

MOSSEY GREEN

TELFORD

An exclusive collection of luxury 4 & 5 bedroom homes in Ketley Bank



mosseygreen.co.uk



MOSSEY GREEN



Phase 1 (Sold)



4 Bedroom

Lilac | Rosewood | Elderberry



5 Bedroom

Mulberry



Welcome to Mossey Green

Exclusively designed and lovingly built by Ling Homes

We're pleased to present the second and final phase of the Mossey Green development, consisting of four luxury homes.

The new homes on phase two of the development offer a great opportunity to live in a large, vibrant town in the beautiful rural county of Shropshire. Situated in Ketley Bank, with excellent transport links to the M54 motorway, Mossey Green is designed with contemporary living in mind. These exceptional new homes include spacious, open-plan kitchen areas with modern integrated appliances and a high-quality finish. Each home is finished with superior fixtures and fittings supplied from leading manufacturers.

8 miles from Ironbridge

15 miles from Shrewsbury

20 miles from Stafford

35 miles from Birmingham



01952 292 300

mosseygreen.co.uk





About Ling Homes

A family business established in 2011, Ling Homes is a local, trusted house builder based in Wordsley in the West Midlands region.

Equipped with over 30 years of experience in the construction industry, we pride ourselves on building homes to the highest specification as standard. Every home has been carefully designed to form as part of our commitment to building homes that are perfect for modern living.

Committed to local

As a family business, we continually work with local builders, trade contractors and sub-contractors to support both the local economy and the wider community. As a home-builder committed to Shropshire and the West Midlands, working with local tradespeople ensures that local businesses can develop by opening opportunities for growth and the creation of new jobs for local workers.

Backed by an ABC+ 10-year Structural Warranty

All of our homes are backed by an ABC+ 10-year Structural Warranty to offer complete peace of mind and protect your new home against any structural defects. The warranty is provided for a 10-year period and is in force from the date of the building control completion certificate. For more information, please contact a member of our team who will be happy to answer any questions you may have.



4 Bedroom

Lilac | Rosewood | Elderberry



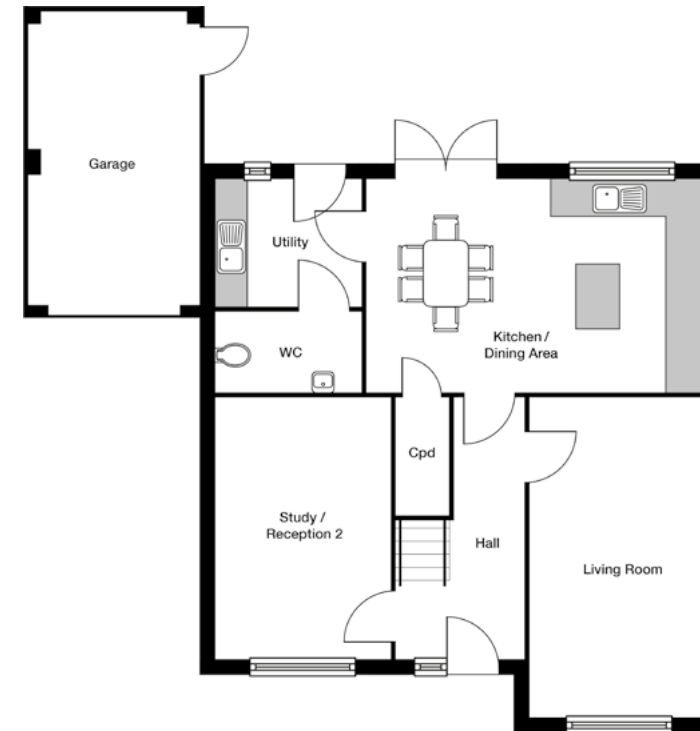
Key features:

-  Open-plan kitchen/dining area
-  Fitted wardrobes
-  Master bedroom with dressing room and en-suite
-  Single attached garage

A four-bedroom home with spacious living

The Lilac, Rosewood and Elderberry are detached four-bedroom homes with attention to detail. Enjoy spacious living with an open-plan kitchen and dining area, utility, living room, study area and WC on the ground floor. On the first floor, you'll find a master bedroom with en-suite and dressing room, alongside three further good-sized bedrooms and a modern family bathroom.

