



A place to call home

# Pool View Randlay



The new way to **rent** your Nuplace in Telford

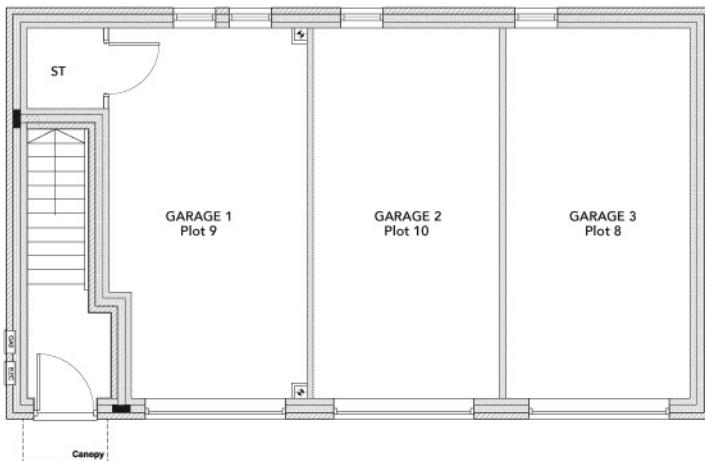


## Plot 9\*

Total Area = 61.7m<sup>2</sup>

\*with garage

## Ground Floor



## First Floor

### Kitchen

2.5m x 2.45m

### Living/Dining

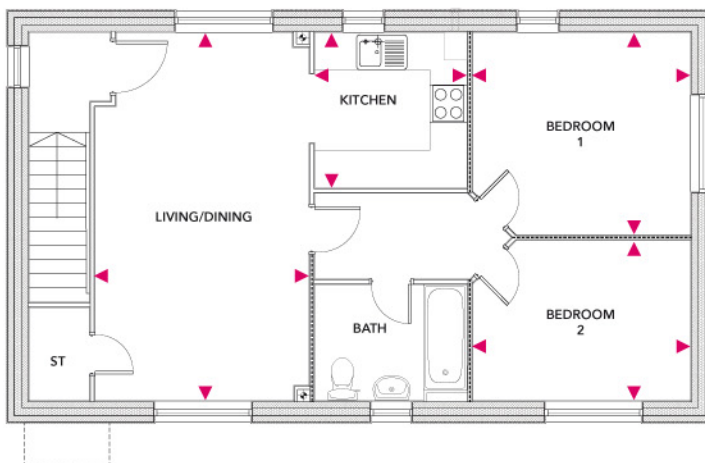
5.94m x 3.45m

### Bedroom 1

3.51m x 3.26m

### Bedroom 2

3.51m x 2.58m



**Plot 10\***

**Total Area = 64.8m<sup>2</sup>**

\*with garage

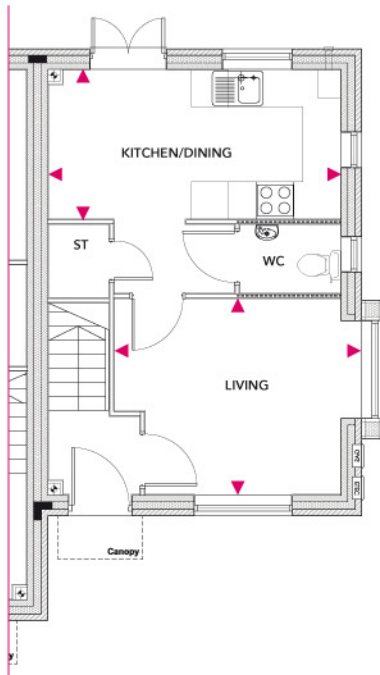
## Ground Floor

**Kitchen/Dining**

4.7m x 2.4m

**Living**

3.98m x 3.17m



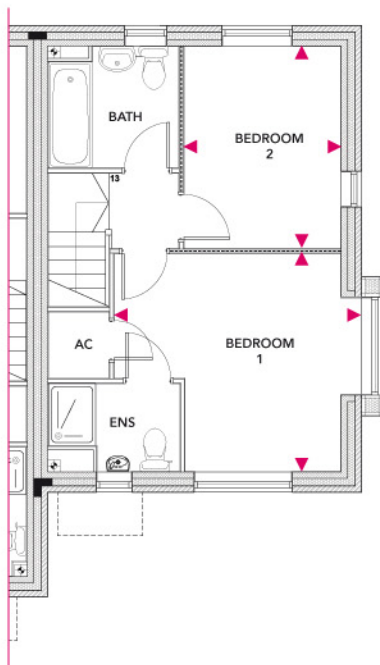
## First Floor

**Bedroom 1**

3.98m x 3.51m

