

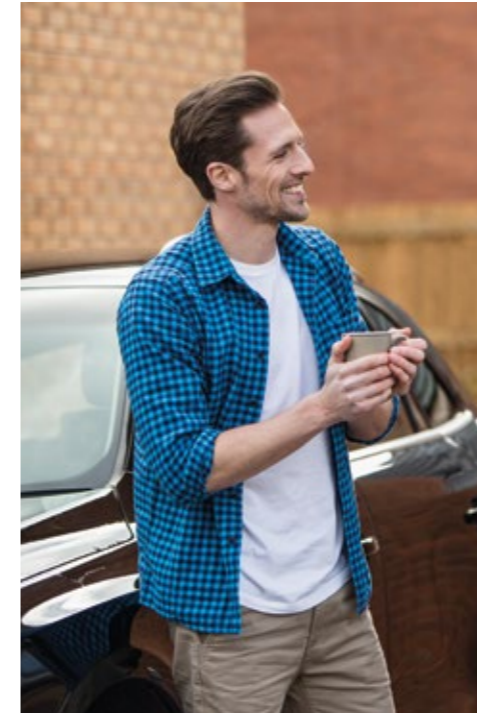


Regency Fields
Tidbury Green

millershomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Living in Tidbury Green	02
Welcome home	06
Floor plans	08
Specification	18
How to find us	28

Plot Information

- Beckford
See Page 08
- Fairfield
See Page 09
- Malvern
See Page 10
- Astley
See Page 11
- Pebworth
See Page 12
- Drayton
See Page 13
- Stanford
See Page 14
- Astwood
See Page 15
- Aldington
See Page 16
- Honeybourne
See Page 17
- Affordable Housing

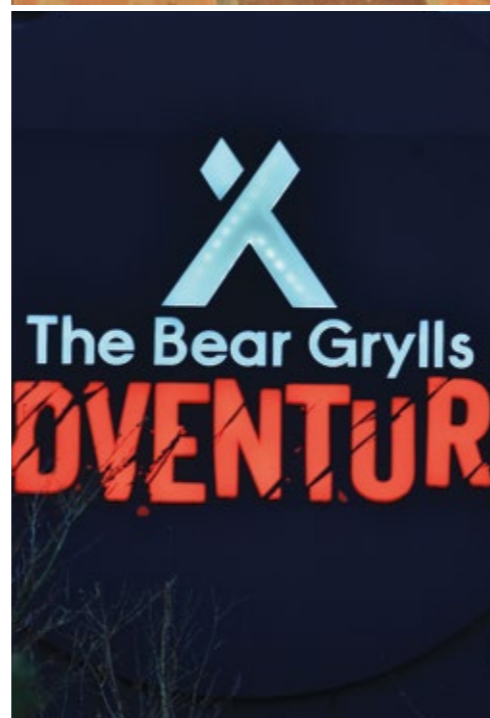
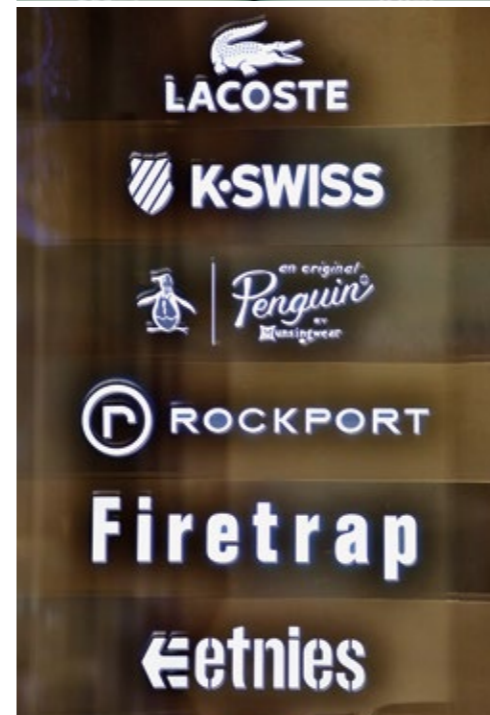


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Regency Fields.



The delightfully tranquil Regency Fields is less than half an hour's drive from the centre of Birmingham and five minutes from the M42, offering fast access to both the M5 and the M40. Hourly trains between Stourbridge and Stratford-upon-Avon stop at Wythall station, 600 yards away, and reach Birmingham Moor Street in 40 minutes. Buses linking Tidbury Green with Solihull, Wythall and other nearby villages pass the development, with more frequent services available from Dickens Heath, 20 minutes' walk away. The bus trip into Solihull takes around half an hour.



Just eight miles south of Birmingham's vibrant city centre the beautiful, sought-after village of Tidbury Green combines a sense of peaceful retreat with convenient local shops and excellent transport links. This exciting new selection of energy efficient, two, three, four and five bedroom homes, close to a golf course and the banks of the River Cole, presents a rare opportunity to settle into a popular neighbourhood in a superb location. Welcome to Regency Fields...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Beckford

Overview

With its subtle L-shape and its french doors opening out to the garden, the living and dining room presents real flexibility, while the kitchen separates the household management from the social space. One of the two bedrooms includes twin windows and practical cupboard space.

Floor Space

737 sq ft

Plots

49*, 50, 71*, 72, 103*, 104, 198*, 199

Ground Floor

Living/Dining
4.065m max x 4.791m max
13'4" x 15'9"

Kitchen
1.932m x 3.540m
6'4" x 11'7"

WC
0.897m x 2.137m
2'11" x 7'0"

First Floor

Master Bedroom
4.065m max x 3.041m max
13'4" x 10'0"

Bedroom 2
4.065m max x 3.030m max
13'4" x 9'11"

Bathroom
1.700m x 2.167m
5'7" x 7'1"



Ground Floor

Living/Dining
4.332m x 5.782m
14'3" x 18'12"

Kitchen
3.470m max x 3.875m max
11'5" x 12'9"

Master Bedroom
3.457m max x 4.054m max
11'4" x 13'3"

En-Suite
1.425m max x 3.304m max
4'8" x 10'10"

Bedroom 2
3.682m x 3.032m
12'1" x 9'11"

Bathroom
1.700m x 2.300m max
5'7" x 7'7"

Fairfield

Overview

With its french doors opening out to the garden, the flexible living and dining room of this attractive bungalow provides a stimulating setting for entertaining, while the expertly planned kitchen is spacious enough for informal dining. The en-suite master bedroom offers a comfortable retreat.

