



A place to call home

# Coppice Court Snedshill



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

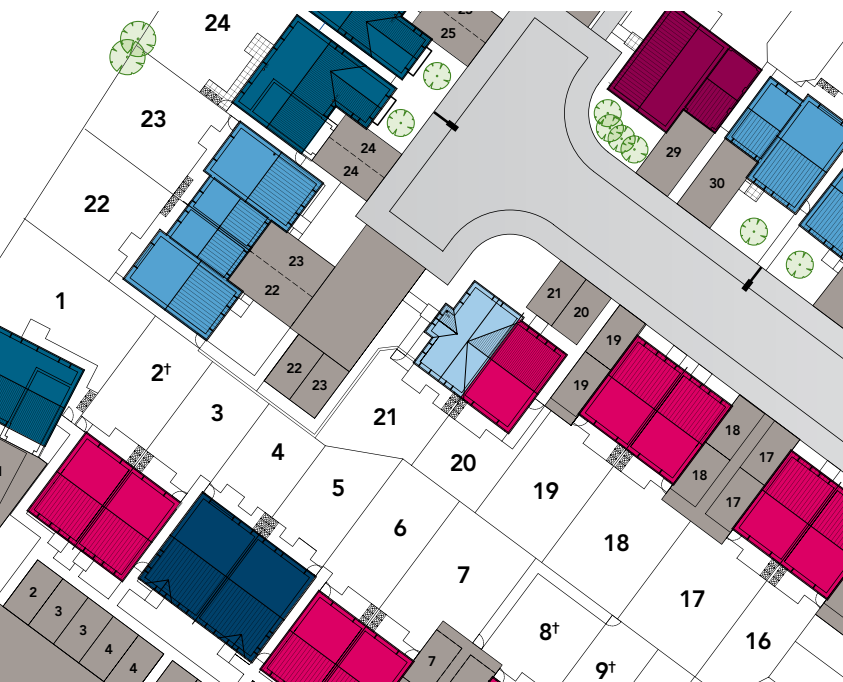
## Welcome to Coppice Court

Coppice Court is located in the popular community of Snedshill, which sits in the peaceful residential area of St Georges, Telford.

The development offers **39 stunning, two, three and four bedroom homes** for rent including 6 affordable homes.









The site benefits from being within easy walking distance of Telford town centre which offers a great array of shops, cafes and restaurants. Coppice Court is also ideally located, close to Telford train station as well as being served by five regular bus routes, allowing easy access for commuting and trips out of town.

If you're looking to rent a Nuplace home at Snedshill, this brochure contains all of the information you need.



[www.nuplace.co.uk](http://www.nuplace.co.uk)



 <b>Kedington</b> 2 bedroom house Plots 15, 21, 28, 38	 <b>Manswood</b> 3 bedroom house Plots 13, 29	 <b>Westwood</b> 3 bedroom house Plots 4, 5, 11, 12, 30, 35, 36	 <b>Hayward</b> 4 bedroom house Plots 1, 24-26 all with garage
 <b>Weston</b> 2 bedroom house Plots 2†, 3, 6, 7, 8†, 9†, 10†, 14, 16-20, 27, 33†, 34†, 37	 <b>Ringwood</b> 3 bedroom house Plots 22, 23, 31, 32 all with garage	 <b>Wesley</b> 4 bedroom house Plot 39 with garage	 <b>Streetlight</b> † affordable homes *with garage, see site/floor plans for details





The welcoming hallway of the Weston opens onto a light and airy kitchen/diner which provides a great space to spend time and entertain.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larder style fridge/freezer.

The hallway leads to a downstairs cloak room and beyond to a spacious lounge with French windows opening onto the garden.

Upstairs are two spacious double bedrooms and a stylish family bathroom. The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom comes complete with oak effect vinyl.

