



## IVETSEY FIELDS

Two, three and four-bedroom homes  
in the beautiful Staffordshire  
countryside





WELCOME TO

## IVETSEY FIELDS

An attractive collection of two,  
three and four-bedroom houses and bungalows  
in an idyllic rural location





## WHEATON ASTON

A charming and quintessential English village just within the Staffordshire border, located between the towns of Stafford, Wolverhampton and Telford. The village is a popular area for families and has a primary school rated 'good' by OFSTED.

The Shropshire Union Canal runs through the village, offering scenic pathways from which to enjoy the unspoilt countryside of the local area, whilst nearby Cannock Chase is a designated Area of Outstanding Natural Beauty.

There are a number of local amenities to add convenience to the rural lifestyle, including a post office, paper shop and general store, as well as local farms who sell produce directly to the public. Two local pubs and a café create a welcoming, community feel in the village.

Wheaton Aston is superbly well-connected for those wishing to commute to towns in Shropshire and Staffordshire, as well as further afield in the West Midlands with close proximity to the A5, M54 and A449.



## INCLUDED IN EACH HOME...

- NHBC 10-year Buildmark warranty
- Gas central heating
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops\*^
- Oven, hob, integrated dishwasher and fridge freezer^
- Contemporary white bathrooms
- Choice of wall and floor tiles\*^
- Sliding door wardrobes^
- Security alarm^
- Electric car charging point
- Turf laid to front garden
- Fibre ready (FTTP)

\* At relevant stage

^ As specified for individual house types - ask Sales Advisor for full details.

TENURE - All homes are freehold. A small service charge will be levied to cover maintenance of communal areas.

## THE HOMES

A collection of high-quality houses from two-bedroom bungalows to spacious four-bedroom family homes, each with a garden and parking spaces. Many homes also have garages.





# WHEATON ASTON



North



Key

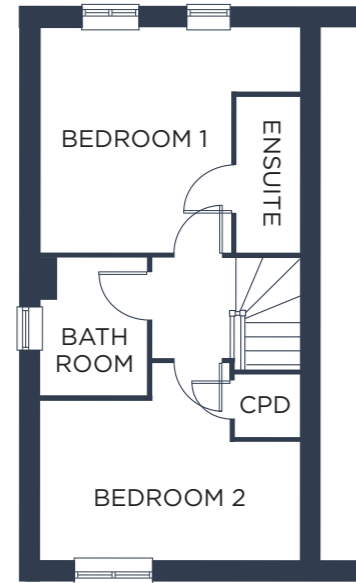
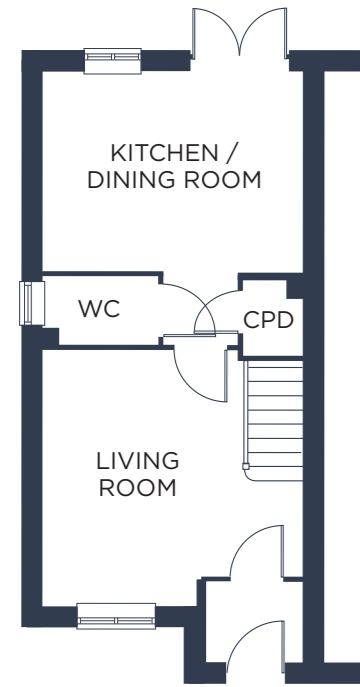
-  Stretton
-  Whittington
-  Drayton
-  Wheaton
-  Earlsdale
-  Grasmere
-  Affordable



LOCATION  
LOCATION  
LOCATION



# STRETTON



The Stretton is an appealing two bedroom semi-detached home with patio doors leading from the modern kitchen/dining room into the rear garden.

This pretty home includes a downstairs WC and a spacious master bedroom.

