


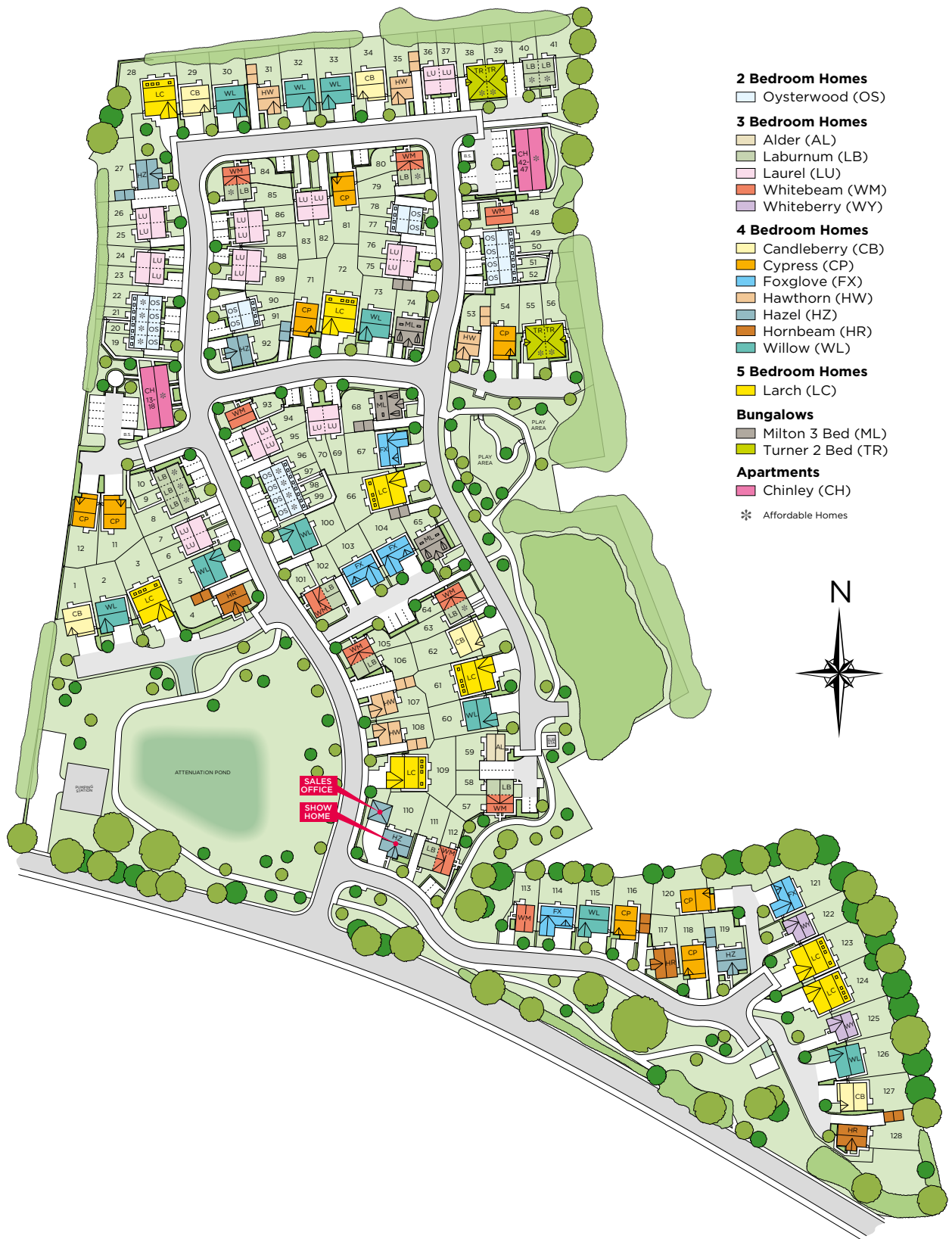
Wain
HOMES

A woman with long brown hair, wearing a white lace-trimmed blouse, is laughing joyfully in a kitchen. She is holding a small glass and pouring something into a red bell pepper on a wooden cutting board. In the background, a man with grey hair, wearing a blue polo shirt, is smiling. The kitchen features light wood cabinets, a stainless steel range hood with the AEG logo, and a gas stove. A glass of white wine sits on the counter next to a bowl of tomatoes and a plate of food.