Please note:
All measurements are approximate



Ground Floor

Living Room

3.1m (10'2") x 5.5m (18'1")

Kitchen/Dining Area

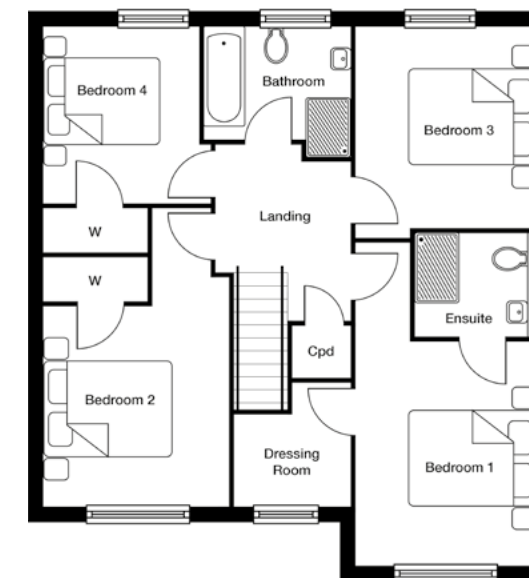
5.9m (19'4") x 3.6m (11'9")

Utility

2.5m (8'2") x 2.2m (7'3")

Study

3.0m (9'10") x 4.5m (14'9")



First Floor

Bedroom 1

3.1m (10'2") x 5.5m (18'1") *max.*

Bedroom 2

5.1m (16'9") *max.* x 3.1m (10'2")

Bedroom 3

3.1m (10'2") x 3.4m (11'1")

Bedroom 4

2.6m (8'6") x 3.6m (12'0")



01952 292 300

mosseygreen.co.uk



5 Bedroom

Mulberry



Key features:

-  Large open-plan kitchen, dining and living area
-  Spacious lounge
-  Large master bedroom with en-suite
-  Detached single garage

A luxurious five-bedroom family home

The Mulberry is a luxurious five-bedroom home with incredibly spacious design. Enjoy open-plan living with a large kitchen, dining and living area, utility, lounge, study and WC on the ground floor. On the first floor, you'll find a large master bedroom with en-suite, alongside four further good-sized bedrooms and a modern family bathroom.

Please note:
All measurements are approximate

Ground Floor

Lounge

4.8m (15'9") x 4.0m (13'1")

Kitchen/Dining Area

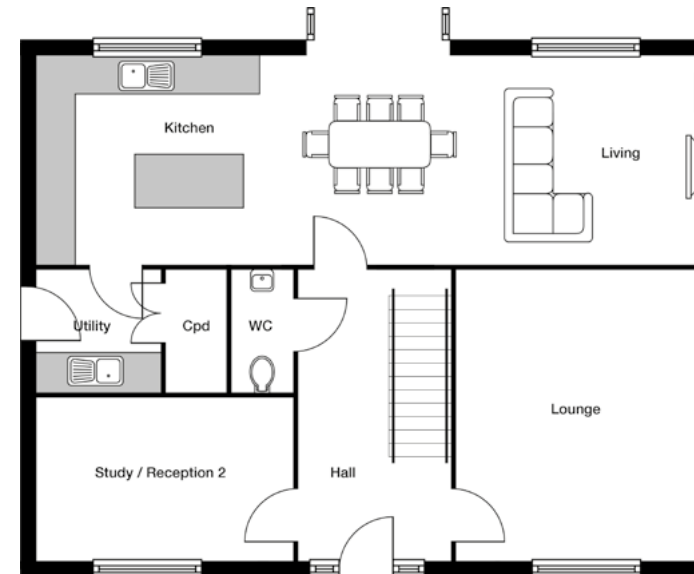
10.9m (35'9") x 3.4m (11'2")

Utility

2.0m (6'6") x 1.9m (6'3")

Study

4.3m (14'1") x 2.8m (9'2")



First Floor

Bedroom 1

4.3m (14'1") x 3.9m (12'10")