GROUND FLOOR

Living Room  
13'7 x 13'6 - 4128 x 4105

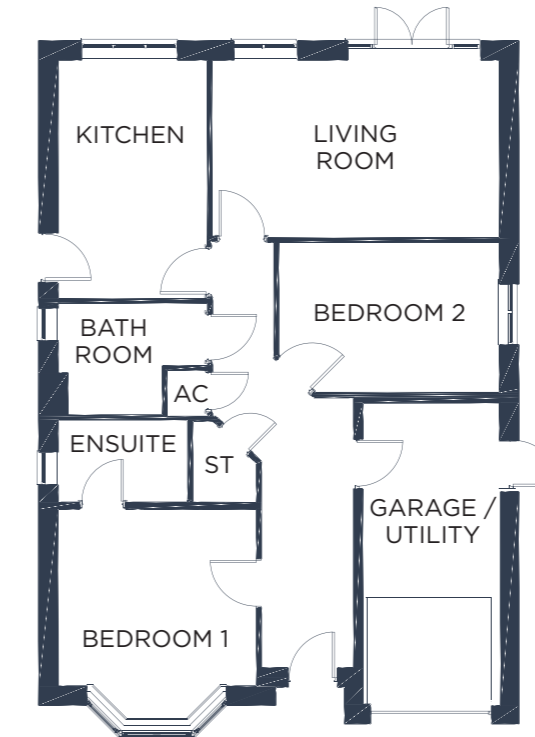
Kitchen/Dining Room  
13'7 x 10'6 - 4128 x 3200

FIRST FLOOR

Bedroom 1  
13'7 x 11'10 - 4128 x 3595

Bedroom 2  
13'7 x 8'4 - 4128 x 2550

# WHITTINGTON



The Whittington is a spacious and low maintenance two-bedroom bungalow with garage and utility area. The living room has double doors leading out into the garden.

Bedroom one benefits from an en-suite shower room.

GROUND FLOOR

Living Room  
17'7 x 10'10 - 5349 x 3295

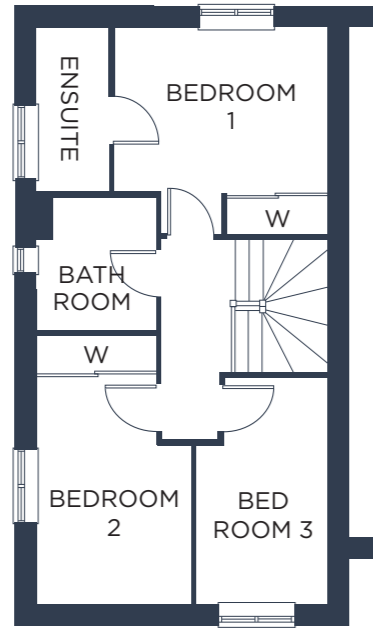
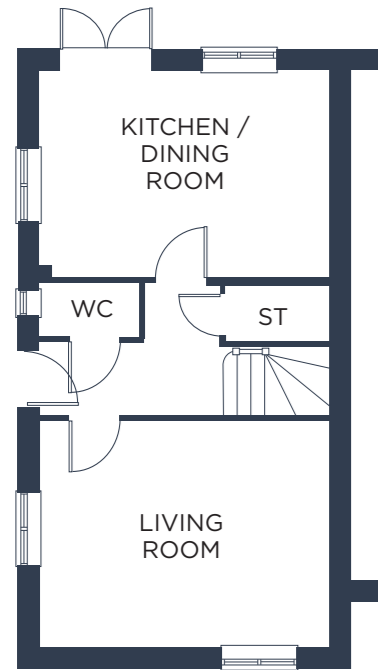
Kitchen  
14'5 x 9' - 4395 x 2750

GROUND FLOOR

Bedroom 1  
12'1 x 10'11 - 3678 x 3313

Bedroom 2  
13'3 x 9'2 - 4045 x 2780

# DRAYTON



The Drayton is an appealing semi-detached home with generously proportioned rooms including an open-plan kitchen/dining room with patio doors into the garden.

Upstairs there are three good-sized bedrooms including a practical en-suite to the master bedroom.