A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

SHROPSHIRE HEIGHTS DEVELOPMENT PLAN



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SHROPSHIRE HEIGHTS SPECIFICATION

OYSTERWOOD | ALDER | LABURNUM | LAUREL | WHITEBEAM
WHITEBERRY | MILTON | TURNER

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Extractor Hood and Glass Splashback
- Inset Stainless Steel Sink

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Aqualisa Brassware
- Thermostatic or Electric Shower provided
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- White Heated Towel Rails to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Painted Soft Cream
- Softwood Handrail and Newel Caps with Chamfered Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Vertical 5 panel internal door
- Television Aerial Point to Lounge and Master Bedroom
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- Shaver Sockets to all Bathrooms and En-suites

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/Bi-fold Doors (if applicable)
- Black Composite Front External Door
- Black Rainwater Goods
- Glazed Garage Doors
- External Lights to Front and Rear
- External Tap
- Gardens Turfed to Front
- Buff Riven Paving to all Patio Areas

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

SHROPSHIRE HEIGHTS SPECIFICATION

CANDLEBERRY | CYPRESS | FOXGLOVE | HAWTHORN | HAZEL |
HORNBEAM | WILLOW

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Extractor Hood and Glass Splashback
- Integrated Fridge Freezer
- Inset Stainless Steel Sink

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Aqualisa Brassware
- Thermostatic or Electric Shower provided
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- White Heated Towel Rails to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Painted Soft Cream
- Softwood Handrail and Newel Caps with Chamfered Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Vertical 5 panel internal door
- Television Aerial Point to Lounge and Master Bedroom
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- Shaver Sockets to all Bathrooms and En-suites
- Downlighters to Kitchen, Bathrooms and En-suites
- Wardrobes to Master Bedroom

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/ Bi-fold Doors (if applicable)
- Black Composite Front External Door
- Black Rainwater Goods
- Glazed Garage Doors
- External Lights to Front and Rear
- External Tap
- Gardens Turfed to Front
- Buff Riven Paving to all Patio Areas

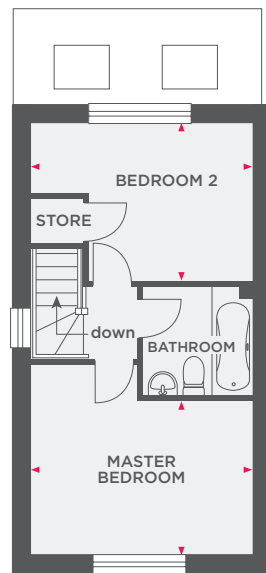
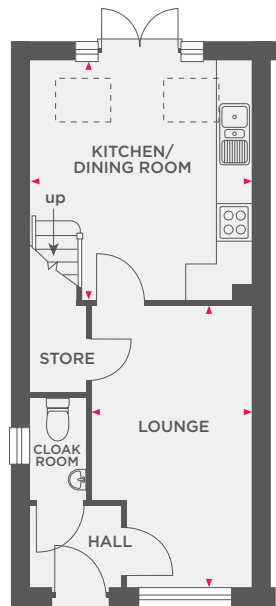
WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



THE OYSTERWOOD

2 BEDROOM HOME WITH PARKING



Lounge	2830 x 4959	9'3" x 16'3"
Kitchen/Dining Room	3880 x 4188	12'8" x 13'8"

Master Bedroom	3880 x 2687	12'8" x 8'9"
Bedroom 2	3880 x 2758	12'8" x 9'0"

