



PARKER'S PLACE  
THE BEECHES | IRONBRIDGE



## WELCOME TO PARKER'S PLACE

A COLLECTION OF STYLISH HOMES IN  
THE DESIRABLE TOWN OF IRONBRIDGE...

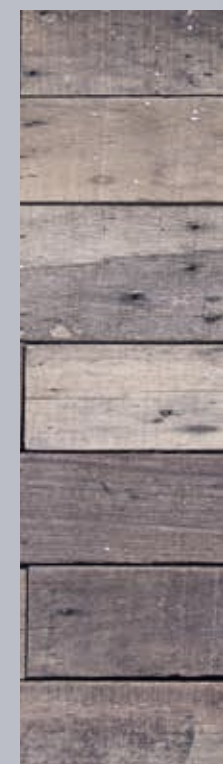


## LOCATION LOCATION LOCATION...

JUST A FEW MINUTES FROM  
THE CENTRE OF IRONBRIDGE,  
PARKER'S PLACE OFFERS THE  
IDEAL HAVEN FOR HOME  
BUYERS AT EVERY STAGE OF  
THEIR JOURNEY.

IRONBRIDGE ITSELF BOASTS  
THREE LOCAL SCHOOLS  
PROVIDING EXCELLENT  
PRIMARY AND SECONDARY  
EDUCATION. THE PICTURESQUE  
TOWN ON THE BANKS OF  
THE RIVER SEVERN, CENTRED  
AROUND THE WORLD FAMOUS  
BRIDGE, HAS PLENTIFUL  
QUIRKY CAFÉS AND RIVERSIDE  
RESTAURANTS, INDEPENDENT  
BOUTIQUES AND A VARIETY  
OF MUSEUMS. NEARBY  
THERE IS BLISTS HILL MUSEUM  
WHERE VISITORS CAN WALK  
IN THE FOOTSTEPS OF THEIR  
VICTORIAN FOREFATHERS.

THE AREA FORMS PART  
OF THE UNESCO WORLD  
HERITAGE SITE, AND WITH  
ITS FASCINATING HERITAGE,  
IRONBRIDGE IS A CAPTIVATING  
PLACE FOR YOU AND YOUR  
FAMILY TO CALL HOME.





# THE DEVELOPMENT

- LINCOLN
- BUSHBURY
- ELWELL
- TETTENHALL
- WESTON
- AFFORDABLE HOMES

A STRIKING COLLECTION OF TWO, THREE & FOUR-BEDROOM TERRACE, SEMI AND DETACHED HOUSES IN IRONBRIDGE.

ALL HOMES HAVE ALLOCATED PARKING, PRIVATE GARDENS, AND MANY HAVE A GARAGE.







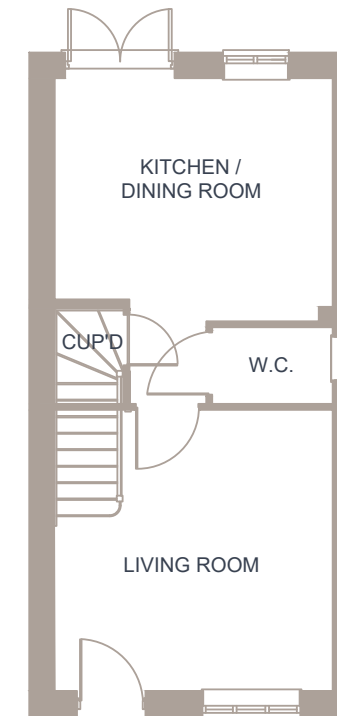
# Lincoln

## 2 BEDROOMS

This attractive two-bedroom house makes the perfect first home. The ground floor has a large living room as well as an open-plan kitchen/dining room with patio doors leading to the rear garden. There is also a downstairs W.C.

Upstairs are two good sized bedrooms, with fitted wardrobes to bedroom one and a good-sized family bathroom.

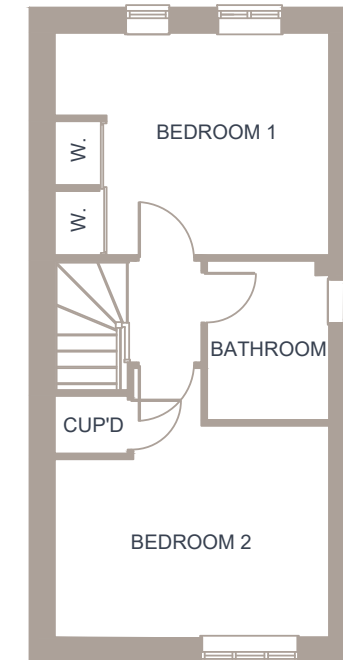
### FLOOR PLAN



#### GROUND FLOOR

Living Room  
3851 (12'8) - 3810 (12'6)