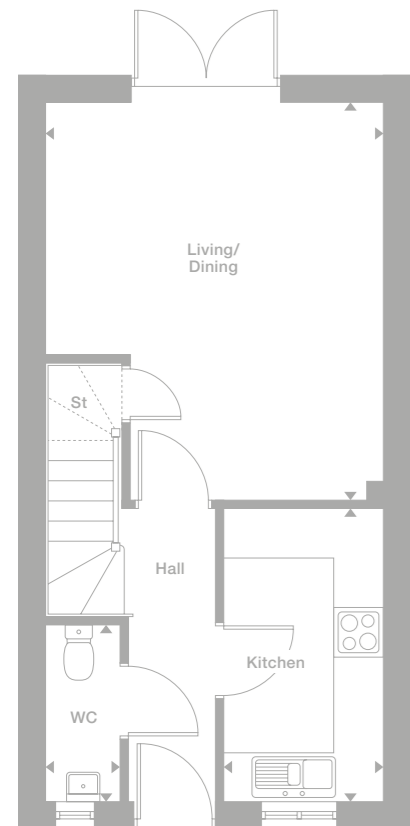
Floor Space

925 sq ft

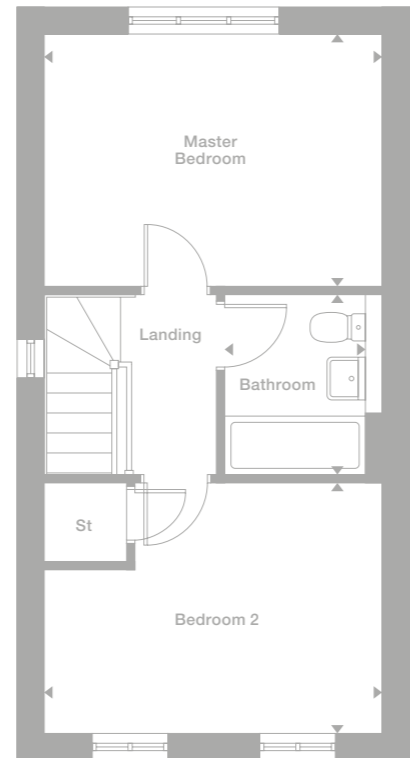
Plots

51, 52*, 53*, 54*, 66*, 162*, 171*, 172, 193*, 194, 195*, 196, 197

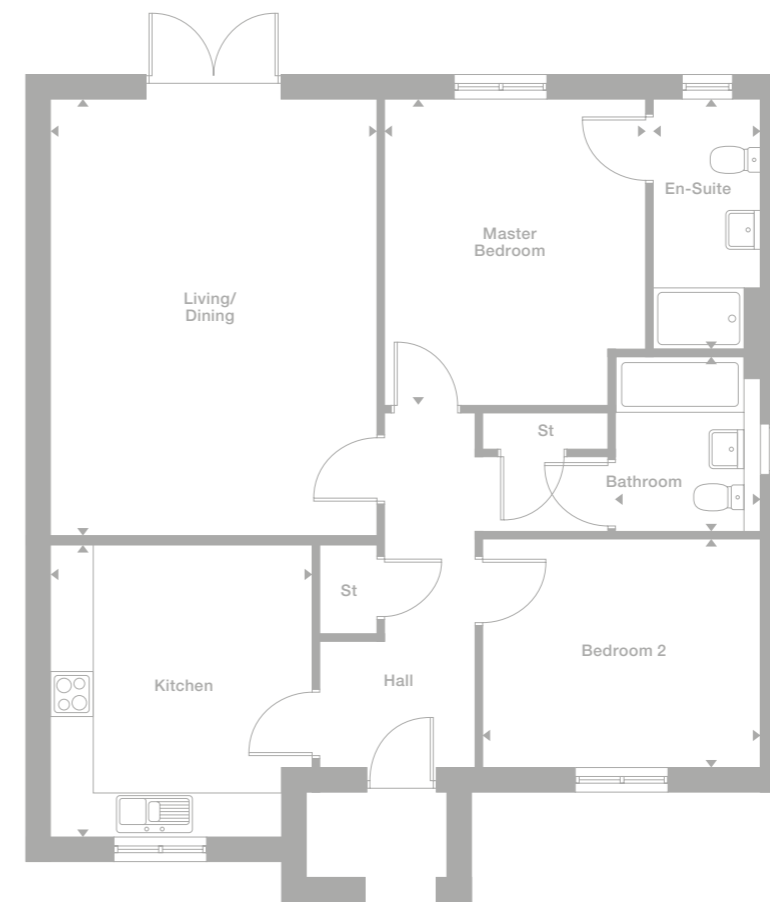
Ground Floor



First Floor



Ground Floor



* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Malvern

Overview

The lounge is complemented by an inviting kitchen in which french doors add a focal point to the dining area. The upstairs accommodation includes three bedrooms, one of them en-suite, and the landing contains a practical storage space.

Floor Space
956 sq ft

Plots

19*, 20*,
21, 29*, 30,
105*, 106

Ground Floor

Lounge
3.104m x 4.712m
10'2" x 15'6"

Dining
2.811m max x 3.503m max
9'3" x 11'6"

Kitchen
2.496m x 3.503m
8'2" x 11'6"

WC
0.955m x 2.281m
3'2" x 7'6"

First Floor

Master Bedroom
3.649m x 3.385m
12'0" x 11'1"

En-Suite
1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2
3.216m x 2.740m
10'7" x 9'0"

Bedroom 3
1.998m x 2.838m
6'7" x 9'4"

Bathroom
1.913m max x 2.054m
6'3" x 6'9"



Ground Floor

Lounge
3.673m max x 5.543m
12'1" x 18'2"

Kitchen/Dining
2.935m x 3.030m
9'8" x 9'11"

Family
2.935m x 2.513m
9'8" x 8'3"

Laundry
2.040m x 1.920m
6'8" x 6'4"

WC
1.027m x 1.430m
3'4" x 4'8"

First Floor

Master Bedroom
3.400m x 3.120m
11'2" x 10'3"

En-Suite
1.777m max x 2.060m max
5'10" x 6'9"

Bedroom 2
2.992m x 3.317m
9'10" x 10'11"

Bedroom 3
2.600m x 2.330m
8'6" x 7'8"

Bathroom
1.905m max x 2.093m max
6'3" x 6'10"

Astley

Overview

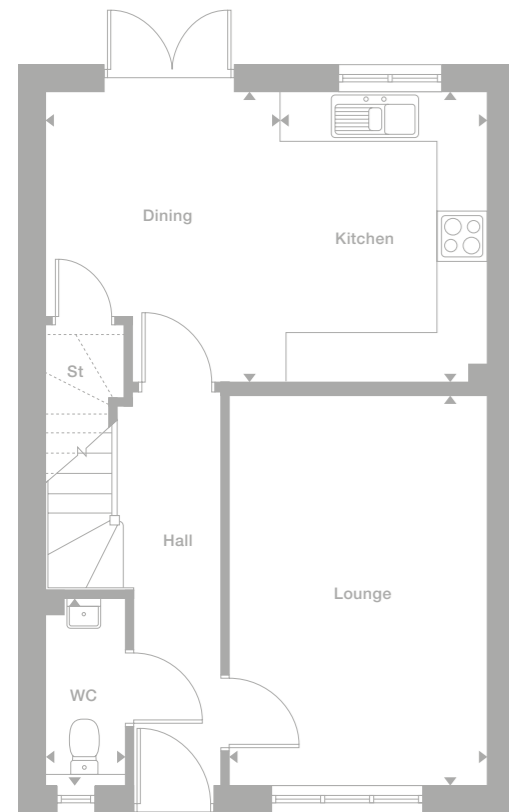
A dramatic bay window transforms the lounge, making an impression of spacious elegance that compliments the family kitchen where french doors enhance the dining area. Upstairs, the en-suite dual-aspect master bedroom is joined by another two bedrooms.