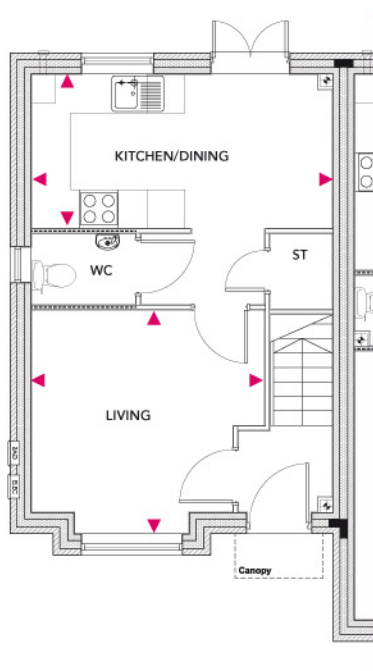
**Bedroom 2**

3.25m x 2.52m



Plots 4, 6, 12, 13, 14, 15, 24

Total Area = 64.8m<sup>2</sup>



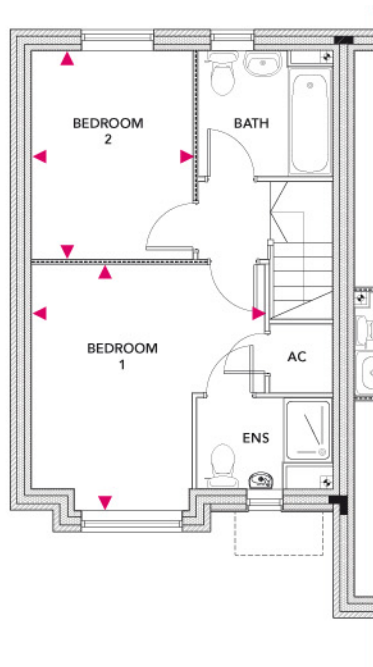
## Ground Floor

**Kitchen/Dining**

4.7m x 2.4m

**Living**

3.64m x 3.49m



## First Floor

**Bedroom 1**

3.84m x 3.64m

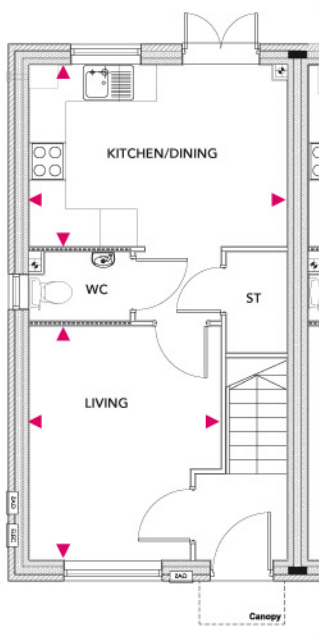
**Bedroom 2**

3.25m x 2.52m



**Plots 26, 27, 28, 29**

**Total Area = 65.2m<sup>2</sup>**



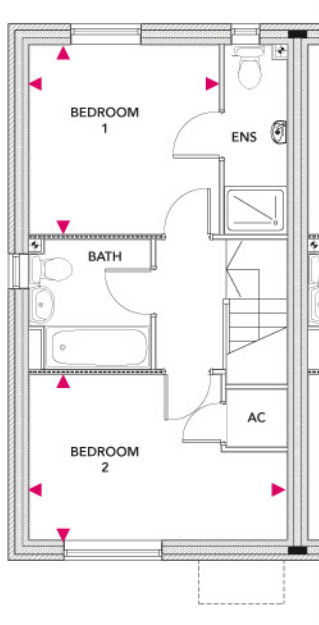
## Ground Floor

**Kitchen/Dining**

4.14m x 2.91m

**Living**

3.76m x 3.08m



## First Floor

**Bedroom 1**

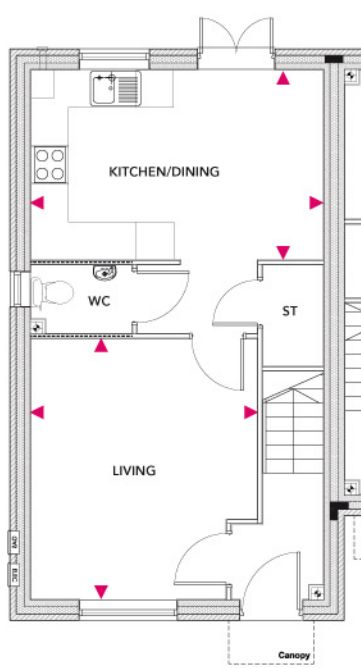
3.05m x 3.04m

**Bedroom 2**

4.14m x 2.65m

