



There's an exciting collection of fabulous homes being created at Taylor Wimpey's Autumn Brook development in Shrewsbury – perfectly suited to those seeking the comforts of a stylish contemporary property as well as the benefits of living in a beautiful and historic setting.



This stunning development offers a truly unique opportunity to enjoy laid-back living in peaceful surroundings, with a choice of two, three and four-bedroom properties providing something for every buyer.

Within easy reach of the medieval town centre, with its cobbled lanes, delightful riverside parks, heritage buildings and contemporary shopping districts, Autumn Brook brings the best of modern living to a charming market town with a long and rich history.

The new homes enjoy an enviable location on the northern fringes of the town, just a stone's throw from the glorious Shropshire countryside, and there's everything home-hunters could want for day-to-day living right on the doorstep, including a choice of schools and local shops just a short walk away.

On the banks of the picturesque River Severn, Shrewsbury boasts over 600 historic listed buildings, including quaint timber framed buildings from the 15th and 16th century,

reflecting the town's heritage as a major centre in the wool trade.

Today, Shrewsbury is a bustling centre for shopping and commerce, with all the amenities needed for modern life, including major supermarkets and big high street names plus a rich variety of leisure, entertainment and sporting facilities.

Peaceful river cruises along the Severn can be taken from the Victoria Quayside in Shrewsbury, while nearby Quarry Park with its 29-acres of gardens and parkland is the perfect place to relax, enjoy walks or picnic.

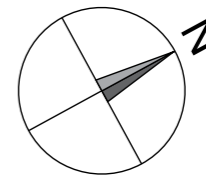
Meanwhile, for those travelling further afield, great transport links mean that Birmingham can be reached in under an hour by train, and is just a short drive away via the M54 and the M6.





## Autumn Brook


2, 3 & 4 bedroom homes

Homes you'll love, in a carefully chosen location.





 **The Marlow Special**  
4 bedroom home  
Plots: 86, 94 & 103


 **The Huntington**  
4 bedroom home  
Plots: 37, 82, 85 & 90


 **The Severn**  
3 bedroom home  
Plots: 8, 11, 35, 36, 40, 41, 50, 73 & 88

 **The Clayton**  
2 bedroom apartment  
Plot: 12


 **The Draycott**  
4 bedroom home  
Plots: 5, 7, 51, 76, 81, 83, 92, 93, 95, 96 & 99


 **The Huntington Special**  
4 bedroom home  
Plots: 1, 9, 52, 79, 80, 89 & 104


 **The Brooke II**  
3 bedroom home  
Plots: 4, 38, 39, 74, 75, 87, 91, 97, 98, 101, 102, 105 & 106

 **The Ashby**  
2 bedroom home  
Plots: 13-15, 19, 28, 29, 32, 33, 46 & 47  
Low Cost homes: 69 & 70

 **The Chillbury**  
4 bedroom home  
Plots: 6, 10, 77, 78, 84 & 100

 **The Barwell/Special**  
3 bedroom home  
Plots: 2, 3, 16, 18, 20, 26, 27, 30, 31, 34 & 42-45  
Special (plot 17)  
Low Cost homes: 21-25, 71 & 72

 **The Croxton**  
3 bedroom home  
Plots: 48, 49 & 53-56

 **1 & 2 bed apartments**  
Rental homes: 57-68

\*ah/r = Rental homes  
\*ah/lc = Low Cost homes

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The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 19301 October 2012.

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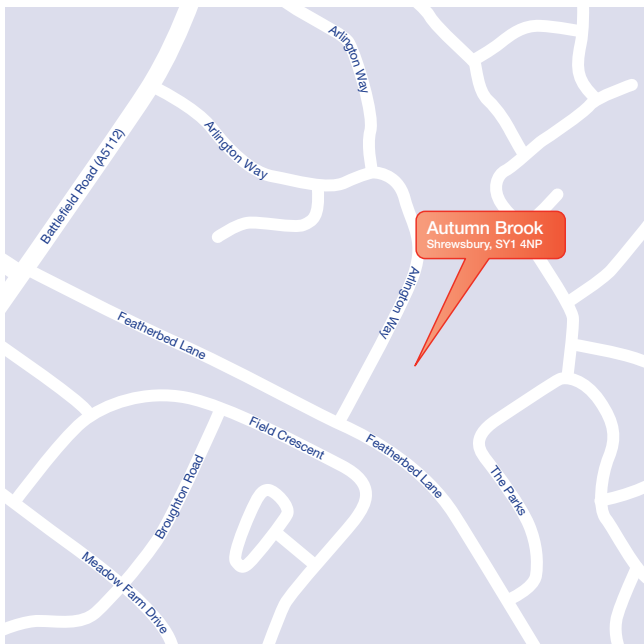
## How to find us

From the M54 (and A5):

Journey West on the M54 onto the A5 towards Shrewsbury. At the first roundabout you reach, take the 2nd exit onto the A49 north towards Whitchurch/Ellesmere. After 1.5 miles you'll reach a roundabout, take the first exit onto Sundorne Road (B5062). Soon after you'll reach another roundabout, this time take the third exit onto Featherbed Lane. After about half a mile and passing Harlescott Junior School, take the right turn onto Arlington Way where you'll find the development on the right.

