorway is approximately five minutes away by car, which provides a direct travel link to the greater Wolverhampton area and a connection to the M6, which'll take residents to other cities in the Midlands, such as Birmingham.

A wide range of amenities can be found in Lawley



Beautiful park and green open space close to Hayford Grange



Anytime Fitness, Lawley



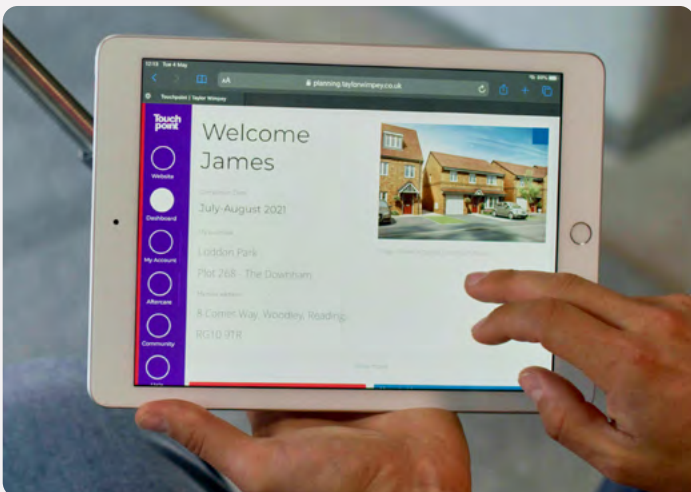
Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	Edale	Appleford	Ashenford	Gosford	Flatford	Easedale	Amerham	Braxton	Lydford	Midford	Trusdale
Choice of Symphony kitchen units(*) with upstands and stainless steel splash	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOHHE2X2 built under single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Gas Hob ZGNN640X with Extractor Hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 Bowl to Kitchen	✓										
Leisure Linear Stainless Steel sink 1.5 Bowl to Kitchen		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi 70/30 Fridge Freezer ZNFN18ES3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZSLN1211/ZDLN1511	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites and cloakrooms											
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Alto Chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Alto Chrome mixer taps to bathroom ensuite and wc basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa thermostatic shower over bath, with full height tiling around the bath & shower glass screen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa tiles for half height tiling to sanitaryware walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to Ensuite				✓	✓	✓	✓	✓	✓	✓	✓
Central heating/hot water system											
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches											
Heathcliffe Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10 year NHBC Building warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification of our houses

Electrical, Windows & Joinery	Edale	Appleford	Ashenford	Gosford	Flatford	Easedale	Amersham	Braxton	Lydford	Midford	Trusdale
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point to lounge and study/1 upstairs room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage* (within curtilage area)						✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to front and rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features											
UPVC double glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac or paved driveway or parking spaces – refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black soffits, rain water goods & exposed rafters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - Please check drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT Openreach broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8 M Close board fencing to rear garden* Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House Number Plates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick and Roof Tile Schedules - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Find out more

Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 2 bedroom homes](#)



[→ View the site plan](#)



The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft / 102.10m²



GROUND FLOOR

Lounge

4.49m × 3.27m 14' 9" × 10' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"

* Plot specific window



FIRST FLOOR

Bedroom 1

3.79m × 3.17m 12' 5" × 10' 5"

Bedroom 2

3.33m × 3.17m 10' 11" × 10' 5"

Bedroom 3 max.

3.28m × 2.10m 10' 9" × 6' 11"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

[→ Discover more about this home](#)

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*Plot specific window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 76692 / TWNM November 2023.



The Midford

4 BEDROOM HOME, TOTAL 1,170 sq ft / 108.7m²



GROUND FLOOR

Lounge

4.38m × 3.62m 14' 5" × 11' 11"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"



FIRST FLOOR

Bedroom 1

3.61m × 3.27m 11' 10" × 10' 9"

Bedroom 2

3.53m × 2.81m 11' 7" × 9' 3"

Bedroom 3 min.

2.81m × 2.52m 9' 3" × 8' 3"

Bedroom 4

2.35m × 2.23m 7' 9" × 7' 4"



[Discover more about this home](#)



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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.48m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1 max.

3.52m × 3.74m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4

3.54m × 2.25m 11' 7" × 7' 5"

[→ Discover more about this home](#)

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m²



GROUND FLOOR

Lounge max.

4.26m × 3.69m 14' 0" × 12' 1"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"

* Plot specific windows



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m 11' 8" × 6' 7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Flatford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.4m²



GROUND FLOOR

Lounge/Dining

4.72m × 3.71m 15' 6" × 12' 2"

Kitchen max.

3.43m × 3.08m 11' 3" × 10' 1"

* Development specific window



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.70m × 2.00m 12' 2" × 6' 7"

[→ Discover more about this home](#)

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m²



GROUND FLOOR

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

5.10m × 3.02m 16' 9" × 9' 11"



FIRST FLOOR

Bedroom 1

3.81m × 3.08m 12' 6" × 10' 1"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft/ 91.9m²



GROUND FLOOR

Lounge min.

2.65m × 4.03m 8' 9" × 13' 3"

Kitchen

4.37m × 2.88m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.37m × 3.08m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

[→ Discover more about this home](#)

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The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq ft / 101.36m²



GROUND FLOOR

Lounge min.
2.45m x 4.19m 8' 0" x 13' 9"

Kitchen/Dining max.
4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3
2.11m x 3.59m 6' 11" x 11' 10"



SECOND FLOOR

Bedroom 1 min.
2.75m x 6.64m 9' 0" x 21' 10"

* Development specific window

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The Appleford

2 BEDROOM HOME, TOTAL 602 sq ft/ 55.9m²



GROUND FLOOR

Lounge/Dining

3.98m × 2.75m 13' 1" × 9' 1"

Kitchen

2.74m × 2.11m 9' 0" × 6' 11"



FIRST FLOOR

Bedroom 1

3.98m × 2.41m 13' 1" × 7' 11"

Bedroom 2 max.

3.98m × 2.33m 13' 1" × 7' 8"

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The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft/ 71.6m²



GROUND FLOOR

Lounge/Dining max.

4.31m x 4.02m 14' 2" x 13' 2"

Kitchen

2.74m x 2.11m 9' 0" x 6' 11"



FIRST FLOOR

Bedroom 1 max.

4.31m x 3.27m 14' 2" x 10' 9"

Bedroom 2 incl. storage.

4.31m x 2.51m 14' 2" x 8' 3"

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The Edale

2 BEDROOM HOME, TOTAL 707 sq ft/ 66.9m²



FIRST FLOOR

Lounge/Kitchen/Dining

3.80m × 5.35m 12' 6" × 17' 7"

Bedroom 1 min.

3.15m × 3.77m 10' 4" × 12' 7"

Bedroom 2 min.

3.01m × 2.45m 9' 11" × 8' 1"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01952 456 253**.



Find out how we can get you moving with our buying schemes.



[Book an appointment](#)



[How to buy a home](#)



HAYFORD GRANGE Proctor Avenue, Lawley, Shropshire, TF4 2SZ

CONTACT US ON 01952 456 253

Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details.