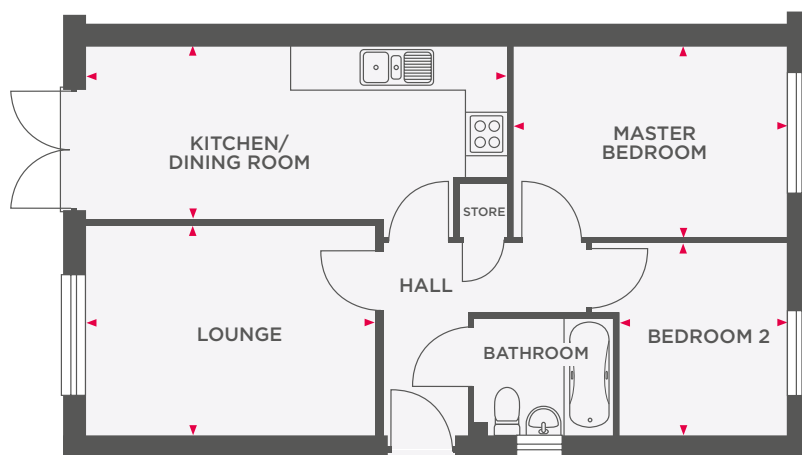
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THE TURNER

2 BEDROOM BUNGALOW WITH PARKING



Lounge	4228 x 3060	13'10" x 10'0"
Kitchen/Dining Room	6149 x 2487	20'2" x 8'1"
Master Bedroom	4010 x 2750	13'1" x 9'0"
Bedroom 2	2460 x 2797	8'0" x 9'2"

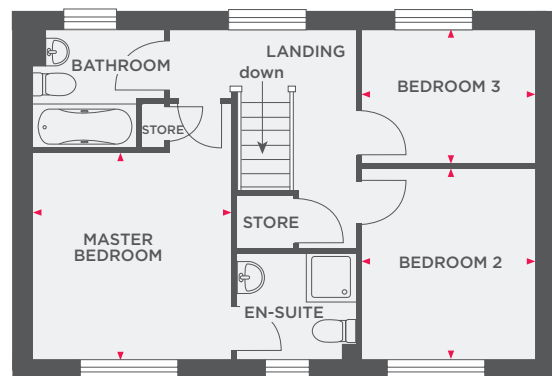
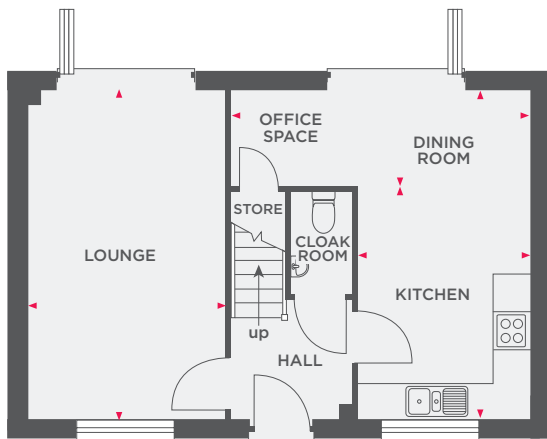
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THE ALDER

3 BEDROOM DETACHED HOME



Lounge	3213 x 5298	10'6" x 17'4"
Kitchen	2750 x 3759	9'0" x 12'4"
Dining/Office Space	4810 x 1539	15'9" x 5'0"

Master Bedroom	3213 x 3327	10'6" x 10'11"
Bedroom 2	2772 x 3071	9'1" x 10'11"
Bedroom 3	2772 x 2139	9'1" x 7'0"

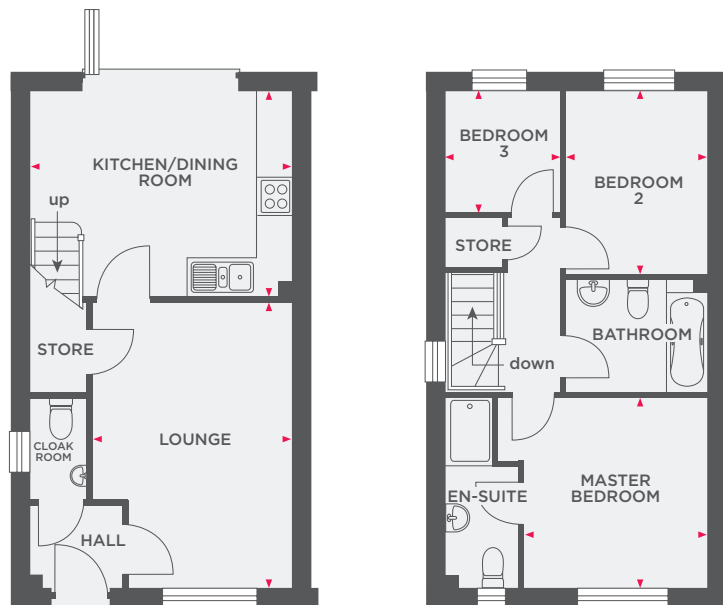
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THE LAUREL