## Plot 11

Total Area = 79.6m<sup>2</sup>



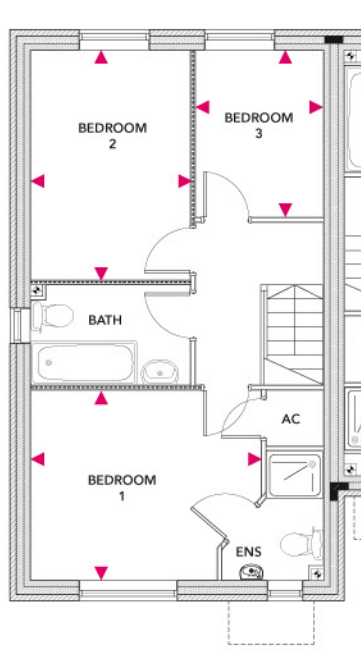
## Ground Floor

### Kitchen/Dining

4.7m x 3.05m

### Living

4.19m x 3.64m



## First Floor

### Bedroom 1

3.7m x 3.05m

### Bedroom 2

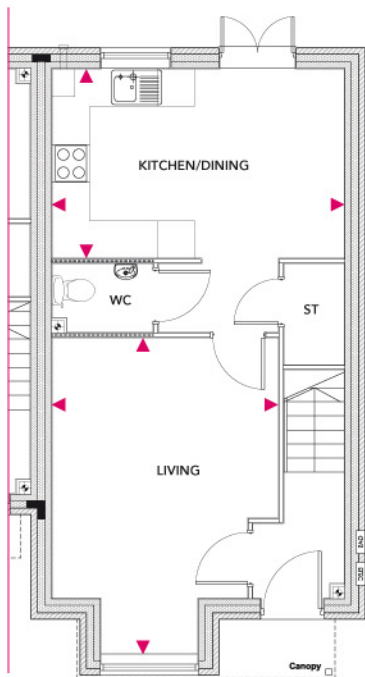
3.68m x 2.56m

### Bedroom 3

2.68m x 2.05m

**Plots 3, 5, 23**

**Total Area = 79.6m<sup>2</sup>**



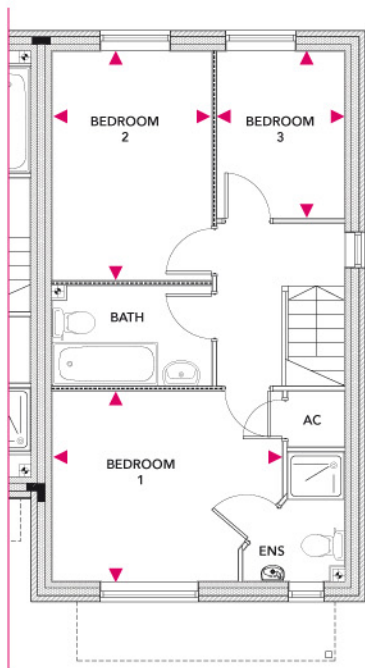
## Ground Floor

**Kitchen/Dining**

4.7m x 3.05m

**Living**

5.09m x 3.64m



## First Floor

**Bedroom 1**

3.7m x 3.05m

**Bedroom 2**

3.68m x 2.56m

**Bedroom 3**

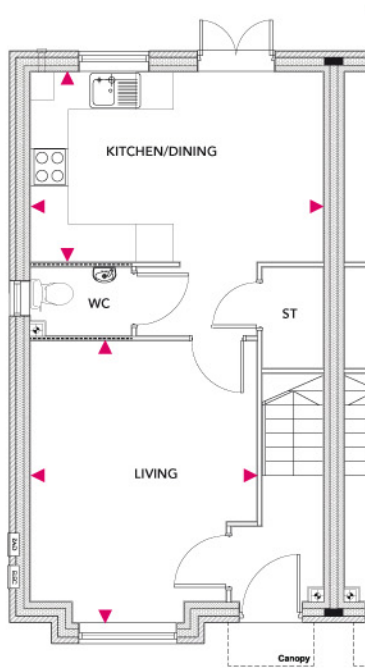
2.68m x 2.05m



Plots 7, 8\*, 21, 22