GROUND FLOOR

Living Room  
15'9 x 12'3 - 4803 x 3738

Kitchen/Dining Room  
15'9 x 11'3 - 4803 x 3425

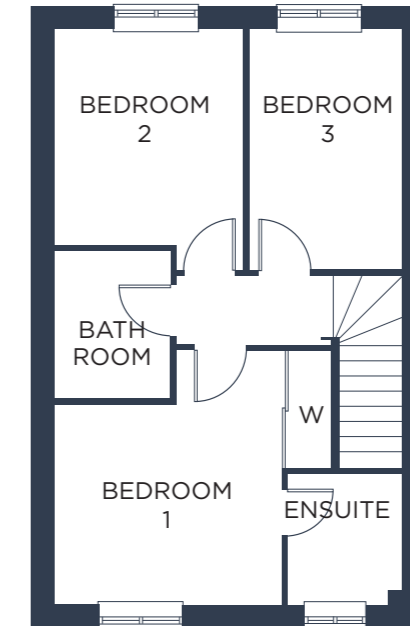
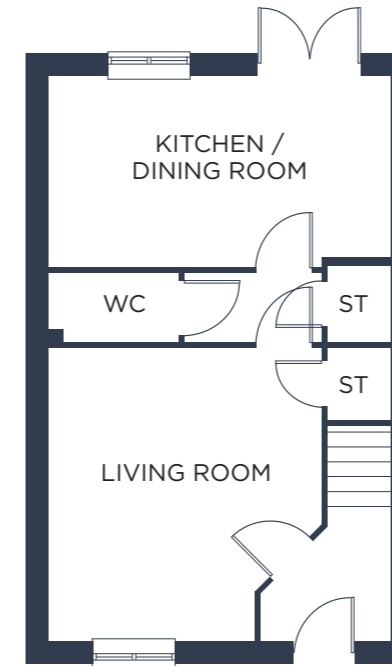
FIRST FLOOR

Bedroom 1  
11'7 x 11'3 - 3538 x 3425

Bedroom 2  
14'7 x 8'5 - 4440 x 2561

Bedroom 3  
12'3 x 7'1 - 3738 x 2161

# WHEATON



The Wheaton is an attractive three-bedroom detached home with a large living room and downstairs w/c. The open plan kitchen/dining room features double doors opening onto the rear garden.

The master bedroom includes an en-suite bathroom.

GROUND FLOOR

Living Room  
14'6 x 13'6 - 4425 x 4110

Kitchen/Dining Room  
17' x 9'1 - 5190 x 2765

FIRST FLOOR

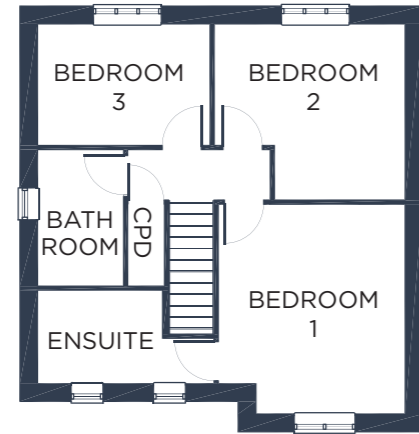
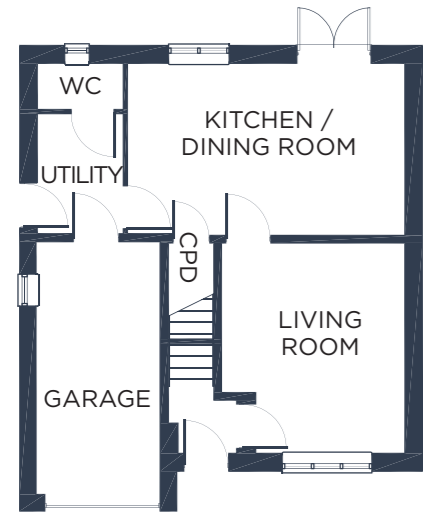
Bedroom 1  
12'4 x 11'1 - 3761 x 3368

Bedroom 2  
11'4 x 9'2 - 3449 x 2802

Bedroom 3  
11'4 x 7'5 - 3449 x 2268



# EARLSDALE



The Earlsdale is a spacious detached home including a large kitchen/dining room with patio doors to the garden. There is a generously-sized integral garage and separate utility space.