3 BEDROOM HOME WITH PARKING



Lounge	3449 x 4922	11'3" x 16'1"
Kitchen/Dining Room	4499 x 3550	14'9" x 11'7"

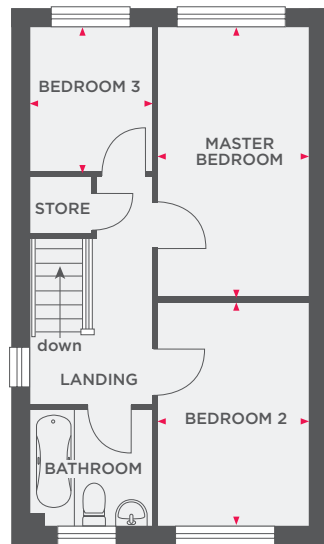
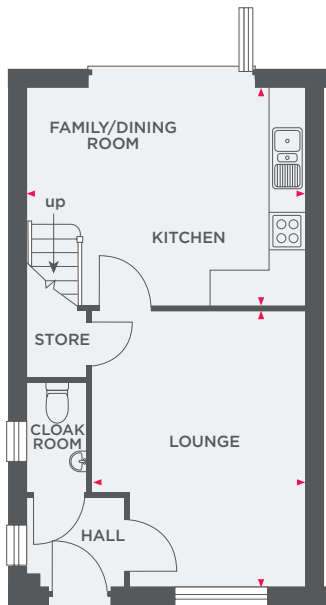
Master Bedroom	3164 x 3296	10'4" x 10'9"
Bedroom 2	2450 x 3652	7'11" x 10'4"
Bedroom 3	1977 x 2090	6'5" x 6'9"

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THE LABURNUM

3 BEDROOM HOME WITH PARKING



Lounge	3339 x 4472	11'3" x 14'8"
Kitchen/Dining Room	4499 x 3550	14'9" x 11'7"

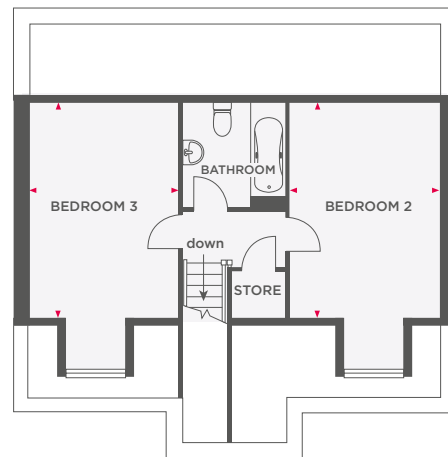
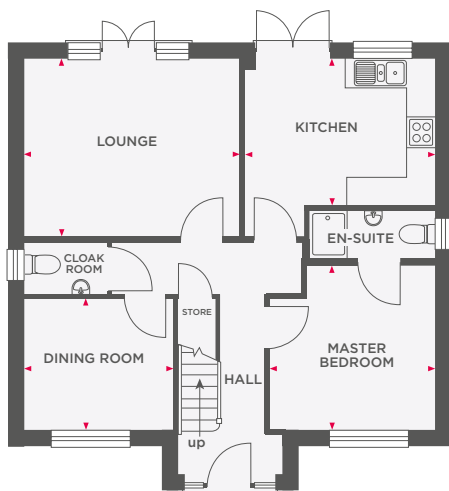
Master Bedroom	2450 x 4371	8'0" x 14'4"
Bedroom 2	2450 x 3652	8'0" x 11'11"
Bedroom 3	1963 x 2332	6'5" x 7'7"

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THE MILTON

3 BEDROOM HOME WITH GARAGE



Lounge	4413 x 3654	14'6" x 11'11"
Kitchen	3912 x 3028	12'10" x 9'11"
Dining Room	3059 x 2719	10'0" x 8'11"
Master Bedroom	3410 x 3394	11'2" x 11'1"