Total Area = 79.6m<sup>2</sup>

\*with garage



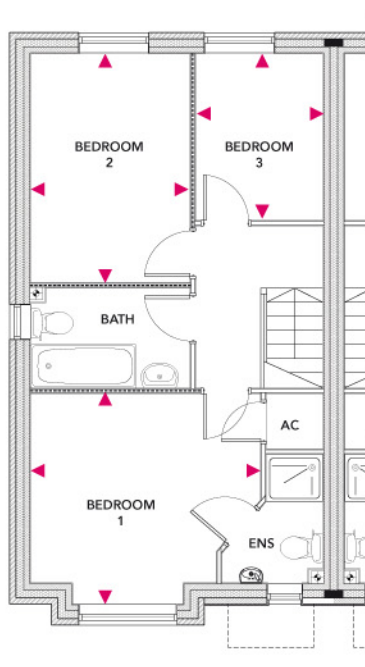
## Ground Floor

**Kitchen/Dining**

4.7m x 3.05m

**Living**

4.53m x 3.64m



## First Floor

**Bedroom 1**

3.7m x 3.39m

**Bedroom 2**

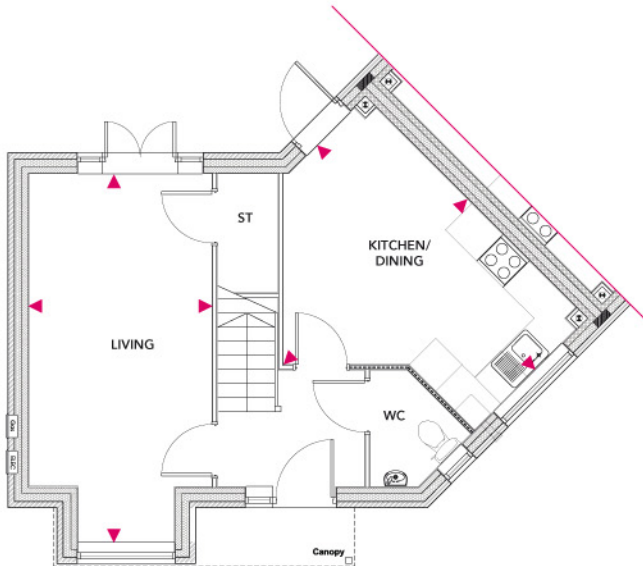
3.68m x 2.56m

**Bedroom 3**

2.68m x 2.05m

**Plots 1, 2, 16, 17, 19, 20, 30, 31**

**Total Area = 81.9m<sup>2</sup>**



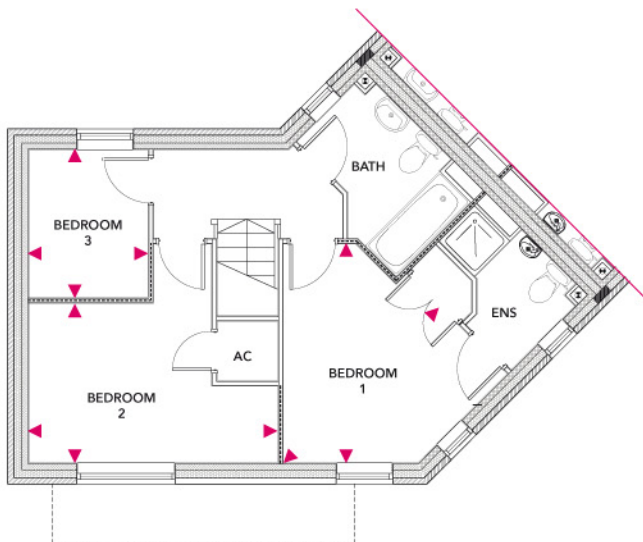
## Ground Floor

**Kitchen/Dining**

5.04m x 3.98m

**Living**

5.94m x 2.94m



## First Floor

**Bedroom 1**

3.52m x 2.17m

**Bedroom 2**

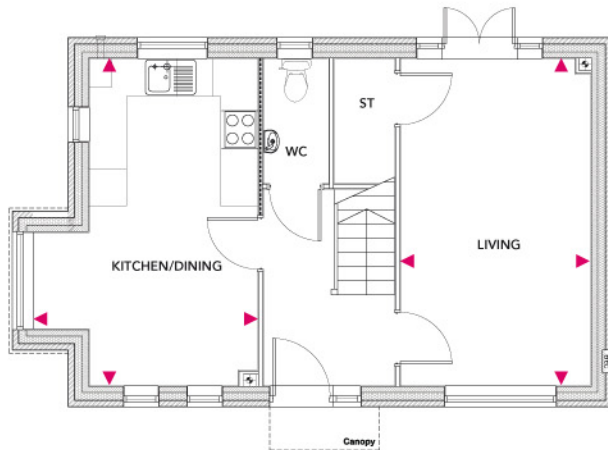
4m x 2.57m

**Bedroom 3**

2.37m x 1.92m