Bedroom 2

4.0m (13'1") x 2.8m (9'2")

Bedroom 3

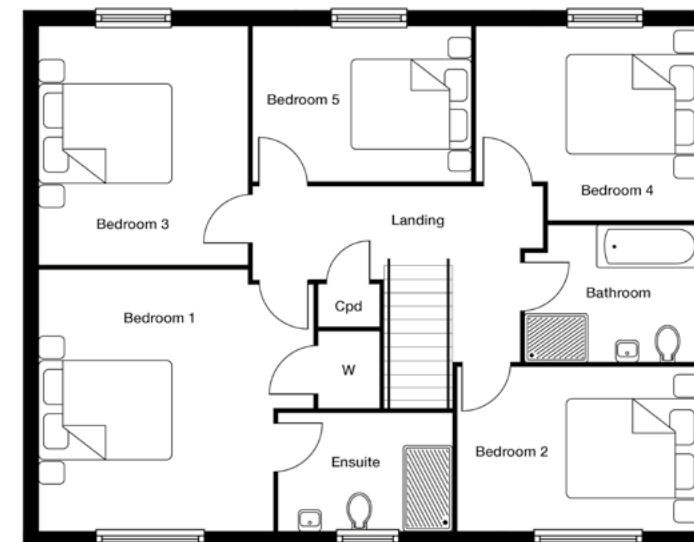
4.0m (13'1") x 3.5m (11'6")

Bedroom 4

3.7m (12'2") x 3.2m (10'6")

Bedroom 5

3.6m (12'0") x 2.5m (8'2")



01952 292 300

mosseygreen.co.uk



Specification

Kitchen	4 bedroom	5 bedroom
High quality kitchen units*, with quartz worktop and upstands*	✓	✓
Stainless steel undermount sink with mixer tap* to kitchen	✓	✓
Choice of stainless or glass splashback* to hob area	✓	✓
Integrated stainless steel double oven, microwave, and induction hob	✓	✓
Cooker hood	✓	✓
Integrated dishwasher	✓	✓
Integrated fridge/freezer	✓	✓
Slimline wine cooler		✓
Freestanding washer/dryer		✓
Plumbing for washer and dryer in utility room	✓	
Kitchen (Upgrades+)	4 bedroom	5 bedroom
Ceramic floor and/or wall tiles	✓	✓
Bathrooms & En-Suite	4 bedroom	5 bedroom
Hansgrohe chrome taps and showers	✓	✓
Porcelanosa tiling* to shower cubicle, half height tiling panel* to basin wall in bathroom and en-suite	✓	✓
Half height tiling* basin wall in cloakroom	✓	✓
Chrome towel warmer in bathroom, en-suite and WC	✓	✓
Bathrooms & En-Suite (Upgrades+)	4 bedroom	5 bedroom
Further tiling to walls e.g. full bath wall	✓	✓
Ceramic floor tiles	✓	✓
Internal	4 bedroom	5 bedroom
Bathrooms and cloakroom decorated white	✓	✓
All remaining rooms swansdown*	✓	✓
All other internal woodwork finished in white satinwood	✓	✓
Ceilings decorated in white	✓	✓

* Choices available dependent on build stage at reservation
+ Quotes available on request

Internal (Upgrades+)	4 bedroom	5 bedroom
Carpets	✓	✓
Electrical	4 bedroom	5 bedroom
Dusk till dawn light to the front and PIR to rear	✓	✓
Downlights to kitchen, bathroom, en-suite and hallway	✓	✓
Pendant light fittings to remaining rooms	✓	✓
Chrome/satin* electrical sockets in kitchen	✓	✓
Alarm fitted as standard	✓	✓
External power point to garden	✓	✓
Electrical (Upgrades+)	4 bedroom	5 bedroom
Chrome/satin sockets and switches to remaining rooms	✓	✓
Energy	4 bedroom	5 bedroom
Worcester Bosch gas central heating	✓	✓
'Nest learning thermostat' for remote controlled gas central heating and water	✓	✓
Doors & Windows	4 bedroom	5 bedroom
Vertical panel doors with chrome/satin* handles	✓	✓
Composite front door with 5-point locking system and chrome furniture	✓	✓
uPVC double-glazed windows with chrome handles and window locks	✓	✓
External	4 bedroom	5 bedroom
Turfed front garden with paved pathway to front door	✓	✓
External garden tap	✓	✓
Boundary fencing	✓	✓
Turfed rear garden with paved patio area	✓	✓
Guarantees	4 bedroom	5 bedroom
10 year structural warranty	✓	✓