Floor Space
1,009 sq ft

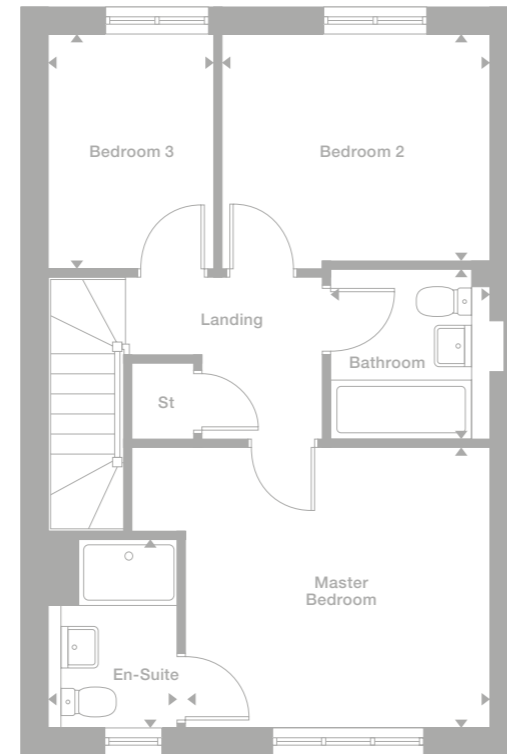
Plots

22, 170, 183,
184*, 200

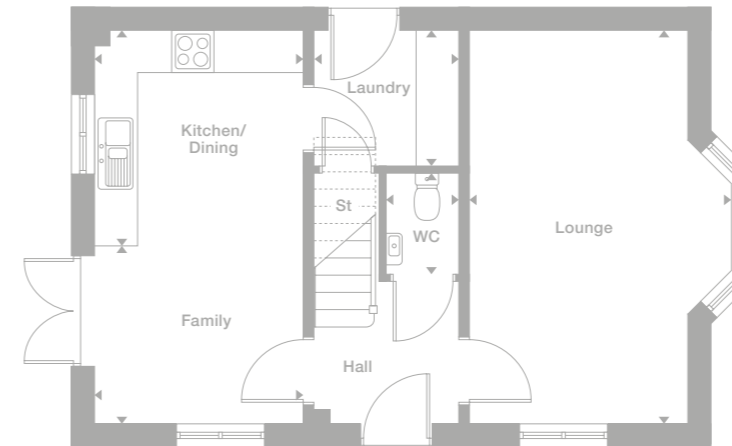
Ground Floor



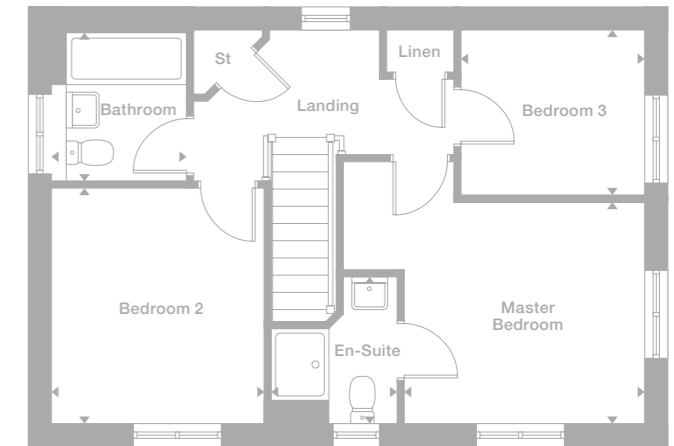
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Pebworth

Overview

Twin french doors, opening out from both the lounge and the beautifully designed family kitchen and dining room, fill the home with natural light while maximising the benefits of the garden. The three bedrooms include a master suite with a generously sized shower room.

Floor Space

1,102 sq ft

Plots

14, 17*, 18, 149, 150, 173*, 174*, 175*, 176

Ground Floor

Lounge
3.152m x 4.050m
10'4" x 13'3"

Kitchen
3.260m x 3.260m
10'8" x 10'8"

Dining
3.260m x 1.986m
10'8" x 6'6"

Family
3.260m x 1.980m
10'8" x 6'6"

WC
1.185m x 1.920m
3'11" x 6'4"

First Floor

Master Bedroom
3.452m x 3.750m
11'4" x 12'4"

En-Suite
3.017m max x 1.715m max
9'11" x 5'8"

Bedroom 2
3.452m max x 3.383m max
11'4" x 11'1"

Bedroom 3
3.612m max x 3.090m max
11'10" x 10'2"

Bathroom
1.904m max x 2.242m max
6'3" x 7'4"



Ground Floor

Lounge
3.450m x 4.797m
11'4" x 15'9"

Dining
2.763m x 3.920m
9'1" x 12'10"

Kitchen
2.763m x 3.030m
9'1" x 9'11"

Laundry
1.937m x 1.799m
6'4" x 5'11"

Study
2.323m x 2.060m
7'7" x 6'9"

WC
1.937m x 0.945m
6'4" x 3'1"

First Floor

Master Bedroom
3.507m x 3.158m
11'6" x 10'4"

Dressing
2.411m x 1.906m
7'11" x 6'3"

En-Suite
2.800m max x 1.700m max
9'2" x 5'7"

Bedroom 2
4.850m max x 3.095m max
15'11" x 10'2"

Bedroom 3
2.805m max x 3.762m max
9'2" x 12'4"

Bathroom
2.659m x 1.700m
8'9" x 5'7"

Drayton

Overview

The impressive entrance hall and feature staircase introduce a stylish, comfortable home. French doors add distinction to the lounge, and the separate laundry room and study help to prevent work from encroaching on family space.