**Plots 2<sup>†</sup>, 3, 6, 7, 8<sup>†</sup>, 9<sup>†</sup>, 10<sup>†</sup>, 14, 16-20, 27, 33<sup>†</sup>, 34<sup>†</sup>, 37**

<sup>†</sup>affordable homes

**Total Area = 63m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.45m x 2.25m

**Living**

4.29m x 2.72m

## First Floor

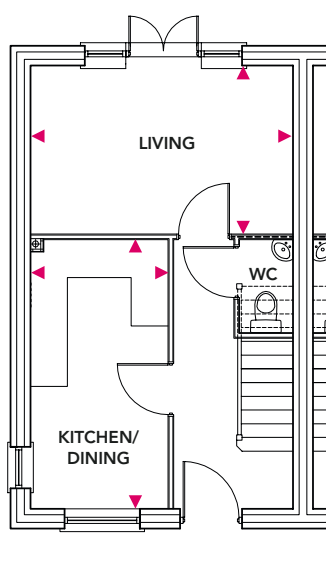
**Bedroom 1**

4.29m x 2.51m

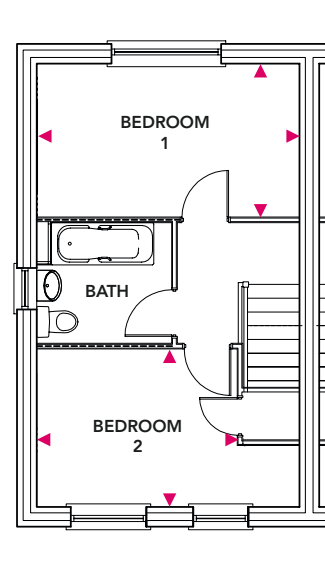
**Bedroom 2**

3.28m x 2.59m

## Ground Floor



## First Floor







The welcoming central hallway of the Kedington leads to an open plan kitchen/diner, downstairs w/c and a generously sized lounge.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larder style fridge/freezer.

On the first floor are two spacious bedrooms as well as a family sized bathroom and linen cupboard.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom comes complete with oak effect vinyl.

**Plots 15, 21, 28, 38**

**Total Area = 69m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.23m x 2.49m

**Living**

4.23m x 2.83m

## First Floor

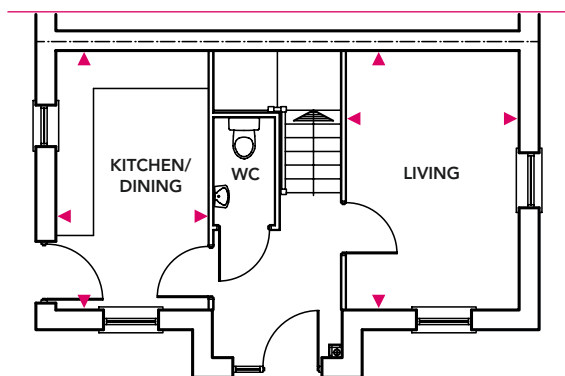
**Bedroom 1**

4.23m x 2.83m

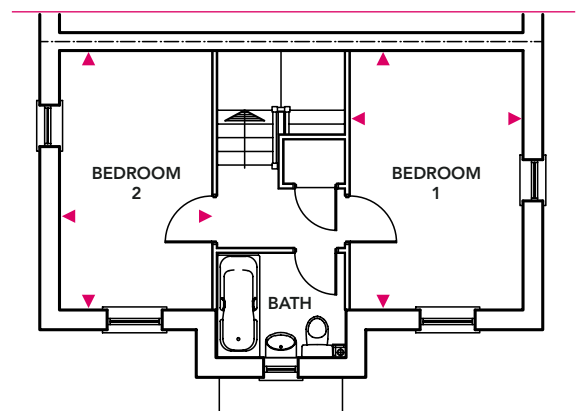
**Bedroom 2**

4.23m x 2.49m

## Ground Floor



## First Floor









This three bedroom home features a spacious hallway which opens up to a large living room and a handy downstairs w/c. The kitchen/diner is open plan with French doors to the rear garden, this home is ideal for modern living.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larger style fridge/freezer.

The master bedroom benefits from an ensuite in addition to two further bedrooms and a family bathroom.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom and ensuite come complete with oak effect vinyl.