Kitchen/Dining Room  
3810 (12'6) - 3330 (10'11)

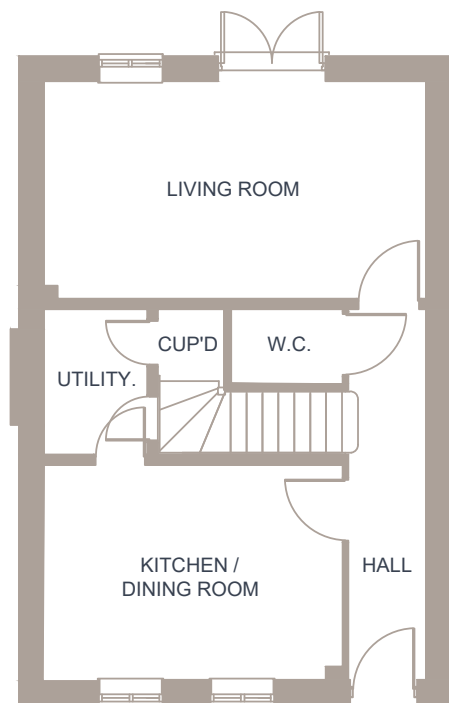


#### FIRST FLOOR

Bedroom 1  
3810 (12'6) - 3086 (10'2)

Bedroom 2  
3810 (12'6) - 2935 (9'8)

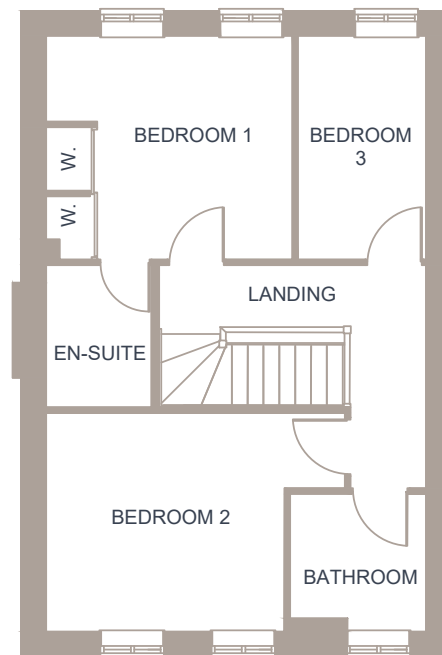
## FLOOR PLAN



GROUND FLOOR

Living Room  
5353 (17'7) - 3045 (10')

Kitchen/Dining Room  
4200 (13'9) - 3026 (9'11)



FIRST FLOOR

Bedroom 1  
3467 (11'5) - 3147 (10'4')

Bedroom 2  
3355 (11') - 3085 (10'2)

Bedroom 3  
3147 (10'4) - 1803 (5'11)



## Bushbury

3 BEDROOMS

A lovely three-bedroom house with a front and rear garden.

Downstairs comprises a large living room with patio doors leading to the rear garden. The kitchen/dining room is at the front of the house with access to the utility. There is also a downstairs WC. Upstairs there are three lovely bedrooms, the master bedroom includes an en-suite and fitted wardrobes.