From central Shrewsbury:

Leave the centre on the A5191 past the train station. After a mile you'll reach a roundabout, take the 2nd exit onto Sundorne Road (B5062). After another mile, turn left at the roundabout onto Featherbed Lane. After about half a mile and passing Harlescott Junior School, take the right turn onto Arlington Way where you'll find the development on the right.



## Autumn Brook

Arlington Way, Shrewsbury,  
Shropshire

Satnav postcode: SY1 4NP

Sales hotline: 0845 071 8793

Find the current opening hours for Autumn Brook at [taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## Autumn Brook

2, 3 & 4 bedroom homes

Homes you'll love, in a carefully chosen location.

### Taylor Wimpey North Midlands

A division of Taylor Wimpey UK Ltd.  
Chase House, Park Plaza, Heath Hayes, Cannock,  
Staffordshire WS12 2DD

Look inside for  
development layout.



The Marlow Special is a pretty double fronted detached 4 bedroom home designed with family living in mind.

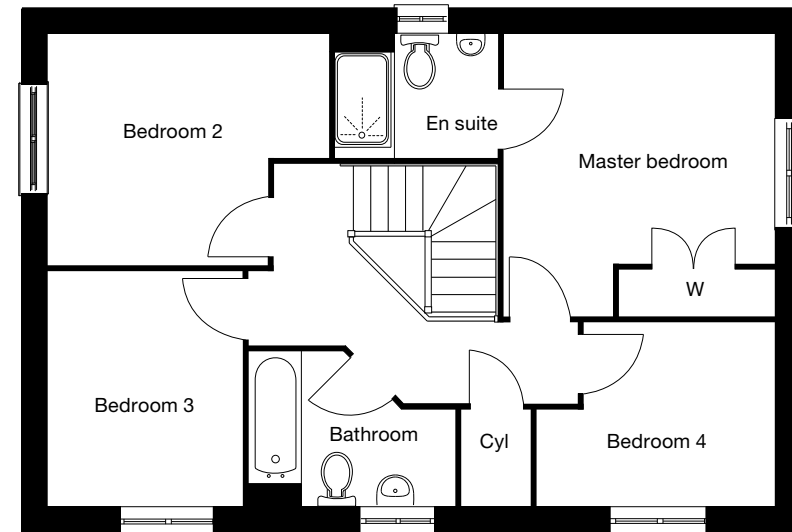
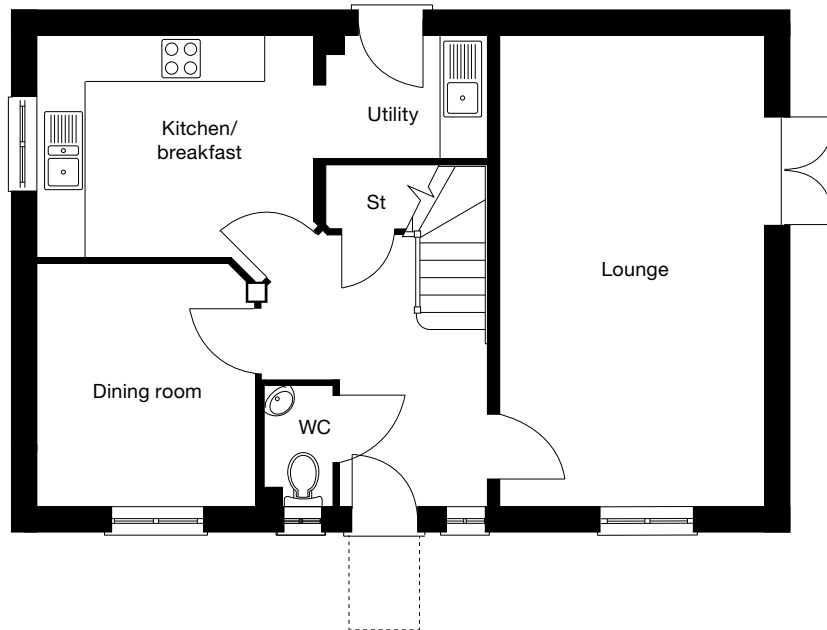
The ground floor features a spacious lounge that runs the length of the property, with doors leading out to the garden. A kitchen / breakfast room with utility room and a separate dining room, WC and under stairs storage complete the ground floor accommodation.