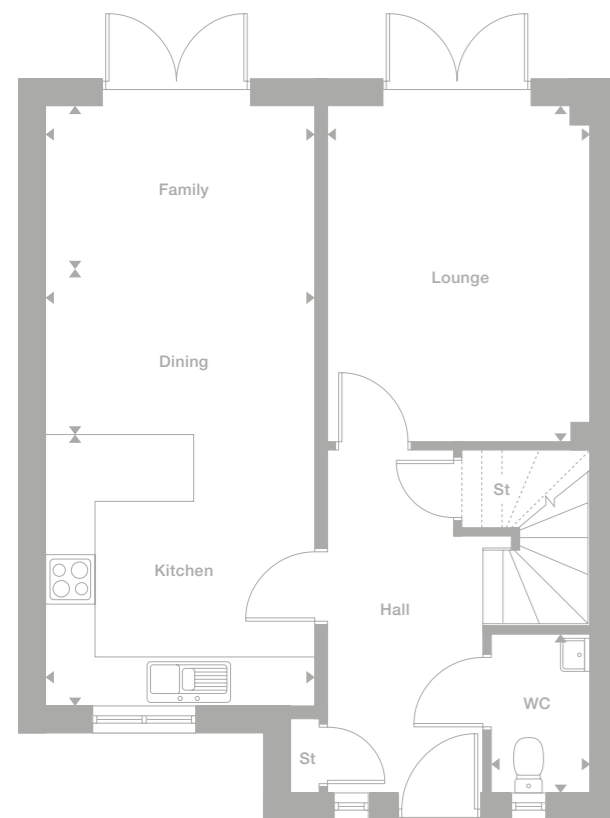
Floor Space

1,264 sq ft

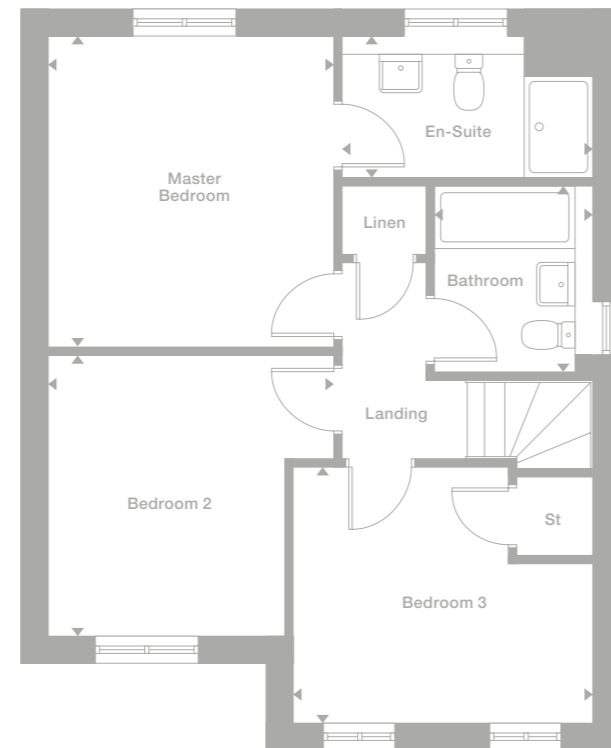
Plots

16*, 31*, 122, 123, 141*, 145*, 151*

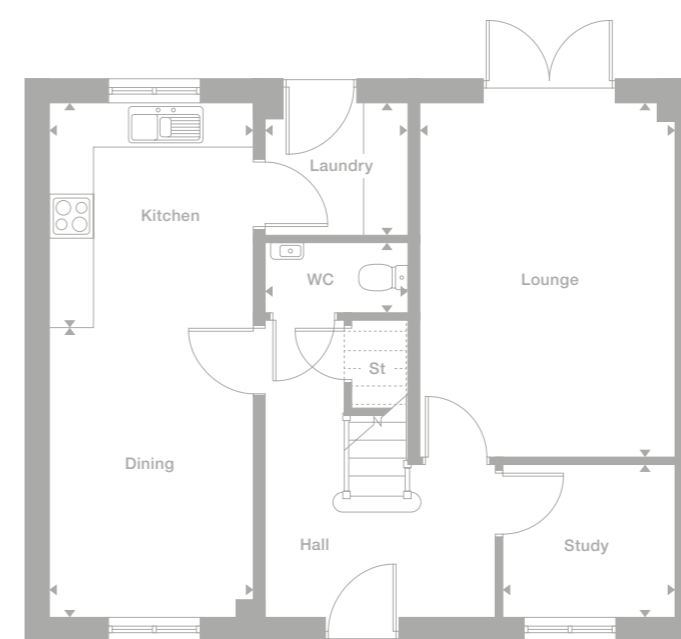
Ground Floor



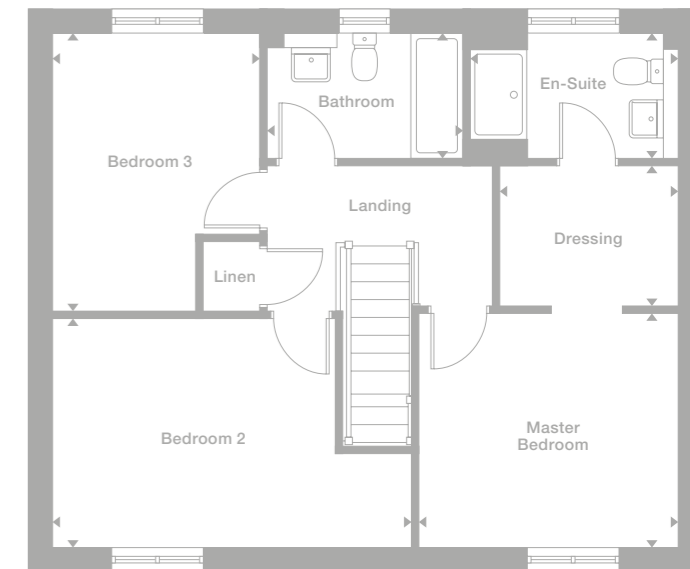
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Stanford

Overview

The dual aspect outlooks throughout the ground floor include french doors in both the lounge and the family kitchen and a stylish bay window in the elegant dining room. One of the three bedrooms is en-suite, and another has dual aspect windows.

Floor Space

1,290 sq ft

Plots

2, 55, 56*, 61*, 69, 70, 107*, 124*, 132*, 133*, 140*, 144, 152, 155*, 158*, 163*, 178

Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

WC
0.937m x 1.933m
3'1" x 6'4"

First Floor

Master Bedroom
4.642m max x 3.799m max
15'3" x 12'6"

En-Suite
2.696m max x 1.953m max
8'10" x 6'5"

Bedroom 2
4.756m max x 2.647m max
15'7" x 8'8"

Bedroom 3
3.496m max x 2.885m
11'6" x 9'6"

Bathroom
2.339m max x 2.297m max
7'8" x 7'6"



Ground Floor

Lounge
3.352m max x 5.228m max
11'0" x 17'2"

Kitchen
3.182m x 3.475m
10'5" x 11'5"

Family/Breakfast
5.168m x 3.475m
16'11" x 11'5"

Dining
2.853m x 2.900m
9'4" x 9'6"

Laundry
1.860m x 1.785m
6'1" x 5'10"

WC
0.900m x 1.785m
2'11" x 5'10"

First Floor

Master Bedroom
3.825m max x 4.475m max
12'7" x 14'8"

En-Suite 1
1.694m max x 2.090m max
5'7" x 6'10"

Bedroom 2
3.409m max x 3.216m max
11'2" x 10'7"

En-Suite 2
2.373m max x 1.816m max
7'9" x 5'11"

Bedroom 3
2.724m x 3.835m
8'11" x 12'7"

Bedroom 4
2.530m max x 3.635m max
8'4" x 11'11"

Bathroom
2.910m max x 2.000m max
9'7" x 6'7"

Astwood

Overview

With french doors and a laundry room, the kitchen forms a convivial hub for family life, while the dining room and lounge are perfect for formal entertaining. Upstairs, two of the four bedrooms are en-suite, presenting the option of offering luxurious guest accommodation.