Bedroom 2	3084 x 4329	10'1" x 14'2"
Bedroom 3	3062 x 4329	10'0" x 14'2"

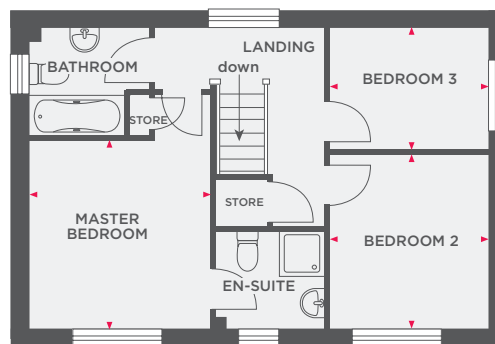
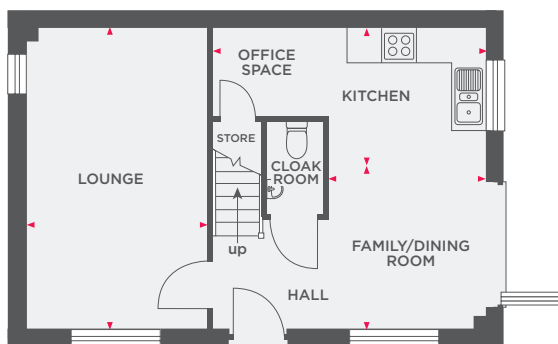
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THE WHITEBEAM

3 BEDROOM DETACHED HOME



Lounge	3212 x 5297	10'6" x 17'4"
Kitchen	4810 x 2428	15'8" x 7'10"
Dining/Family Room	2750 x 2870	9'0" x 9'4"

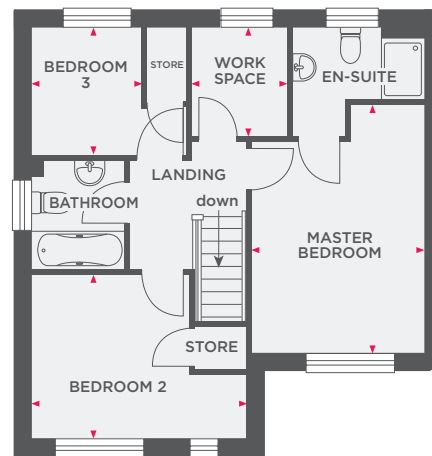
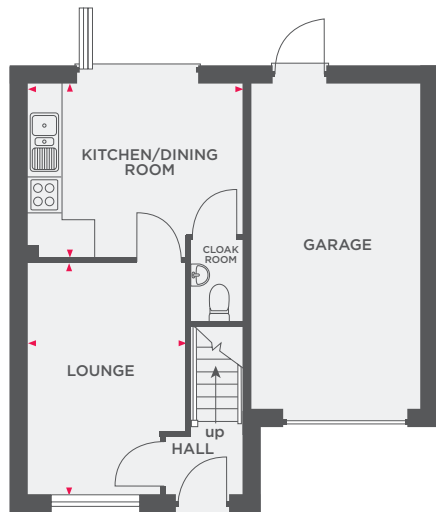
Master Bedroom	3213 x 3327	10'5" x 10'10"
Bedroom 2	2772 x 3071	9'1" x 10'11"
Bedroom 3	2772 x 2139	9'1" x 7'0"

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THE WHITEBERRY

3 BEDROOM DETACHED HOME WITH STUDY AND INTEGRAL GARAGE



Lounge	2910 x 4238	9'6" x 13'10"
Kitchen/Dining Room	3948 x 3197	12'11" x 10'5"

Master Bedroom	3175 x 4554	10'5" x 14'11"
Bedroom 2	3948 x 3001	12'11" x 9'10"
Bedroom 3	2015 x 2347	6'7" x 7'8"
Study	1747 x 1983	5'8" x 6'6"