Upstairs, the master bedroom benefits from fitted wardrobes and an en suite shower facilities. Also the first floor is a family bathroom and 3 further good sized bedrooms.

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**Ground Floor**

Kitchen/breakfast	3.52m x 2.85m	11' 7" x 9' 4"
Lounge	6.02m x 3.39m	19' 9" x 11' 2"
Dining room	3.10m x 2.77m	10' 2" x 9' 1"
Utility room	2.07m x 1.58m	6' 10" x 5' 2"

**Second Floor**

Master bedroom	3.60m x 3.47m	11' 10" x 11' 5"
Bedroom 2 (max.)	3.56m x 2.95m	11' 8" x 9' 8"
Bedroom 3	3.00m x 2.47m	9' 10" x 8' 1"
Bedroom 4 (max.)	3.05m x 2.35m	10' 0" x 7' 9"

\*Plot specific windows.

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. 17692 August 2012

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The Draycott is a traditional detached 4 bedroom home, perfect for families.

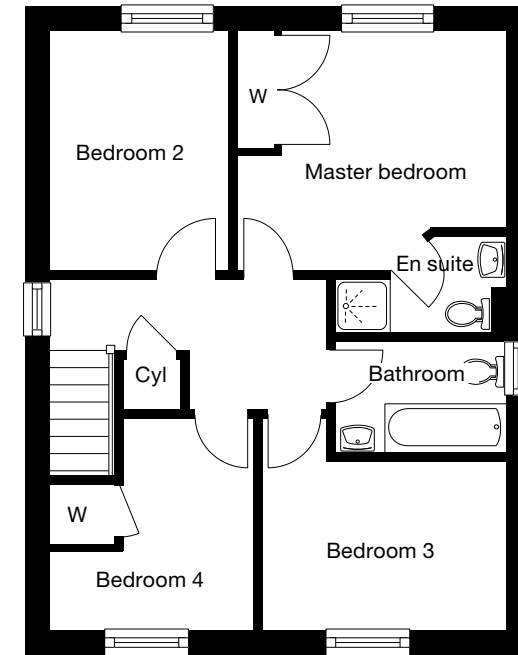
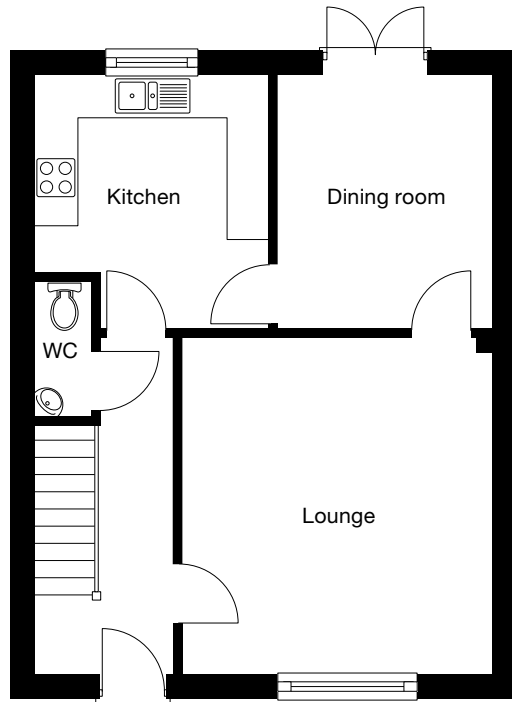
On the ground floor, there is a lounge, connecting to the separate dining room with double doors leading out to the garden. Completing the ground floor is a kitchen and downstairs toilet.

On the first floor, the master bedroom boasts an en suite shower room, with fitted wardrobes. There is also the family bathroom, as well as 3 other bedrooms, completing the home.

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**Ground Floor**

Lounge	4.73m x 4.39m	15' 6" x 14' 5"
Kitchen	3.54m x 3.30m	11' 8" x 10' 10"
Dining room	3.54m x 3.05m	11' 8" x 10' 0"

**Second Floor**

Master bedroom (max.)	3.77m x 3.41m	12' 5" x 11' 2"
Bedroom 2	3.41m x 2.57m	11' 2" x 8' 5"
Bedroom 3	3.42m x 2.38m	11' 3" x 7' 10"
Bedroom 4 (max.)	3.01m x 2.92m	9' 11" x 9' 7"

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The Huntington is a 4 bedroom family home, designed with family living in mind.

The spacious lounge is on the rear of the property, with double doors leading out to the garden, making it a great space for entertaining. A kitchen / dining room, with plenty of light thanks to a bay window, as well as a storage cupboard under the stairs and toilet completes the ground floor.