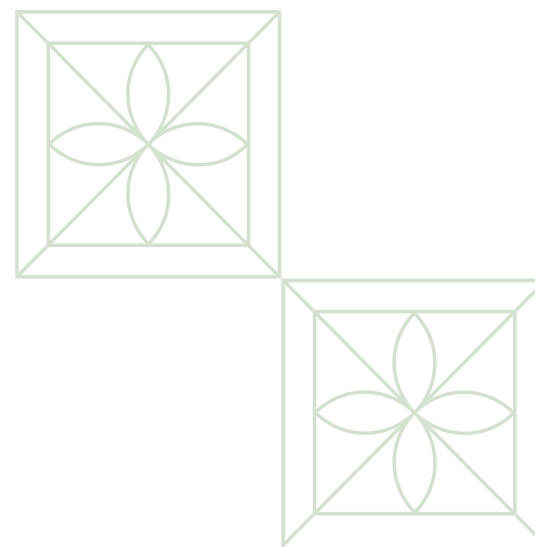




Welcome to Telford

A vibrant place to call home

Named after established civil engineer, Thomas Telford, Telford is the largest town in the county of Shropshire. With its convenient location, fantastic transport links and a vast number of local amenities, there's always something to see and do in and around Telford.



Local Schools

Mossey Green is positioned close to several top-rated schools. Newdale Primary School, rated 'Outstanding' by Ofsted, and Wombridge Primary School, rated 'Good', are both within close proximity to the development. Thomas Telford, a school catering for students from the age of 11 through to 18, is also rated 'Outstanding' and is less than three miles from the Mossey Green development.

Shopping, Dining & Entertainment

Less than three miles away from the development, you'll find the largest shopping centre in Shropshire, The Telford Centre. The nearby Telford Forge Shopping Park also offers a variety of major shops and supermarkets to explore. Southwater, a contemporary dining, leisure and entertainment complex, is also just a short ten-minute drive away. Here, you can unwind watching one of the latest films at one of the nearby major cinemas, spend a few hours on the ice at Telford Ice Rink or experience fun for all the family at Tenpin Bowling.

Local Area

With its convenient central location and rural outskirts, Telford is a great destination to explore the great outdoors. Just a short 20-minute drive away, you'll find a great county landmark, The Wrekin. Here, you can take the time to enjoy fantastic panoramic views of Shropshire. Other local walks include the Lawley. Six miles away, you'll come across the village of Ironbridge, the birthplace of the Industrial Revolution. With many independent cafes and family activities on offer, Ironbridge is a unique day out for all.

Transport Links

The M6 links Telford to Wolverhampton and the West Midlands. Telford Central station provides regular railway services to Shrewsbury, Wolverhampton, Birmingham, Cardiff and London Euston.



01952 292 300

mosseygreen.co.uk



Brought to you by Nock Deighton New Homes

Our homes are sold exclusively by Nock Deighton New Homes - the specialist division of Nock Deighton that is committed to helping buyers find their dream new home.

Their talented team of estate agents will support you in your house search right from initial enquiry through to finally collecting keys and moving in. Offering support with all the legal processes and paperwork that comes with buying a new home, Nock Deighton can also help you find a suitable Independent Financial Advisors (IFA).

Once you purchase your new home, Nock Deighton remains close at hand to answer any further questions or concerns you may have about the development and moving in process.