The Earlsdale has three well-proportioned bedrooms and the master has a luxurious en-suite.

GROUND FLOOR

Living Room  
13'8 x 11'11 - 4163 x 3638

Kitchen/Dining Room  
18'1 x 11'3 - 5498 x 3415

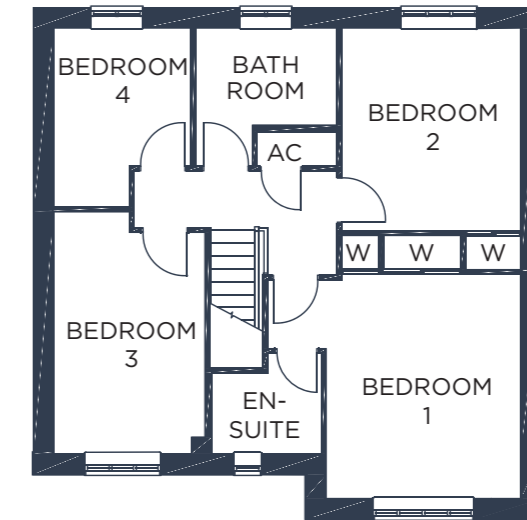
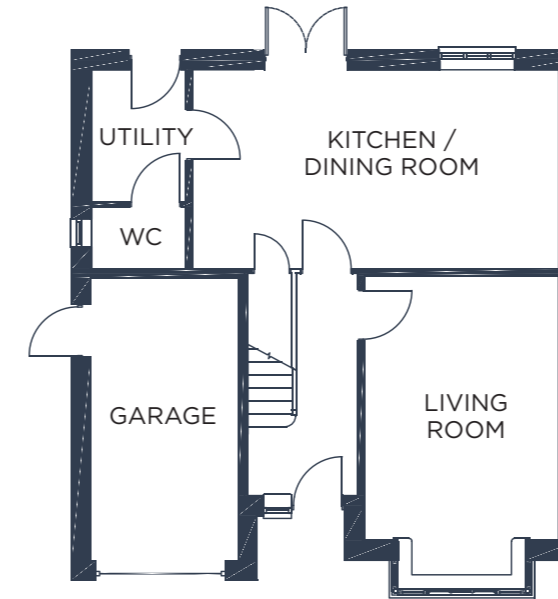
FIRST FLOOR

Bedroom 1  
13'6 x 12'2 - 4113 x 3707

Bedroom 2  
12'5 x 11'7 - 3535 x 3788

Bedroom 3  
11'2 x 8'1 - 3410 x 2455

# GRASMERE



The Grasmere is a well-proportioned four-bedroom home, benefiting from a spacious living room with an attractive bay window.

There is a large master bedroom with superb en-suite shower room and fitted wardrobes to bedrooms one and two.