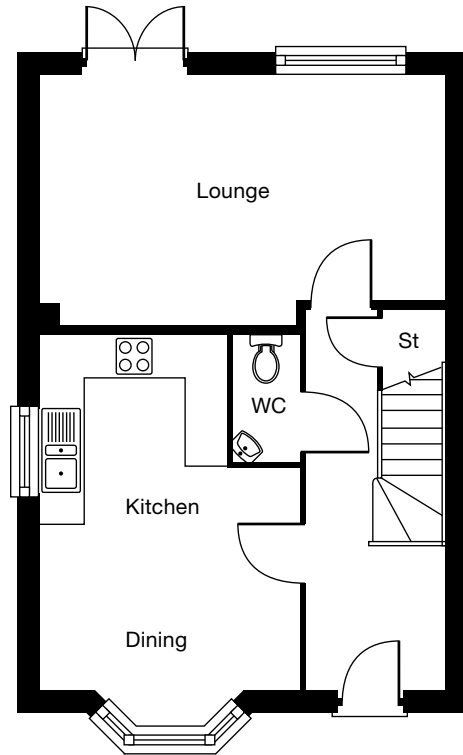
Upstairs, there is a master bedroom with fitted wardrobes and en suite shower facilities. Further storage, as well as a family bathroom and 3 further bedrooms can also be found on the first floor.

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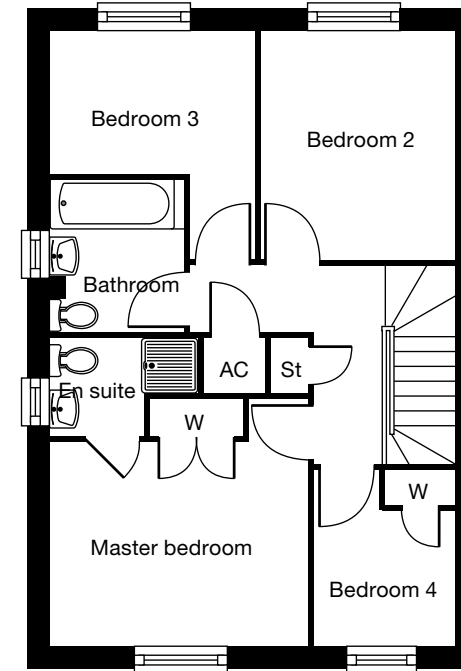
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**Ground Floor**

Lounge (max.)	5.64m x 3.47m	18' 6" x 11' 5"
Kitchen/dining room (max.)	4.93m x 3.64m	16' 2" x 11' 11" (not into bay)



**Second Floor**

Master bedroom	3.56m x 2.84m	11' 8" x 9' 4"
Bedroom 2	3.19m x 2.72m	10' 6" x 8' 11"
Bedroom 3	2.84m x 2.00m	9' 4" x 6' 7"
Bedroom 4 (max.)	2.43m x 2.00m	8' 0" x 6' 7"

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The Huntington Special is a fantastic 4 bedroom family home.

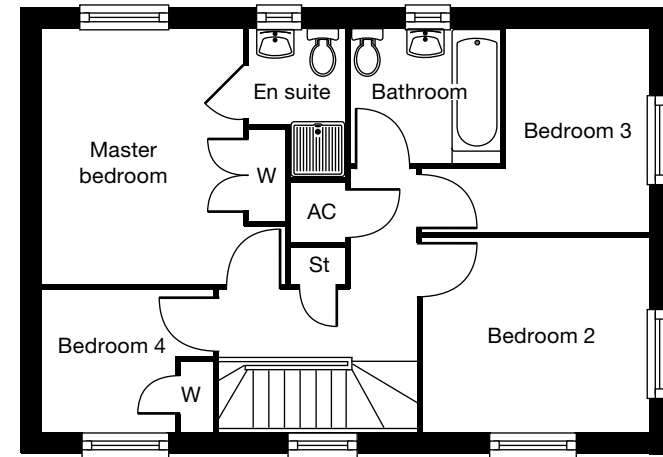
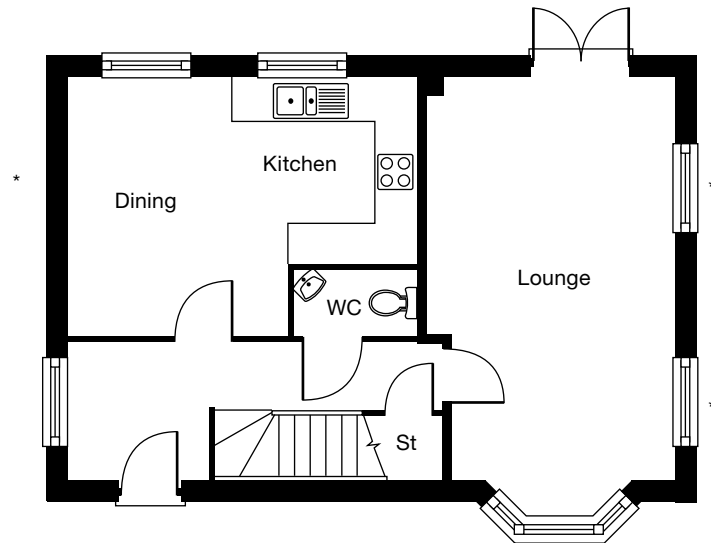
The spacious lounge running the length of the property boasts double doors leading to the garden. A separate open-plan kitchen/ dining room, as well as a downstairs cloakroom and WC add to the downstairs living space.