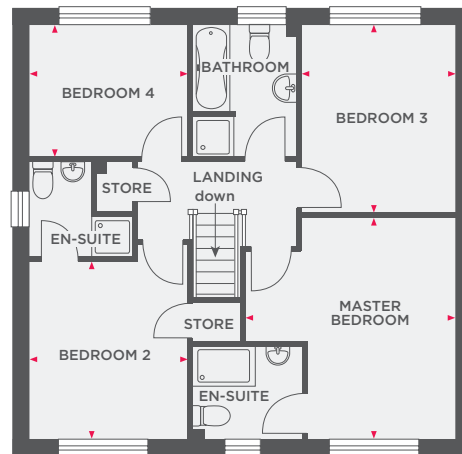
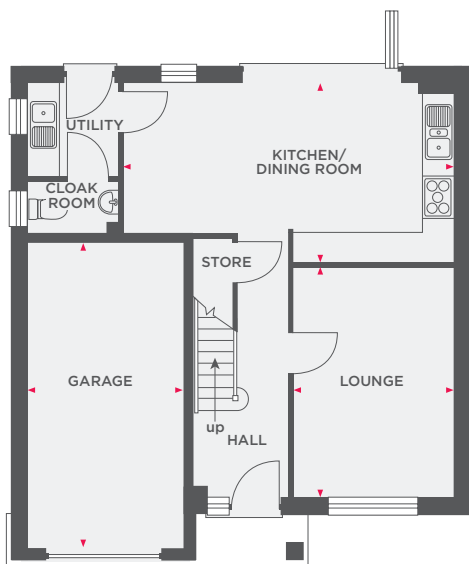
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THE CANDLEBERRY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3163 x 4493	10'4" x 14'8"
Kitchen/Dining Room	6485 x 3530	21'3" x 11'7"
Garage	3097 x 6162	10'1" x 20'2"

Master Bedroom	4097 x 4328	13'5" x 14'2"
Bedroom 2	3107 x 3485	10'2" x 11'5"
Bedroom 3	3001 x 3670	9'10" x 12'0"
Bedroom 4	3100 x 2564	10'2" x 8'4"

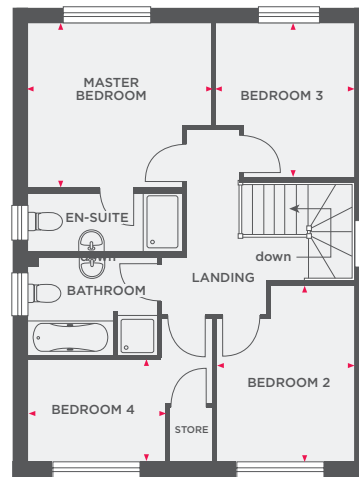
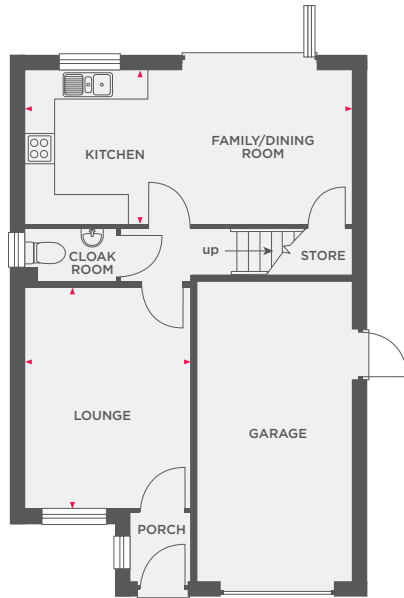
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THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3300 x 4463	10'9" x 14'7"
Kitchen/Dining Room	6535 x 3085	21'5" x 10'1"