**Plots 4, 5, 11, 12, 30, 35, 36**

**Total Area = 86m<sup>2</sup>**

## Ground Floor

### Kitchen/Dining

5.24m x 2.86m

### Living

5.10m x 3.14m

## First Floor

### Bedroom 1

3.33m x 3.09m

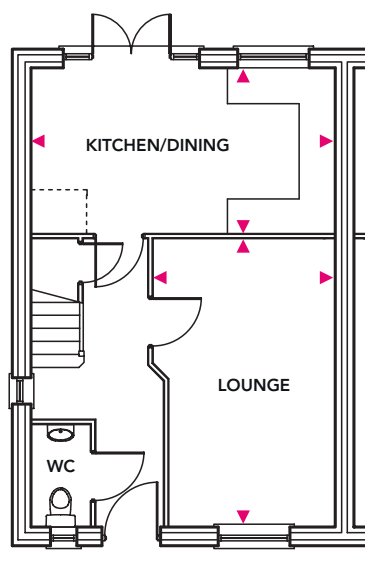
### Bedroom 2

3.45m x 2.75m

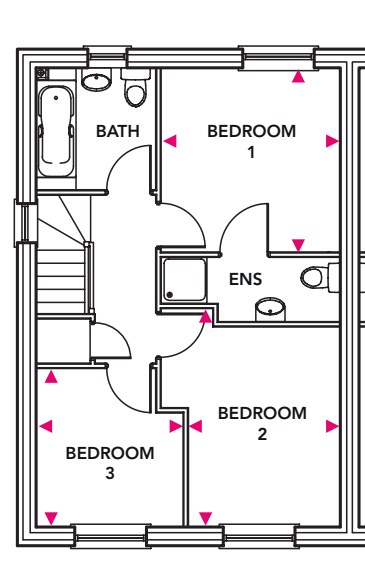
### Bedroom 3

2.96m x 2.40m

## Ground Floor



## First Floor







The Ringwood is a three bedroom home providing a spacious lounge, leading through to a downstairs cloak room and fabulous kitchen/diner with French windows opening onto the garden, providing the perfect space for entertaining.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larger style fridge/freezer.

The upstairs features a master bedroom with an ensuite plus two further bedrooms and a family bathroom.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom and ensuite come complete with oak effect vinyl.

The Ringwood also benefits from an integral garage.