On the first floor, the master bedroom benefits from an en suite shower room, as well as fitted wardrobes. Completing the home are 3 further bedrooms and a family bathroom.

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**Ground Floor**

Lounge (max.)	5.64m x 3.47m	18' 6" x 11' 5" (not into bay)
Kitchen/dining room (max.)	4.93m x 3.64m	16' 2" x 11' 11"

**Second Floor**

Master bedroom	3.56m x 2.84m	11' 8" x 9' 4"
Bedroom 2	3.19m x 2.72m	10' 6" x 8' 11"
Bedroom 3	2.84m x 2.00m	6' 7" x 9' 4"
Bedroom 4 (max.)	2.43m x 2.00m	8' 0" x 6' 7"

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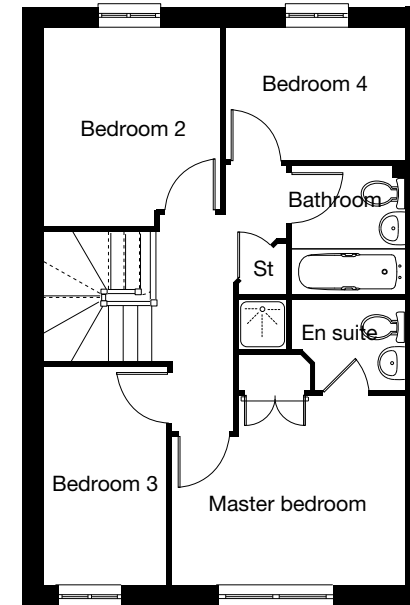
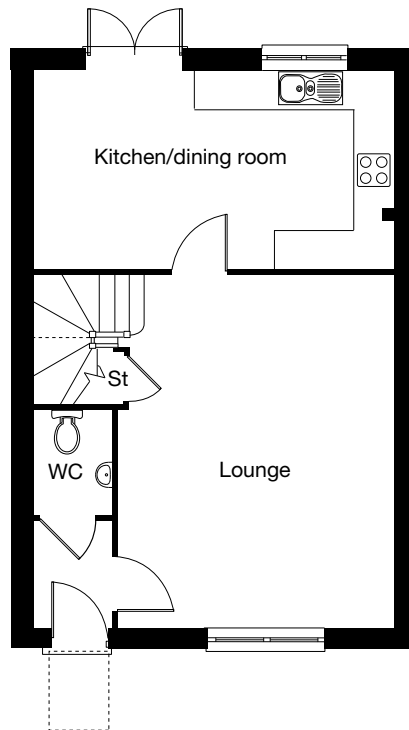
The Chillbury is a 4 bedroom family home.

On the ground floor, there is a good sized family lounge. The open plan kitchen / dining room leads out onto the garden, giving a great space for entertaining. An under stairs storage cupboard and toilet completes the ground floor.

Upstairs, the master bedroom has fitted wardrobes as well as en suite shower facilities. 3 further bedrooms and a family bathroom makes this the ideal family home.

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### Ground Floor

Lounge	5.30m x 4.15m	17' 5" x 13' 8"
Kitchen/dining room	5.43m x 3.02m	17' 10" x 9' 11"

### Second Floor

Master bedroom (max.)	3.50m x 2.84m	11' 6" x 9' 4"
Bedroom 2 (max.)	3.02m x 2.65m	9' 11" x 8' 9"
Bedroom 3	3.27m x 1.85m	10' 9" x 6' 1"
Bedroom 4 (max.)	2.70m x 2.00m	8' 11" x 6' 7"

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The Brooke II is a popular 3 bedroom family home with integral garage.