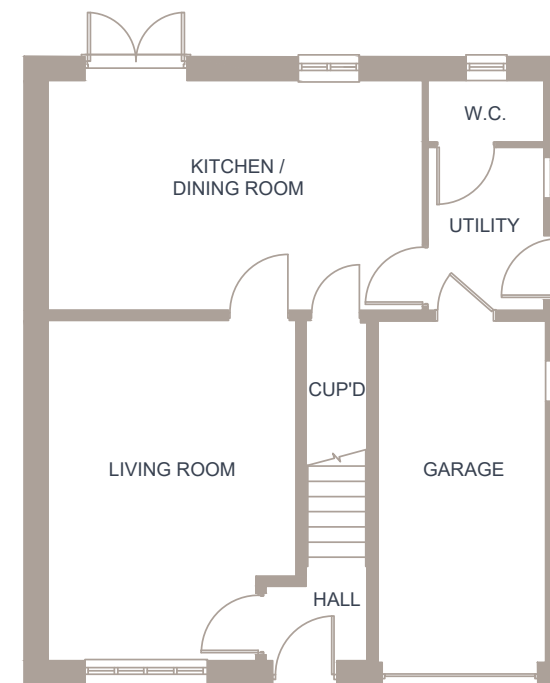
# Elwell

## 3 BEDROOMS

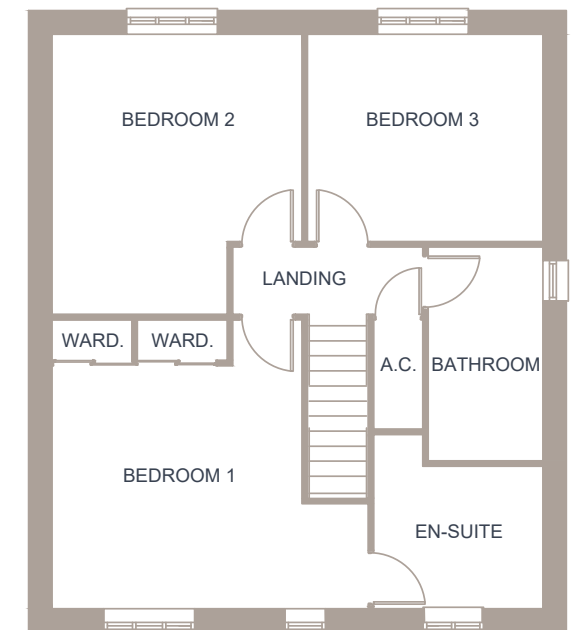
The ideal family home with three good-sized bedrooms, garden and garage.

The Elwell has a large kitchen/diner ideal for entertaining family or friends. The patio doors lead from the kitchen/diner to the rear garden and patio area. There is a downstairs utility and WC as well as a large living room. Upstairs the master bedroom has an en-suite and fitted wardrobes.

### FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room  
4993 (16'5) - 3638 (11'11)

Kitchen/Dining Room  
5498 (18'1) - 3372 (11'1)

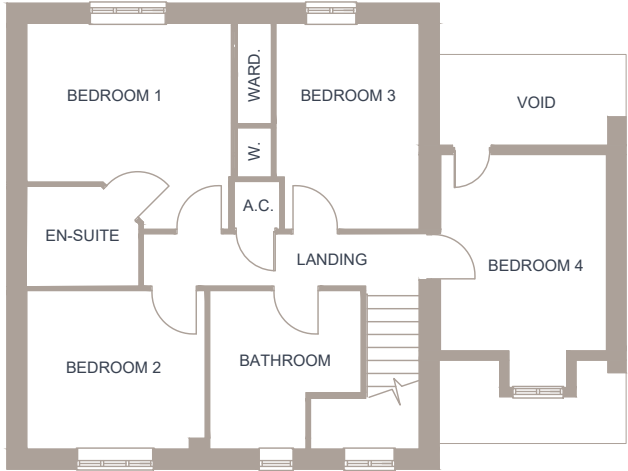
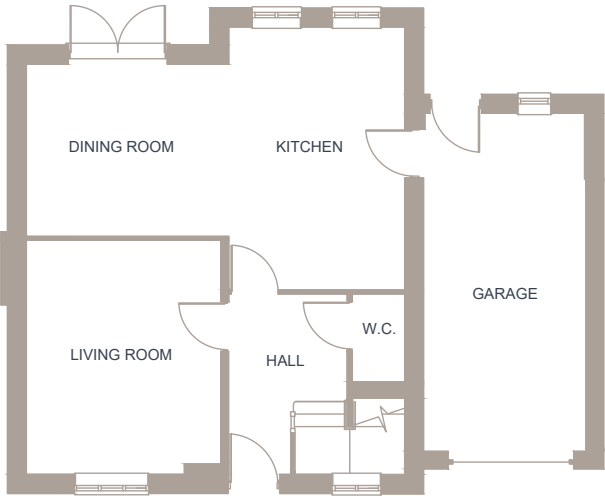
#### FIRST FLOOR

Bedroom 1  
4688 (15'5) - 3602 (11'10)

Bedroom 2  
4153 (13'8) - 3708 (12'2)

Bedroom 3  
3490 (11'6) - 3073 (10'1)

FLOOR PLAN



GROUND FLOOR

Living Room  
4269 (14') - 3543 (11'8)

Kitchen Area  
4793 (15'9) - 3208 (10'6)

Dining Area  
3694 (12'2) - 3138 (10'4)

FIRST FLOOR

Bedroom 1  
3605 (11'10) - 2791 (9'2)

Bedroom 2  
3137 (10'4) - 2788 (9'2)

Bedroom 3  
3622 (11'11) - 2520 (8'3)

Bedroom 4  
3452 (11'4) - 2915 (9'7)



Tettenhall

4 BEDROOMS

A good sized family home with garage, parking and front and rear garden.

There is a large kitchen and dining room with patio doors leading to the rear garden. The first floor has four bedrooms with fitted wardrobes to bedroom one as well as an en-suite. There is also a family bathroom and downstairs W.C.