**Plots 22, 23, 31, 32 all with garage**

**Total Area = 81m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.23m x 3.60m

**Living**

4.02m x 3.24m

## First Floor

**Bedroom 1**

4.16m x 2.88m

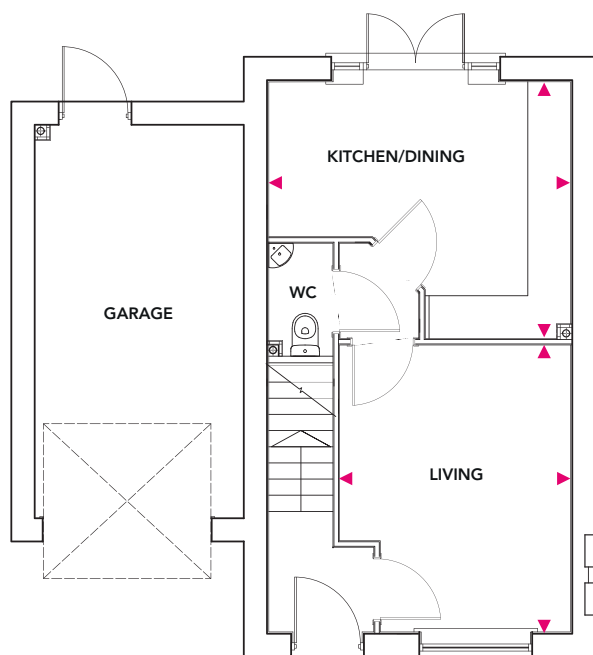
**Bedroom 3**

4.23m x 2.44m

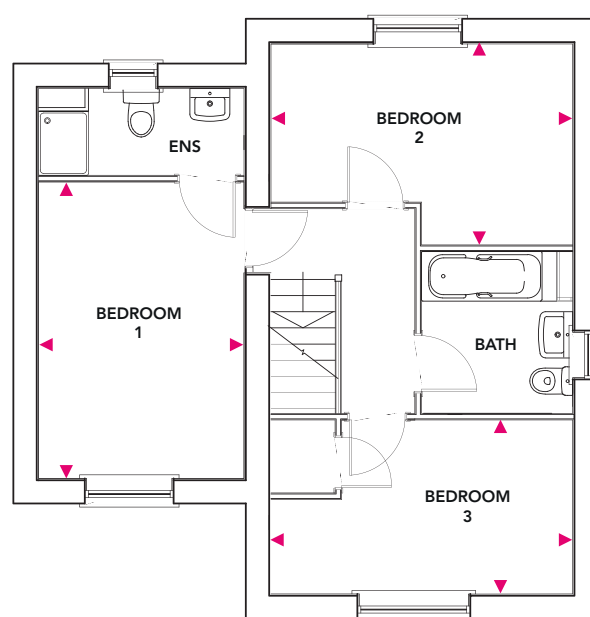
**Bedroom 2**

4.23m x 2.82m

## Ground Floor



## First Floor







The Manswood is a three bedroom home providing a spacious living area with French windows opening onto the garden. The open plan kitchen/diner is great for modern day living providing a space to welcome and entertain. This property also features a downstairs w/c.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larder style fridge/freezer.

The first floor contains 3 bedrooms and a family bathroom, with the master bedroom benefiting from an ensuite.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom and ensuite come complete with oak effect vinyl.

**Plot 13, 29**

**Total Area = 85m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

5.24m x 2.73m

**Living**

5.24m x 3.03m

## First Floor

**Bedroom 1**

3.85m x 2.73m

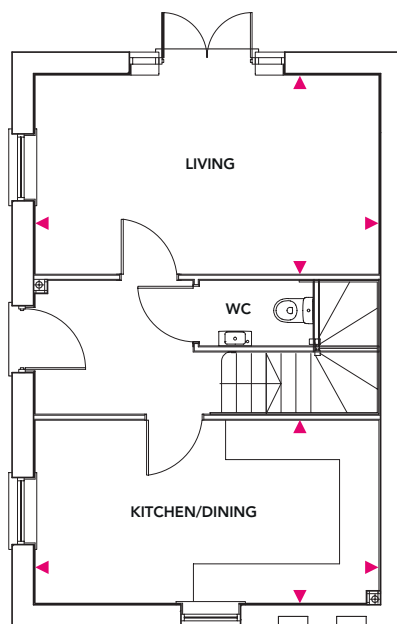
**Bedroom 3**

3.03m x 2.16m

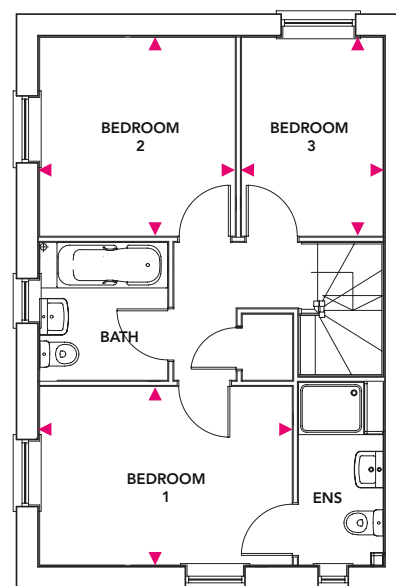
**Bedroom 2**

3.03m x 2.98m

## Ground Floor



## First Floor







The Hayward is a fabulous four bedroom detached home with an integral garage.

The ground floor of the property benefits from a spacious family living room, a large open plan kitchen/diner, with French doors onto the garden, a utility room and a downstairs w/c.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larder style fridge/freezer.

The first floor features a family bathroom, and four bedrooms - the master bedroom having an ensuite.

The lounge and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, and cloak room. The family bathroom and ensuite come complete with oak effect vinyl.