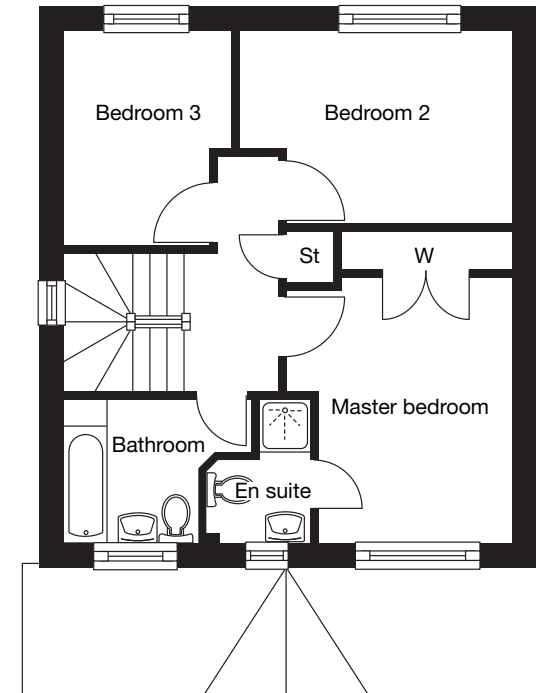
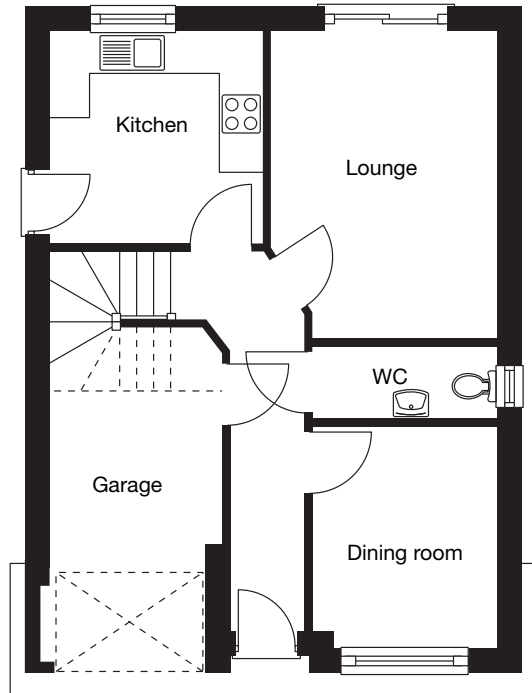
On the ground floor, there is a spacious lounge with patio doors to the garden. A separate dining room and kitchen complete the ground floor.

The first floor benefits from a spacious master bedroom complete with en suite shower facilities and fitted wardrobes. Two bedrooms and family bathroom can also be found on the first floor.

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**Ground Floor**

Lounge (max.)	4.32m x 3.18m	14' 2" x 10' 5"
Kitchen	3.00m x 3.00m	9' 10" x 9' 10"
Dining room	3.13m x 2.63m	10' 3" x 8' 8"

**Second Floor**

Master bedroom (max.)	4.39m x 3.17m	14' 5" x 10' 5"
Bedroom 2 (max.)	3.84m x 2.71m	12' 7" x 8' 11"
Bedroom 3 (max.)	3.00m x 2.41m	9' 10" x 7' 11"

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The Severn is a 3 bedroom family home.

On the ground floor, is a good sized lounge with feature staircase. The open plan kitchen / dining room leads out onto the garden, giving a great space for entertaining. An under stairs storage cupboard and toilet complete the ground floor.

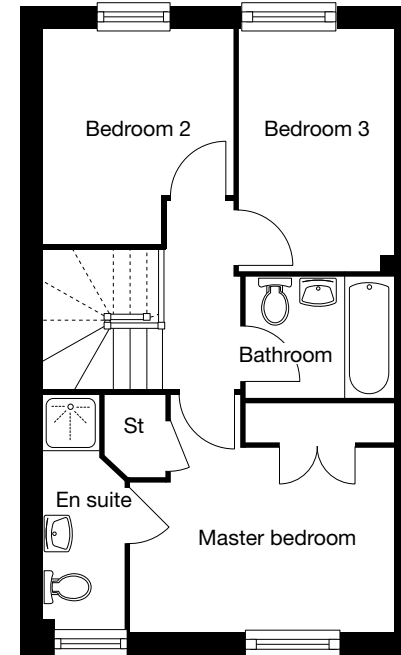
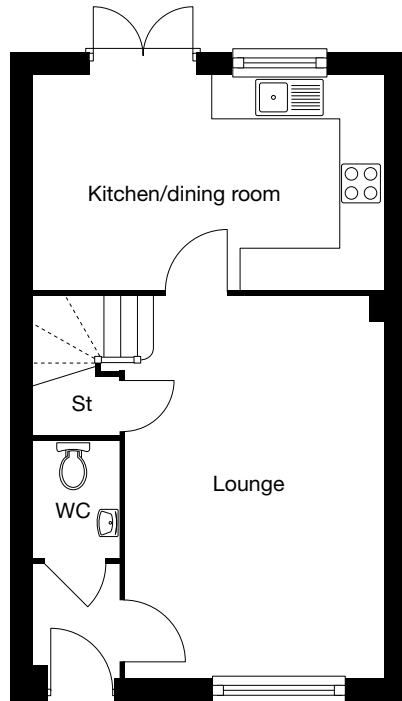
Upstairs, a master bedroom benefits a good-sized en suite, as well fitted wardrobes and a further storage area. Two further bedrooms and a family bathroom can also be found on the first floor.