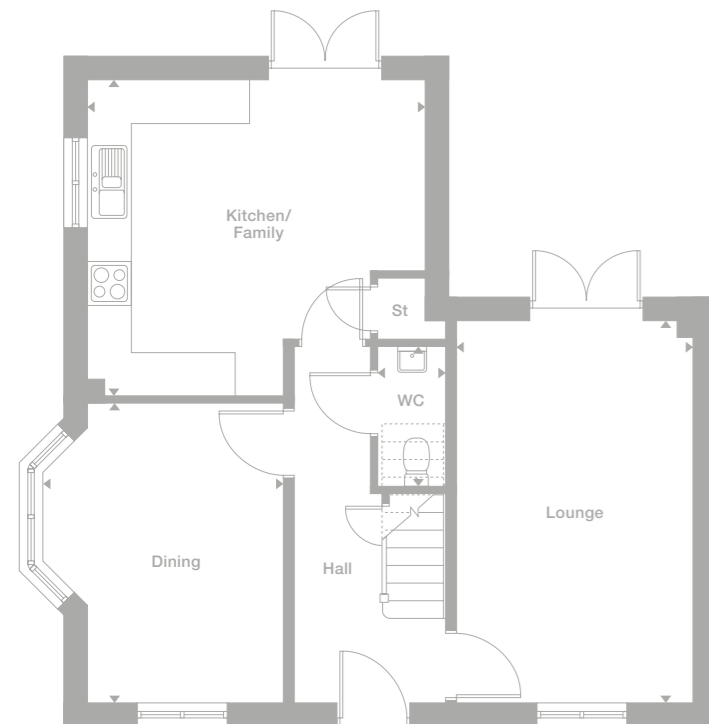
Floor Space

1,541 sq ft

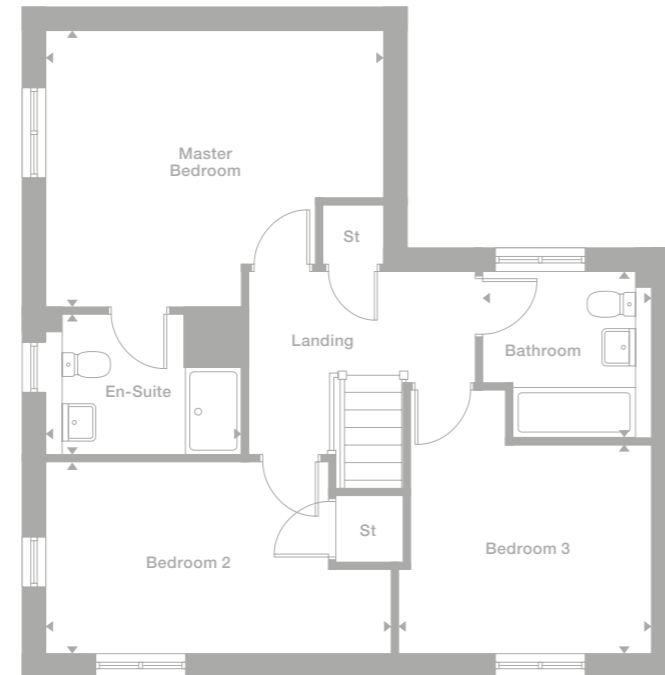
Plots

1*, 11, 13*, 15*, 63, 139, 156, 157, 168*

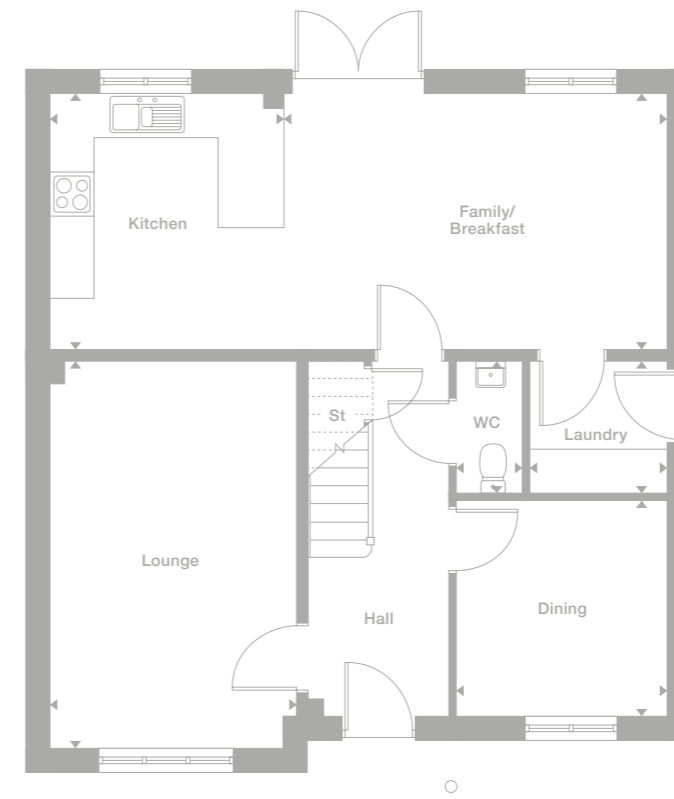
Ground Floor



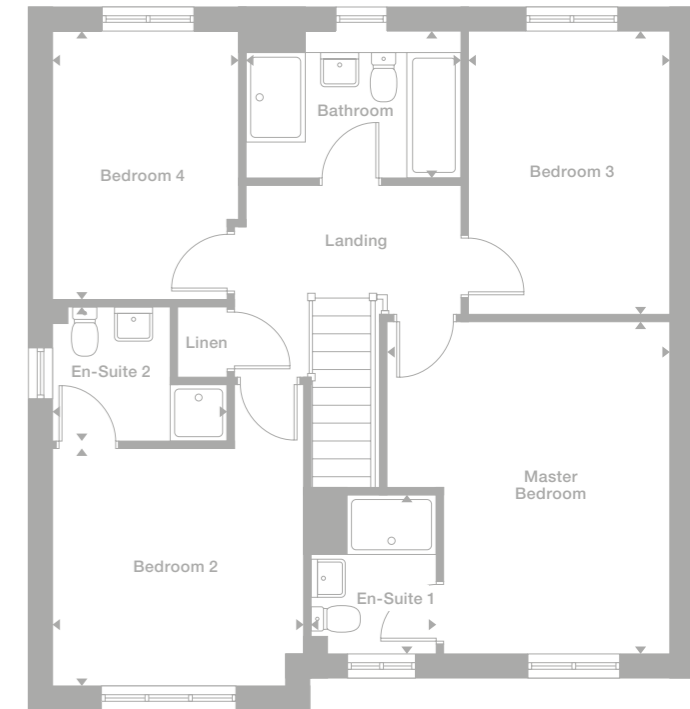
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Aldington