## Plot 25

Total Area = 84.8m<sup>2</sup>



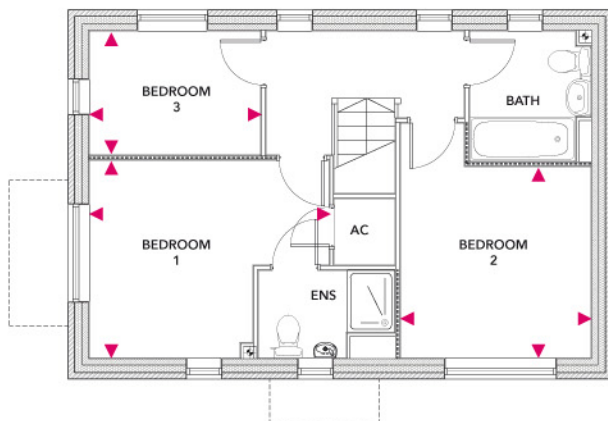
## Ground Floor

### Kitchen/Dining

5.26m x 3.6m

### Living

5.26m x 3.06m



## First Floor

### Bedroom 1

3.86m x 3.17m

### Bedroom 2

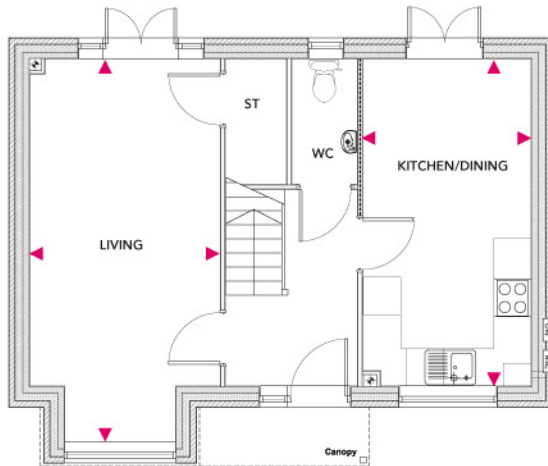
3.06m x 3.08m

### Bedroom 3

2.76m x 2m

## Plot 18

Total Area = 84.8m<sup>2</sup>



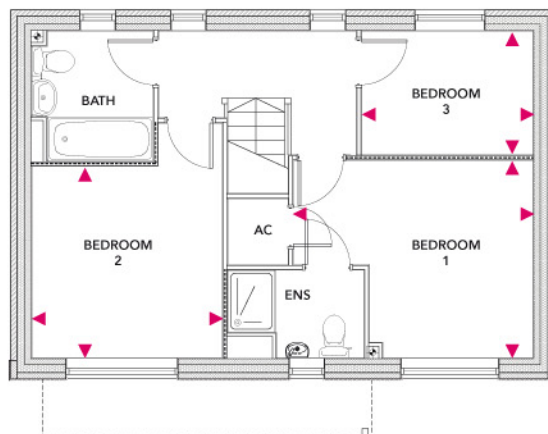
## Ground Floor

### Kitchen/Dining

5.26m x 2.7m

### Living

6.16m x 3.06m



## First Floor

### Bedroom 1

3.86m x 3.17m

### Bedroom 2

3.06m x 3.08m

### Bedroom 3

2.76m x 2m

## Pool View, Randlay, TF3 2LZ

A development of 31 properties comprising of 2 and 3 bedroom homes.