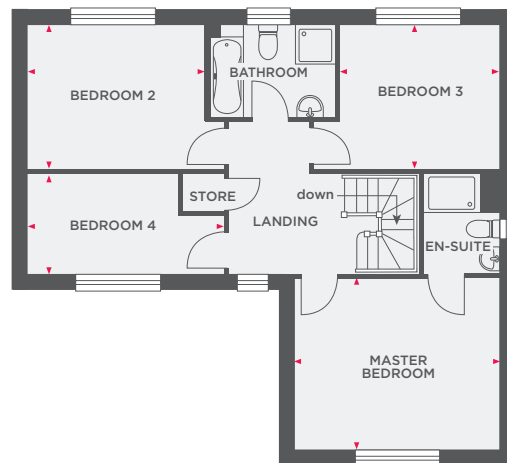
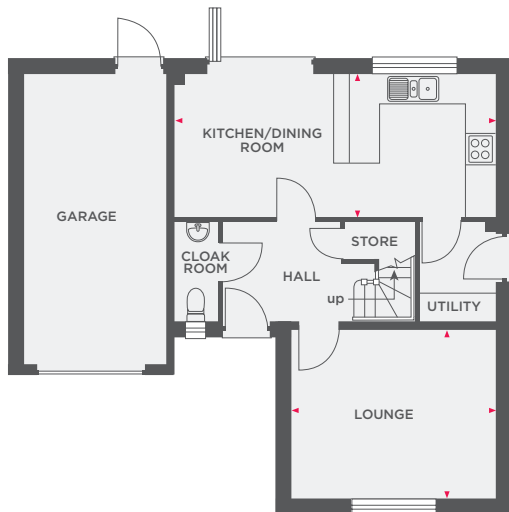
Master Bedroom	3688 x 3284	12'1" x 10'9"
Bedroom 2	2763 x 3549	9'0" x 11'7"
Bedroom 3	2760 x 3061	9'0" x 10'0"
Bedroom 4	2763 x 2063	9'0" x 6'9"

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THE FOXGLOVE

4 BEDROOM DETACHED HOME AND INTEGRAL GARAGE



Lounge	4285 x 3563	14'10" x 11'8"
Kitchen/Dining Room	6735 x 3010	22'1" x 9'10"

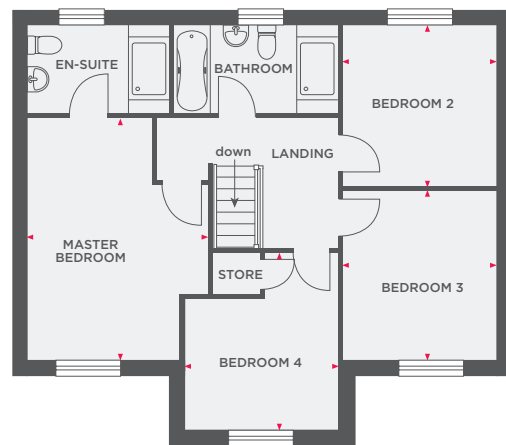
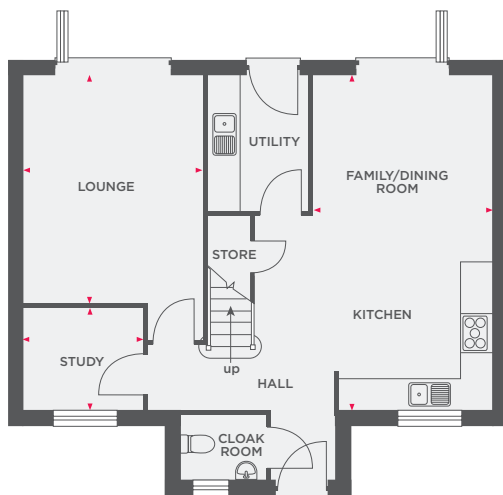
Master Bedroom	4285 x 3625	14'0" x 11'10"
Bedroom 2	3738 x 3010	12'3" x 9'10"
Bedroom 3	3352 x 2985	10'11" x 9'9"
Bedroom 4	4138 x 2088	13'6" x 6'10"

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THE HAZEL

4 BEDROOM DETACHED HOME WITH STUDY



Lounge	3400 x 4363	11'1" x 14'3"
Kitchen/Dining Room	3405 x 6423	11'2" x 21'0"
Study	2255 x 1973	7'4" x 6'5"

Master Bedroom	3462 x 4584	11'4" x 15'0"
Bedroom 2	2925 x 3122	9'7" x 10'2"
Bedroom 3	2949 x 3212	9'8" x 10'6"
Bedroom 4	2935 x 3320	9'7" x 10'10"