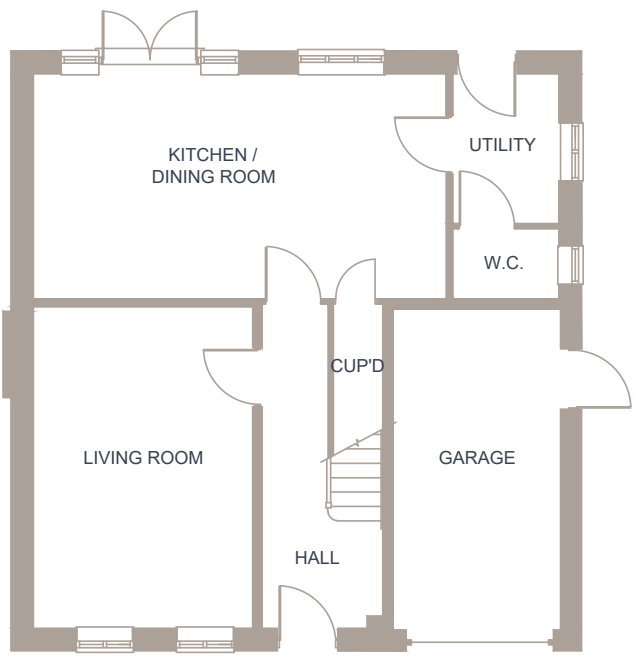


# Weston

## 4 BEDROOMS

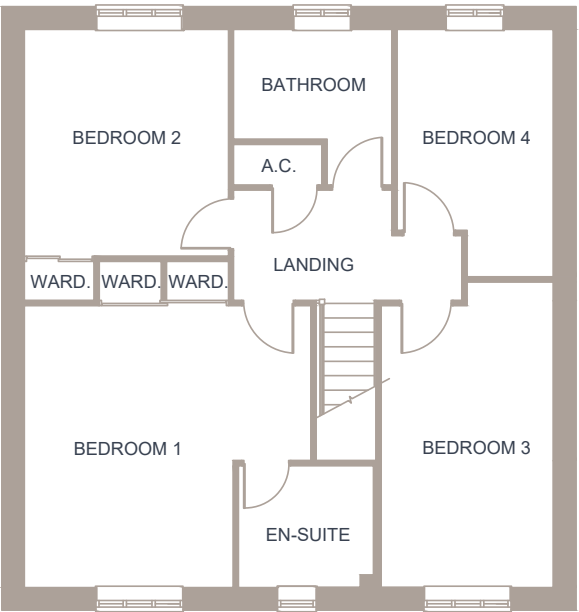
This lovely four bedroom detached house has an integral garage, parking and front and rear garden.

There is a large open-plan kitchen/diner with patio doors leading to the rear garden, as well as a separate living room, utility and W.C. Upstairs has four good sized bedrooms with fitted wardrobes to bedroom one and two. There is also an en-suite to the master bedroom.



GROUND FLOOR

- Living Room  
4990 (16'5) - 3400 (11'2)
- Kitchen/Dining Room  
6400 (21') - 3495 (11'6)



FIRST FLOOR

- Bedroom 1  
4346 (14'3) - 3220 (10'7)
- Bedroom 2  
3499 (11'6) - 3145 (10'4)
- Bedroom 3  
4711 (15'6) - 2655 (8'9)
- Bedroom 4  
3814 (12'6) - 2410 (7'11)



## SPECIFICATION

- NHBC 10-YEAR BUILD-MARK WARRANTY
- GAS CENTRAL HEATING
- UPVC WINDOWS
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM ^
- CHOICE OF KITCHEN UNITS WITH GRANITE, QUARTZ OR FORMICA WORKTOPS \*^
- RANGE COOKER OR OVEN AND HOB ^
- INTEGRATED DISHWASHER AND FRIDGE / FREEZER ^
- CONTEMPORARY WHITE BATHROOMS
- CHOICE OF WALL AND FLOOR TILES \*^
- SLIDING DOOR WARDROBES ^
- WIRELESS ALARM ^
- TURF LAID TO FRONT GARDEN
- FIBRE READY [FTTP]

\* at relevant stage

^ as specified for individual house types – ask Sales Advisor for full details.

TENURE - Freehold

An estate charge will be payable to cover maintenance of communal outdoor areas.







## WHO TO CONTACT

For all enquiries: 01743 761789

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Email: [sales@shropshire-homes.com](mailto:sales@shropshire-homes.com)

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## WHERE TO GO

LINCOLN HILL

IRONBRIDGE

TF8 7NY



### THE DEVELOPER

Shropshire Homes is an award-winning house-builder, which has over 35 years of experience developing homes of quality and character in the most desirable locations in and around Shropshire.



### HELP TO BUY\*

This government backed scheme will enable many purchasers to benefit from 20% shared equity loan and purchase a new home with 5% deposit. Help to Buy is available to both first-time buyers and existing homeowners. Please ask our Sales Advisor for details.

\*Subject to status, terms & conditions

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