Overview

The family kitchen includes a triple aspect breakfast area with french doors. The lounge adjoins a dining room opening to the garden. A feature staircase ascends to four bedrooms, two of them en-suite and one with a sumptuous dressing area.

Floor Space

1,860 sq ft

Plots

12, 62*, 64*, 67, 68, 108*, 110*, 118*, 120, 121, 126*, 127*, 130*, 136*, 142, 154, 160*, 165*, 167, 177

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Laundry
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.623m x 4.041m
11'11" x 13'3"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Bedroom 2
4.279m max x 2.857m max
14'0" x 9'5"

En-Suite 2
2.284m max x 2.403m max
7'6" x 7'2"

Bedroom 3
4.054m x 2.680m
13'4" x 8'10"

Bedroom 4
3.690m x 2.680m
12'1" x 8'10"

Bathroom
2.563m max x 2.342m max
8'5" x 7'8"



Ground Floor

Lounge
3.833m x 6.129m max
12'7" x 20'1"

Dining
3.733m x 3.529m
12'3" x 11'7"

Kitchen
6.456m x 6.085m
21'2" x 20'0"

Study/Family
3.411m x 3.770m max
11'2" x 12'6"

Laundry
2.325m x 1.674m
7'8" x 5'6"

WC
0.993m x 1.674m
3'3" x 5'6"

First Floor

Master Bedroom
3.411m x 4.437m
11'2" x 14'7"

Dressing
2.500m x 2.560m
8'2" x 8'5"

En-Suite 1
3.411m max x 1.700m max
11'2" x 5'7"

Bedroom 2
3.899m x 2.623m
12'9" x 8'7"

En-Suite 2
2.753m max x 1.439m max
9'0" x 4'8"

Bedroom 3
2.943m x 3.109m
9'8" x 10'2"

Bedroom 4
3.748m max x 2.532m max
12'4" x 8'4"

Bedroom 5
3.094m x 2.320m
10'2" x 7'7"

Bathroom
2.753m max x 2.011m max
9'0" x 6'7"

Honeybourne

Overview

Every detail, from the bi-fold doors and roof windows that fill the kitchen with natural light to the luxury of the master bedroom, with its dressing area and en-suite bathroom, this is a residence of outstanding quality. The five bedrooms include a second en-suite shower room.

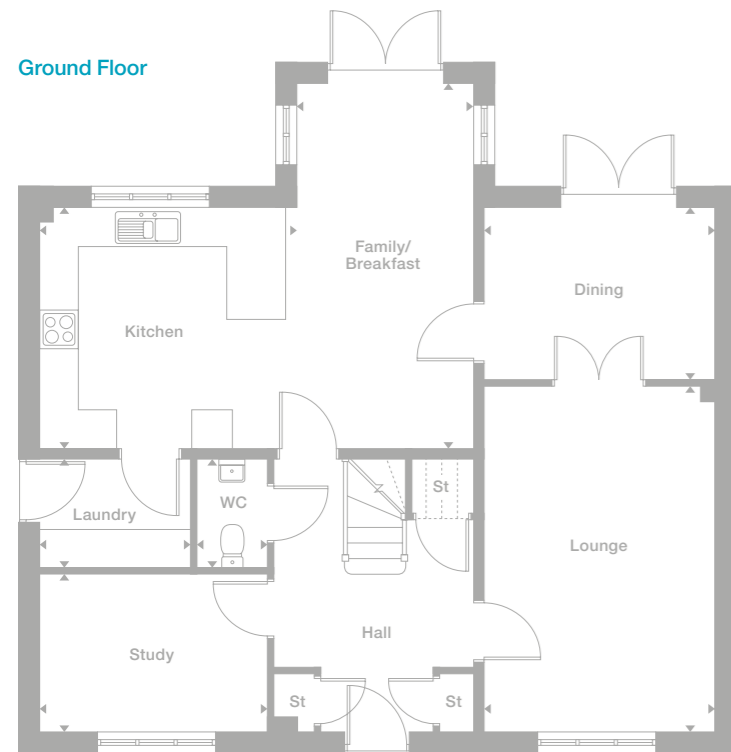
Floor Space

2,116 sq ft

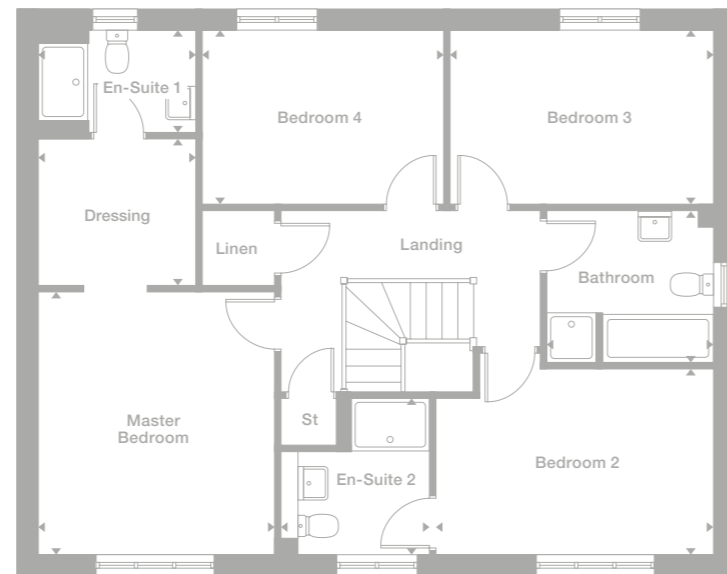
Plots

65, 109*, 111*, 112*, 113, 114, 115*, 116, 117*, 119, 125*, 128*, 129*, 131*, 134, 135*, 137*, 138*, 143, 153, 159*, 161*, 164*, 166*, 169