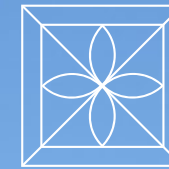
Representative:
Glyn McKenna

Nock Deighton Telford Office:
7 Pearson Road, Central Park, Telford TF2 9TX

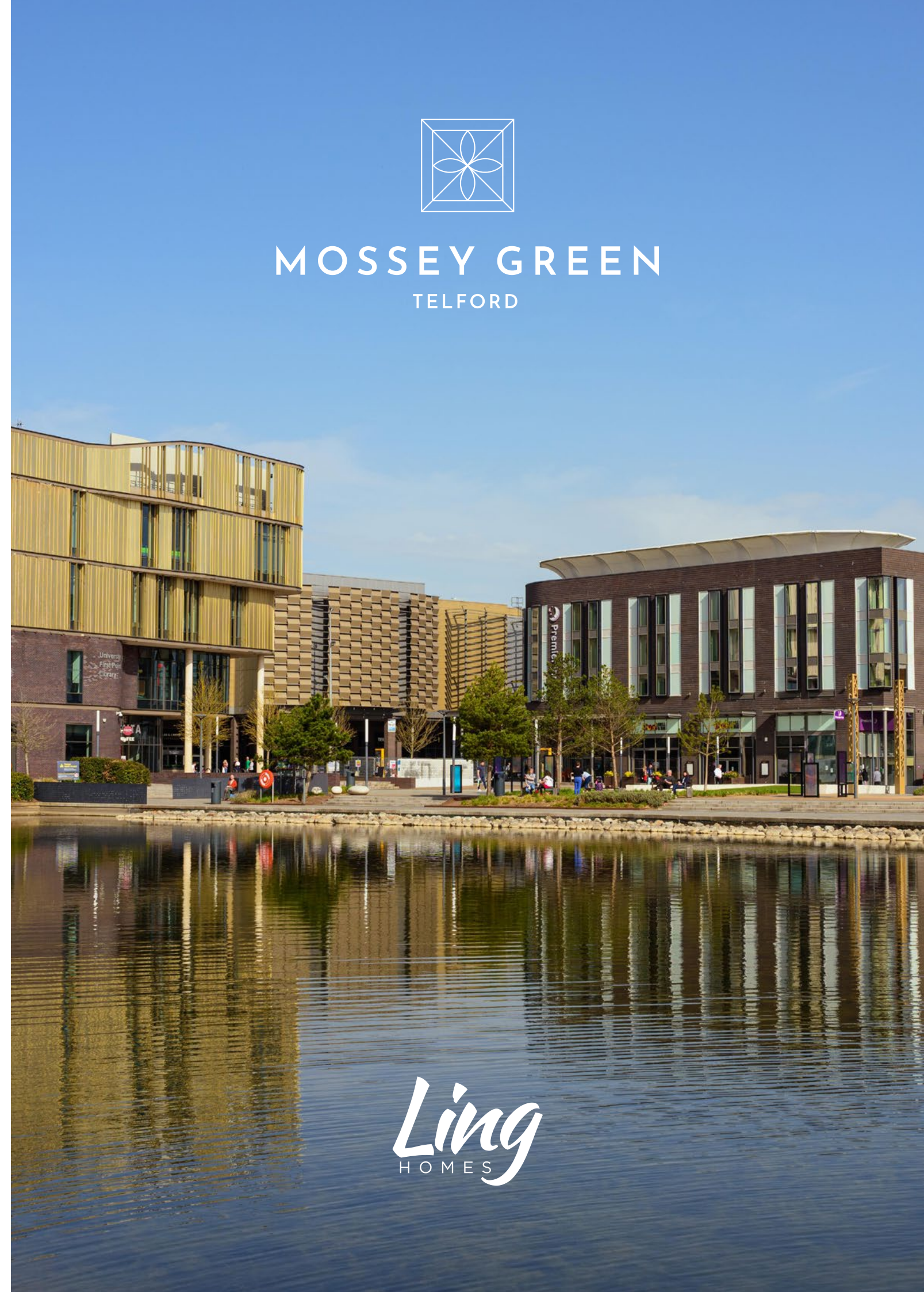
Contact:
t: 01952 292 300 | e: telford@nockdeighton.co.uk



01952 292 300



MOSSEY GREEN
TELFORD



Ling
HOMES



Call our Selling Agents

01952 292 300

Sold Exclusively By

New
Homes

Nock
Deighton
SINCE 1831