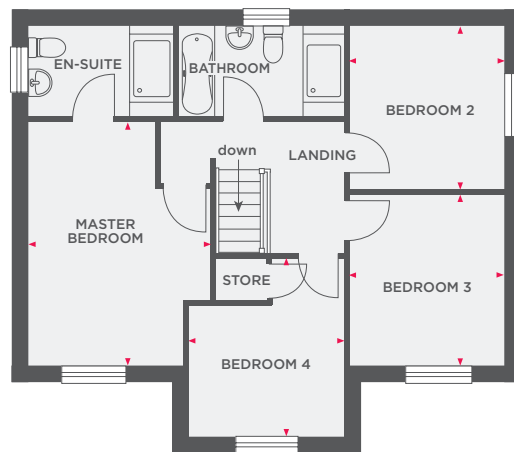
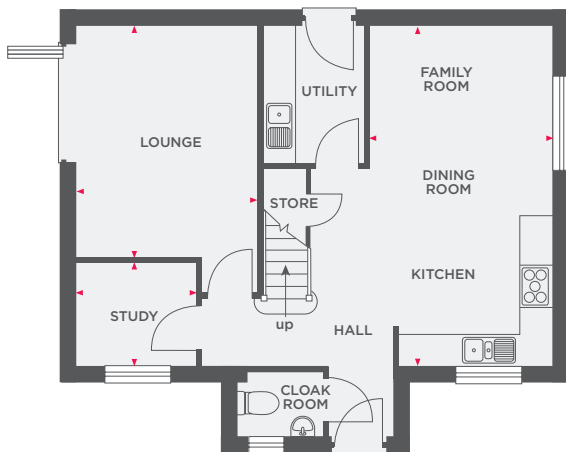
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THE HORNBEAM

4 BEDROOM DETACHED HOME WITH STUDY



Lounge	3400 x 4363	11'1" x 14'3"
Kitchen/Dining Room	3405 x 6423	11'2" x 21'0"
Study	2255 x 1973	7'4" x 6'5"

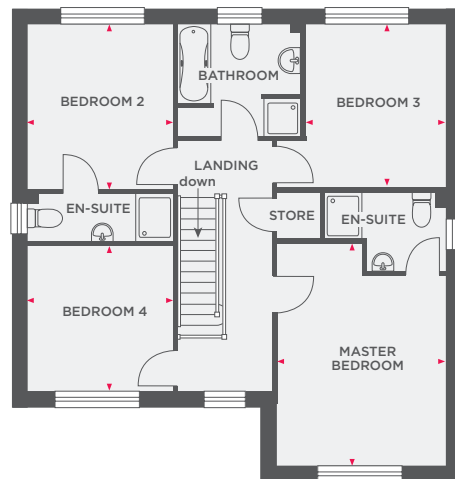
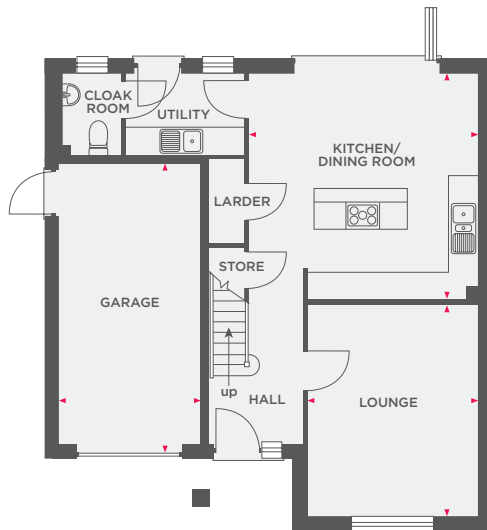
Master Bedroom	3462 x 4584	11'4" x 15'0"
Bedroom 2	2925 x 3122	9'7" x 10'2"
Bedroom 3	2949 x 3212	9'8" x 10'6"
Bedroom 4	2935 x 3320	9'7" x 10'10"

Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2023)



THE WILLOW

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4539	11'10" x 14'10"
Kitchen/Dining Room	4873 x 4810	15'11" x 15'9"
Garage	3051 x 6245	10'0" x 20'5"

Master Bedroom	3610 x 4744	11'10" x 15'6"
Bedroom 2	3087 x 3567	10'1" x 11'8"
Bedroom 3	2987 x 3515	9'9" x 11'6"
Bedroom 4	3087 x 3118	10'1" x 10'2"

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