GROUND FLOOR

Living Room  
15'2 x 11' - 4610 x 3340

Kitchen/Dining Room  
21'6 x 11'7 - 6560 x 3530

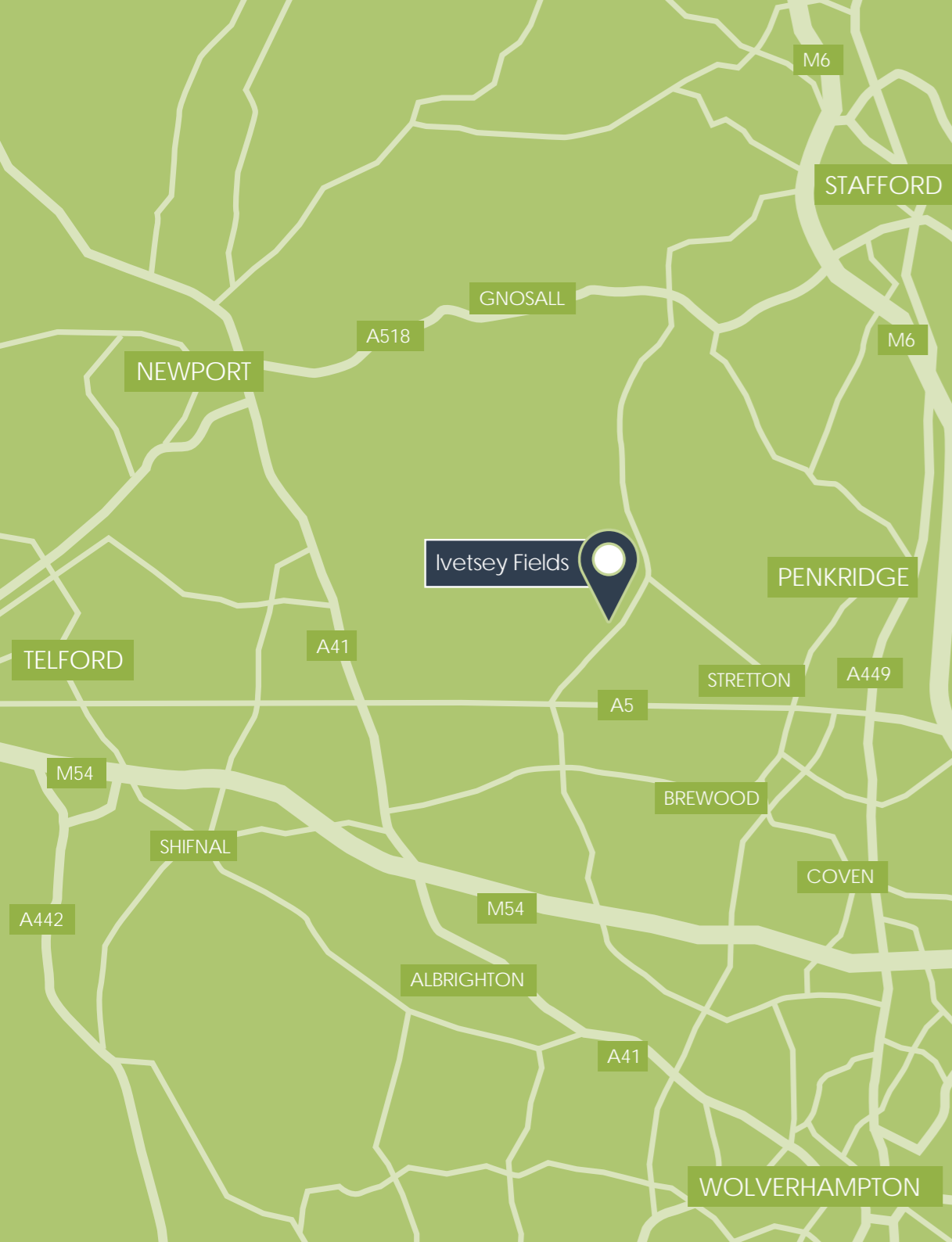
FIRST FLOOR

Bedroom 1  
12'11 x 10'1 - 3942 x 3065

Bedroom 2  
11'9 x 10'1 - 3588 x 3065

Bedroom 3  
14' x 9' - 4252 x 2735

Bedroom 4  
10'9 x 8'5 - 3282 x 2575



## WHO TO CONTACT

For all enquiries: 01743 761789

Website: [www.shropshire-homes.com](http://www.shropshire-homes.com)

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

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## WHERE TO GO

Ivetsey Fields

Ivetsey Road

Wheaton Aston

**ST19 9QN**

## SALES AND MARKETING SUITE OPENING TIMES

Thursday – Monday 10am-5pm

*(Closed Tuesdays & Wednesdays)*



## THE DEVELOPER

Shropshire Homes is an award-winning house-builder, which has 40 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 enables many first-time buyers to benefit from a 20% shared equity loan and purchase a new home with a 5% deposit. Please ask a Sales Advisor to find out about eligibility and qualifying properties.

\*subject to status, terms and conditions.

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