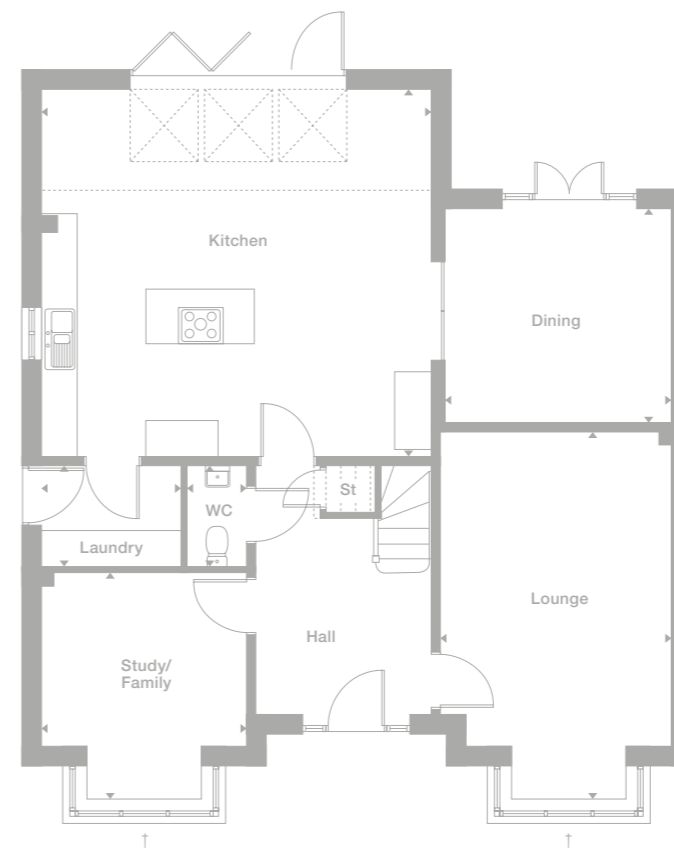
Ground Floor



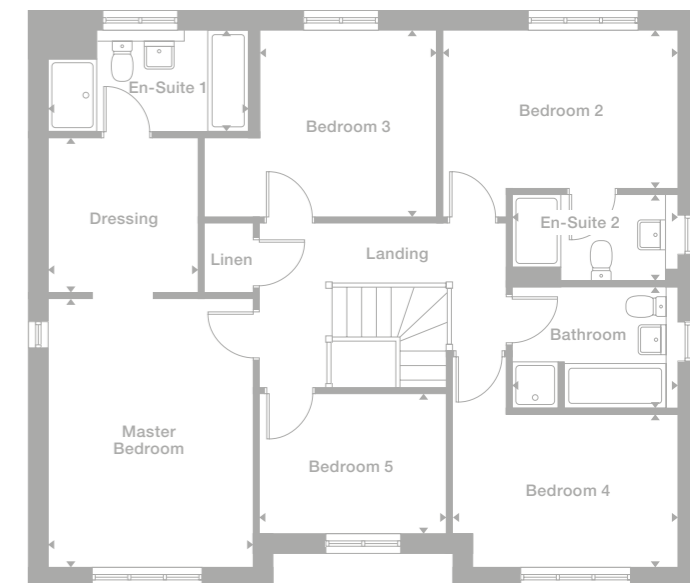
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

† Spayed bay window to Plots 65, 109, 112, 115, 116, 117, 119, 125, 128, 131, 134, 135, 138, 143, 153, 159, 161, 164, 166 and 169. Please speak to Development Sales Manager for details regarding dimensions and floor space

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Specification

	Beckford	Fairfield	Malvern	Astley	Pebworth	Drayton	Stanford	Astwood	Aldington	Honeybourne
Kitchens										
Contemporary styled fitted kitchen with choice of frontals; Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms										
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	-	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	-	✓	✓	✓	✓	✓	✓	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	-	-	-	-	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	-	-	-	-	-	-	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to bath walls. Splashback to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	✓	✓	✓

En-Suites (where applicable)										
Ideal Standard's contemporary styled sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area. Splashback to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓

Electrical										
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

Heating										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Exterior										
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	-	✓	✓	✓	✓	✓	✓	✓	✓

Decorative										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	-	-	-
Clear finished oak effect staircase handrail	-	-	-	-	-	-	-	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Landscaping										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

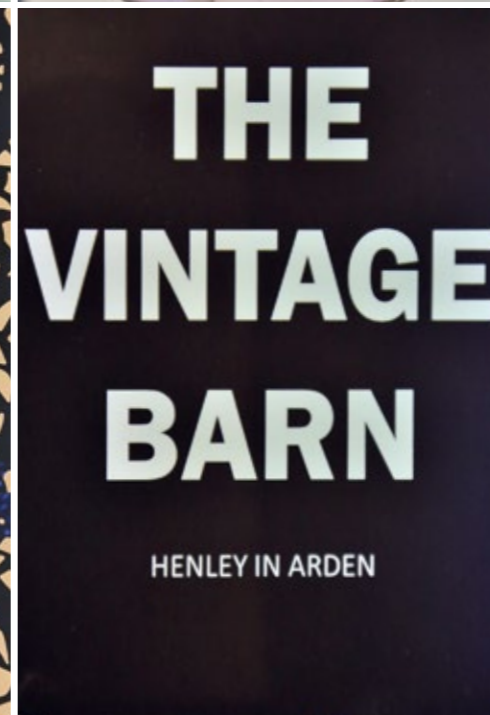
Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner

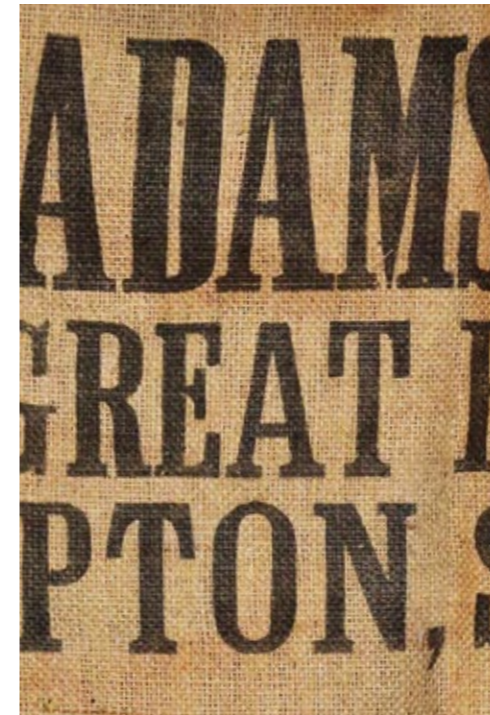


The village is set amidst beautiful countryside. Clowes Wood Nature Reserve, around a mile away, is a rare mixture of ancient woodland, meadow and heath with a wide variety of wildflowers, fungi, birds and animals including woodpeckers, badgers and hares. Opportunities for walking and cycling range from the circular walks round Earlswood Lakes by the nature reserve to the many miles of towpath along the Stratford-upon-Avon Canal. To the west, the vast Lickey Hills Country Park offers an endless choice of landscapes, habitats and activities.