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**Ground Floor**

Lounge	5.30m x 3.62m	17' 5" x 11' 11"
Kitchen/dining room	4.89m x 3.03m	16' 0" x 9' 11"

**Second Floor**

Master bedroom (max.)	3.69m x 3.27m	12' 1" x 10' 9"
Bedroom 2 (max.)	3.03m x 2.63m	9' 11" x 8' 8"
Bedroom 3	3.38m x 2.18m	11' 1" x 7' 2"

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The Croxton is a 3 bedroom home, perfect for young families and first time buyers.

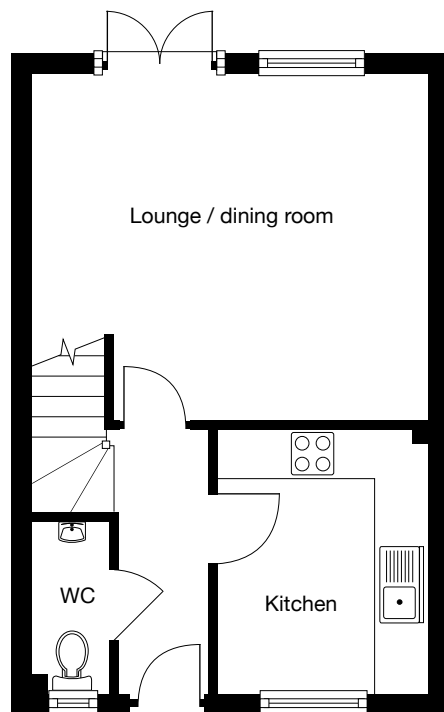
A lounge/dining area gives access through double doors to the rear garden, making it perfect for entertaining or keeping an eye on your children as they play in the garden. Also on the ground floor is a kitchen and downstairs toilet.

The master bedroom benefits from fitted wardrobes and en suite shower room, so you'll not have to wait for the bathroom in the morning. Completing the floor are two further bedrooms, a family bathroom and a storage cupboard.

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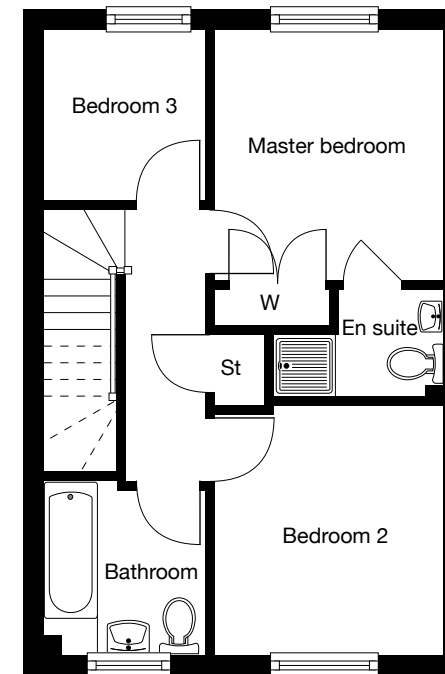
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**Ground Floor**

Lounge/dining room (max.)	4.89m x 4.23m	16' 1" x 13' 10"
Kitchen	2.65m x 3.29m	8' 8" x 10' 9"



**Second Floor**

Master bedroom (max.)	2.80m x 3.02m	9' 3" x 9' 11"
Bedroom 2	2.81m x 3.03m	9' 3" x 9' 11"
Bedroom 3	2.00m x 2.03m	6' 7" x 6' 8"

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The Barwell is a 3 bedroom home, designed with first time buyers and young families in mind.