**Plots 1, 24-26 all with garage**

**Total Area = 109m<sup>2</sup>**

## Ground Floor

**Kitchen/Dining**

4.95m x 2.79m

**Utility**

2.97m x 1.15m

**Living**

4.96m x 3.33m

## First Floor

**Bedroom 1**

4.49m x 3.33m

**Bedroom 3**

2.89m x 2.76m

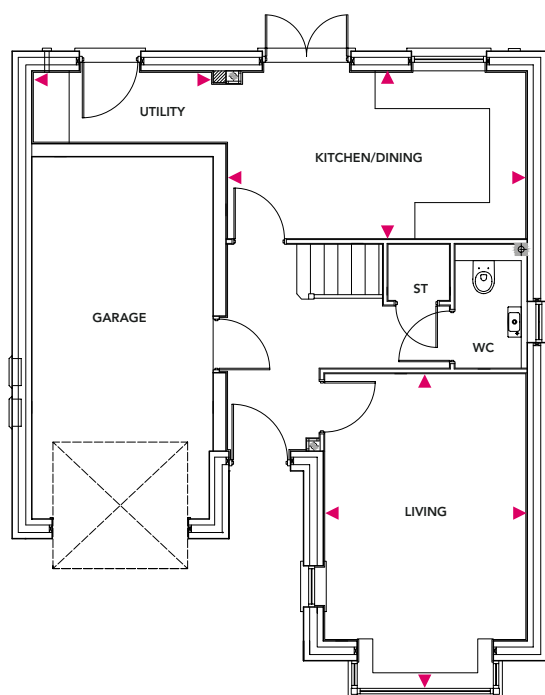
**Bedroom 2**

3.79m x 3.14m

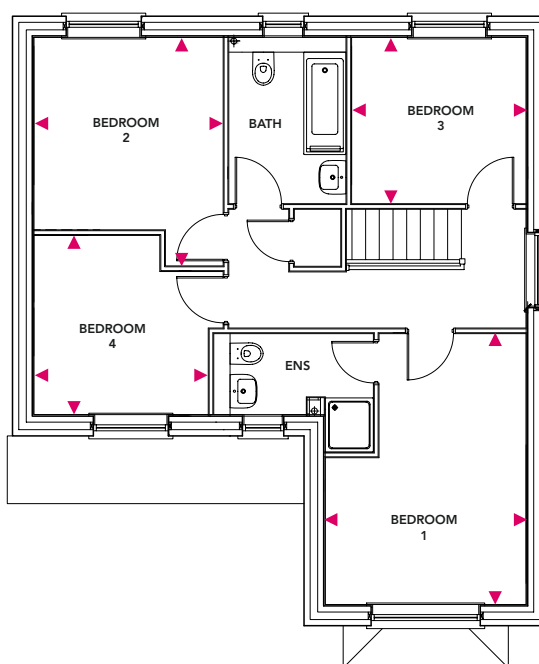
**Bedroom 4**

2.89m x 2.37m

## Ground Floor



## First Floor







The Wesley is a beautiful four bedroom detached home with a separate garage.

The property benefits from a spacious family living room and a large open plan kitchen/diner, both of which have French doors to the rear garden providing a great space for family dining and entertaining. A separate reception room provides space for formal dining, a play room or office to suit. There is also a utility room, downstairs w/c and under stair storage.

The kitchen comes equipped with a quality Bosch oven, gas hob and extractor, with space for a washing machine, dishwasher and larger style fridge/freezer.

The first floor features a family bathroom, with separate bath and shower, and four bedrooms; the master bedroom having an ensuite.

The lounge, dining room and bedrooms are carpeted in neutral tones, with wood effect ceramic tiles to the hall, kitchen/diner, utility and cloak room. The family bathroom and ensuite are fitted with oak effect vinyl.