Local amenities include a choice of convenience stores, with a Select and Save shop near Wythall Station and, a little further on, a small shopping precinct with a Lonsis store, a pharmacy, hairdressers and food takeaways. There is also a Co-op food store with post office facilities near Earlswood Lakes, while the wider choice in Dickens Heath includes a delicatessen, a Tesco Express and a specialist wine retailer.

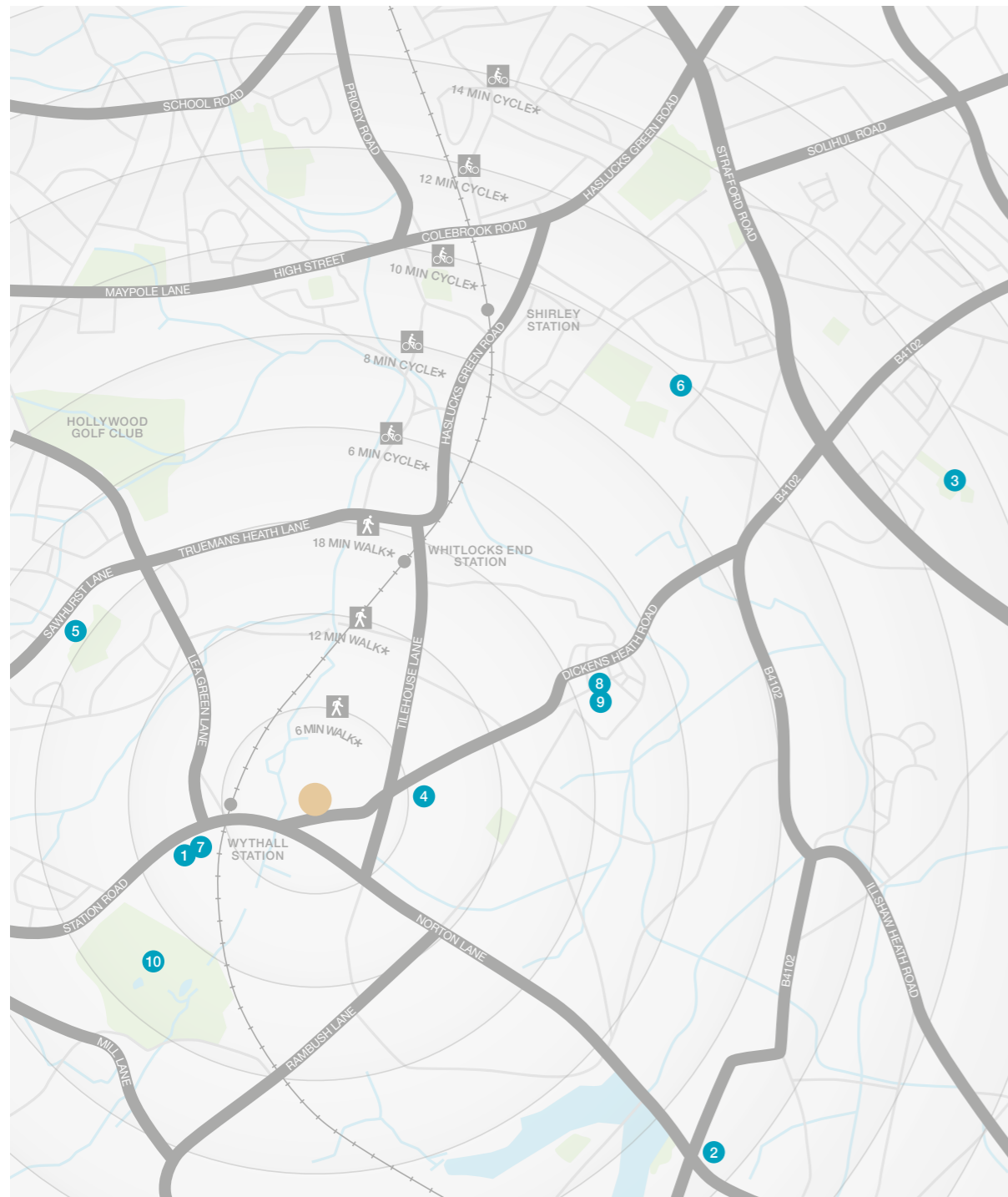
A selection of larger chain stores can be found less than two and a half miles away at Solihull Retail Park and Monkspath Business Park, where there is also a David Lloyd club with a gym and swimming pool. Fulford Heath, close to Regency Fields, is one of several local golf clubs, and the more unusual attractions of the area include the celebrated Cadbury World in Bournville and the popular Yew Tree Farm shopping village.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

Tidbury Green Primary School and Nursery, assessed as 'good' by Ofsted, is set in spacious green surroundings ten minutes walk from Regency Fields. Secondary schools within easy travelling distance include Woodrush Community High School, an Academy rated as

'Outstanding' by Ofsted, and Light Hall School in Shirley. School buses serving both secondaries pass the development. Hollyoaks Medical Centre, a full time GP practice, is just ten minutes walk away and there is a dental surgery and a second medical centre in Dickens Heath.



- 1 Lloyds Pharmacy
221 Station Road
01564 822 198
- 2 Earlswood
Post Office,
4 Umberlade Road
01564 703 382
- 3 David Lloyd
Solihull Cranmore,
247 Cranmore
Boulevard,
0345 129 6816
- 4 Tidbury Green
Primary School,
Dickens Heath Road
01546 823 189
- 5 Woodrush
High School,
Shawhurst Lane
Wythall
01564 823 777
- 6 Light Hall School
Hathaway Road
Shirley
0121 744 3835
- 7 Hollyoaks
Medical Centre,
229 Station Road
01564 823 182
- 8 Dickens Heath
Medical Centre,
94 Old Dickens Road
0121 744 9393
- 9 Heath Dental
32 Main Street
0121 314 7380
- 10 Fulford Heath
Golf Club,
Tanners Green Lane
Wythall
01564 824758

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle



Development
Opening Times:
Daily
10.30am - 5.30pm
03334 146 132

From Birmingham
From the Haden Circus of the Middleway join the A435. Stay on the A435 for six and a half miles, following signs for Redditch then, after passing beneath a road bridge, at a roundabout take the second exit, for Earlswood. Carry on for a mile, and after passing Wythall Station take the next left turn. Regency Fields is on the left, 200 yards on.

From the M42
Leave the M42 at junction 3 and follow signs for Birmingham via the A435. After a mile and a quarter, at the roundabout take the fourth exit, for Earlswood. Carry on for a mile, and after passing Wythall Station take the next left turn. Regency Fields is on the left, 200 yards on.

Sat Nav: B90 1QR



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

miller homes

the place to be[®]