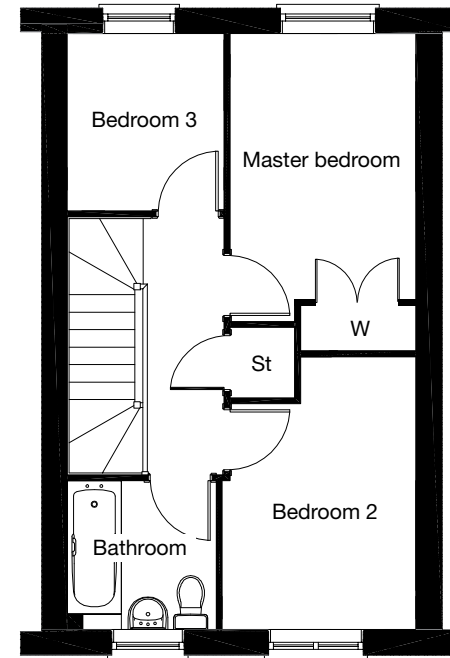
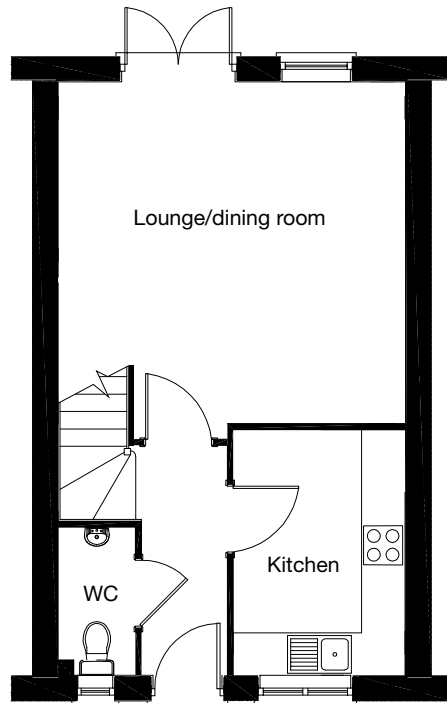
A lounge/dining area gives access through double doors to the rear garden, making it perfect for entertaining friends or family. Also on the ground floor is a kitchen and downstairs toilet.

The master bedroom benefits from fitted wardrobes to help keep things neat and tidy. Completing the floor are two further bedrooms, a family bathroom and a storage cupboard.

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**Ground Floor**

Lounge/dining room (max.)	4.44m x 4.37m	14' 7" x 14' 4"
Kitchen	3.15m x 2.20m	10' 4" x 7' 3"

**Second Floor**

Master bedroom (max.)	3.39m x 2.37m	11' 2" x 7' 9"
Bedroom 2 (max.)	3.48m x 2.47m	11' 5" x 8' 1"
Bedroom 3	2.26m x 2.00m	7' 5" x 6' 7"

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The Ashby is a 2 bedroom home, ideal for first time buyers and young couples alike.

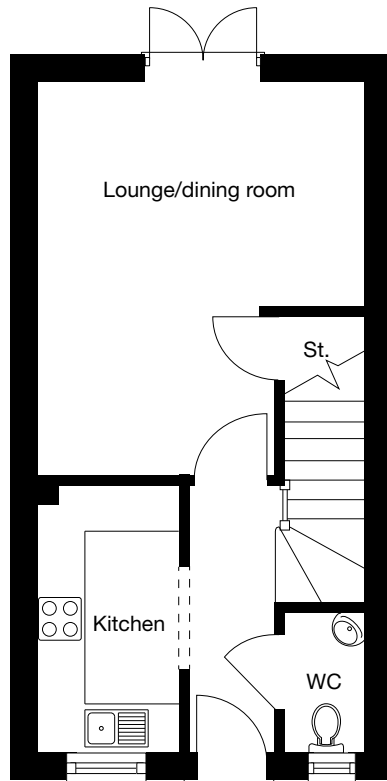
On the ground floor the lounge/dining area provides access to the garden through double doors, making it perfect for enjoying warmer days. A kitchen with feature archway, downstairs toilet and storage cupboard under the stairs complete the floor.

Upstairs are two bedrooms and a family bathroom. The master bedroom features fitted wardrobes and the second bedroom a storage cupboard, giving you room to keep things neat and tidy.

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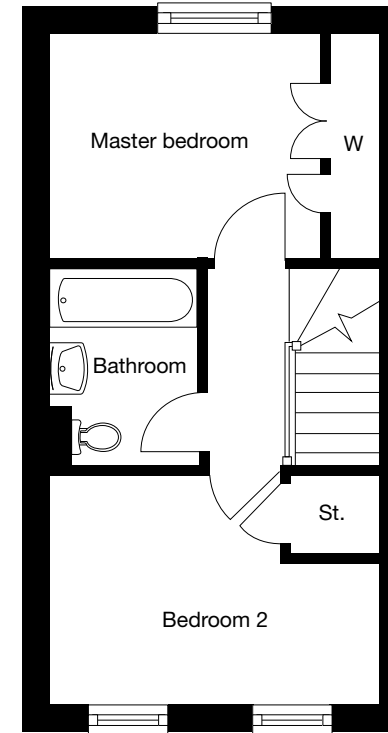
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**Ground Floor**

Lounge/dining room (max.)	4.50m x 3.69m	14' 9" x 12' 1"
Kitchen	3.02m x 1.62m	9' 11" x 5' 4"



**Second Floor**

Master bedroom	3.01m x 2.56m	9' 11" x 8' 5"
Bedroom 2 (max.)	3.69m x 2.64m	12' 1" x 8' 8"

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