Located on the edge of Telford Town Park, Pool View is the ideal setting for families, couples and young professionals alike. It's within walking distance to Telford Shopping Centre and Southwater, mixing the best of urban and rural living.

### Education

Nursery, Infant & Primary Schools		Distance
Randlay Primary School & Nursery		0.3 miles (Catchment area)
Secondary & Higher Education		
Telford Park School		0.9 mile (Catchment area)
Thomas Telford School		1.3 miles
Telford College of Arts & Technology		4.5 miles
Further Education		
University of Wolverhampton, Telford Campus		0.6 miles
To find out what other educational establishments are also in this area visit <a href="http://www.telford.gov.uk/admissions">www.telford.gov.uk/admissions</a>		

### Transport

Bus stop	Bus service	Route
Randlay Avenue (approx. 200 yards)	3	Town Centre, Hollinswood, Randlay, Brookside.
Stirchley Avenue (approx. 200 yards)	4	Madeley, Woodside, Stirchley, Randlay, Town Centre, Oakengates, Wellington, PRH & Leegomery.
Stirchley Avenue (approx. 200 yards)	96	Town Centre, Stirchley, Madeley, Ironbridge, Atcham & Shrewsbury
Telford Town Centre, Bus Station, Northfield Street		Central Bus Station - 0.8 miles
For more information about local bus services visit <a href="http://www.arriva.co.uk">www.arriva.co.uk</a>		
Train Service		Distance
Telford Central		1.4 miles
For information about local train routes visit <a href="http://www.nationalrail.co.uk">www.nationalrail.co.uk</a>		
Motorway Links		Distance
M54 Junction 4		1.4 miles



Local Amenities	Distance
Randlay Community Centre	0.2 miles
First Point (Southwater)	0.7 miles
Southwater Library	0.7 miles
Nearest Aspirations Centre is Stirchley Recreation Centre	1.1 miles
Asda Telford Superstore	1.1 miles
The Co-operative Food	1.7 miles
Rowlands Pharmacy	1.7 miles
Local Attractions	Distance
Telford International Centre	0.6 miles
Cineworld	0.7 miles
Telford Ice Rink	0.7 miles
Telford Town Park	0.7 miles
Wonderland (Telford Town Park)	0.7 miles
Southwater	0.7 miles
Telford Shopping Centre	0.8 miles
Oakengates Theatre	2.4 miles
Horsehay Village Golf Centre	3.9 miles
Telford Ski Slope	4.1 miles
Ironbridge World Heritage Site	5 miles
The Shropshire Golf Centre	6.7 miles
Business Parks	Distance
Stafford Park	1.5 miles
Telford 54	2 miles
Healthcare	Distance
Doctors	
Holliwell Practice	0.6 miles
Stirchley Medical Practice	1.1 miles
Dentist	
Dawley Dental Practice	1.6 miles
Dawley Dental Clinic	2.1 miles
Hospital	
Telford Princess Royal Hospital	5.1 miles
NHS Walk-in Centre is located in Telford Shopping Centre	1 mile

**Pool View, Randlay - Reserve your plot today!**

Plot No.	House Name	Rent (per calendar month)
9*	<b>Lynton</b> 2 bed (apartment)	£540
10*	<b>Kenton A</b> 2 bed	£605
4, 6, 12, 13, 14, 15, 24	<b>Kenton B</b> 2 bed	£605
26, 27, 28, 29	<b>Dartington</b> 2 bed	£605
11	<b>Abbey Wood A</b> 3 bed	£685
3, 5, 23	<b>Abbey Wood B</b> 3 bed	£685
7, 8*, 21, 22	<b>Abbey Wood C</b> 3 bed	£685
1, 2, 16, 17, 19, 20, 30, 31	<b>Dalwood</b> 3 bed	£710
25	<b>Astwood A</b> 3 bed	£740
18	<b>Astwood B</b> 3 bed	£740

*\*Plots include a garage.*

*Plots 1-11 due for release in Spring 2016*

*Plots 12-31 due for release in Summer 2016*

**Holding fee** - To make sure you don't miss out on a Nuplace home, you can reserve your plot now for £200.

**Deposit** - Six weeks rent plus one month's rent is required prior to the handover of keys.

*Rental prices correct as of September 2015.*