**Plot 39 with garage**

**Total Area = 121m<sup>2</sup>**

## Ground Floor

**Kitchen/Breakfast**

4.93m x 2.90m

**Dining**

2.74m x 2.66m

**Utility**

1.74m x 1.67m

**Living**

6.71m x 3.33m

## First Floor

**Bedroom 1**

3.98m x 3.39m

**Bedroom 3**

3.29m x 2.54m

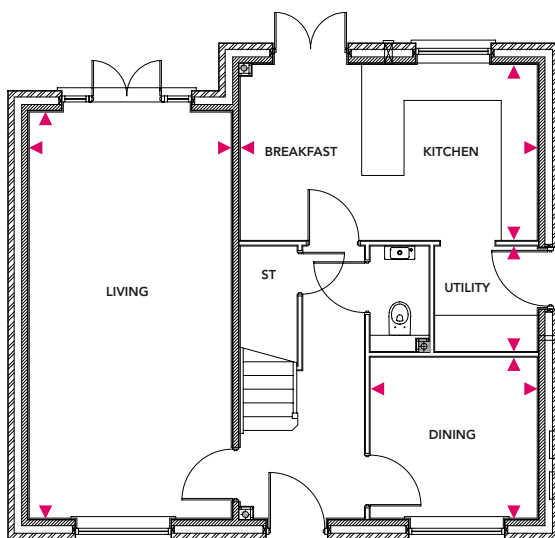
**Bedroom 2**

4.11m x 2.77m

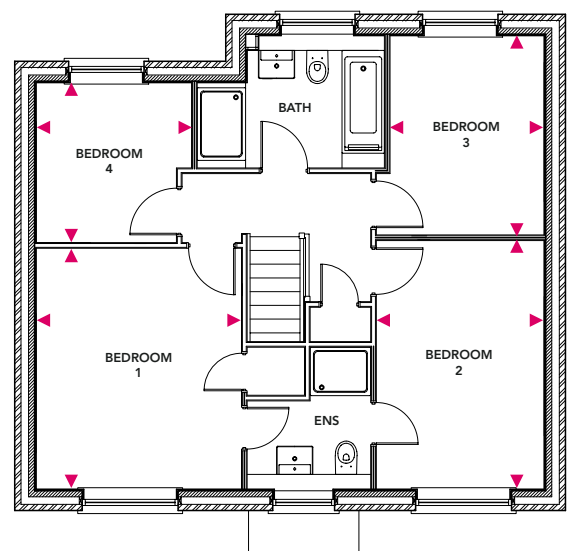
**Bedroom 4**

2.64m x 2.32m

## Ground Floor



## First Floor



## Coppice Court, Snedshill TF2 9HF

Education	
Nursery, Infant & Primary Schools	Distance
St Georges Primary School	0.6 miles (Catchment area)
Secondary & Higher Education	
Holy Trinity Academy	1.7 miles (Catchment area)
Telford Priory School	1.5 miles (Catchment area)
Further Education	
University of Wolverhampton, Telford Campus	
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
Central Park	4	Leegomery - P.R. Hospital - Wellington - Oakengates - Telford – Madeley
	5	Telford - Oakengates - St Georges - Muxton – Lilleshall - Newport - Stafford
	5a	Telford - Oakengates - St Georges - Muxton
	14	Telford - Priorslee - Ketley Bank - Ketley Grange - Oakengates
	15	Telford - Oakengates - Hadley Park - Shawburch - Wellington - Arleston
Old Chapel	7	Telford - St Georges - Oakengates - Trench - Donnington - Wellington
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 mile
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		4.8 miles



Local Amenities	Distance
Nearest Aspirations Centre is Oakengates Leisure Centre	2.7 miles
Asda Donnington	2.3 miles
ALDI Snedshill	0.3 miles
Oakengates Library	1.1 miles
First Point (Southwater)	1.4 miles
Local Attractions	Distance
Telford Ski Slope	4.9 miles
Ironbridge	6.6 miles
Horsehay Village Golf Centre	4.0 miles
Telford Town Park	2.0 miles
Wonderland (Telford Town Park)	2.0 miles
Telford International Centre	1.6 miles
Southwater	1.4 miles
Cineworld Telford	2.5 miles
Telford Ice Rink	2.4 miles
Telford Shopping Centre	1.4 miles
Oakengates Theatre	1.1 miles
Business Parks	Distance
Stafford Park	1.1 miles
Telford 54	2.4 miles
Healthcare	Distance
Doctors	
Charlton Medical Practice	0.9 miles
Dentist	
Station House Dental Practice	0.9 miles
Hospital	
Telford Princess Royal Hospital	5.0 miles

## Coppice Court, Snedshill - Reserve your plot today!

Plot No.	House Name	Rent (per calendar month)
2, 8–10, 33, 34	<b>Weston</b> 2 bedroom house	<b>**From £500 (6 plots available at affordable rent)</b>
3, 6, 7, 14, 16-20, 27, 37	<b>Weston</b> 2 bedroom house	From £625
15, 21, 28, 38	<b>Kedington</b> 2 bedroom house	From £625
4, 5, 11, 12, 35, 36	<b>Westwood</b> 3 bedroom house	From £755
22, 23, 30-32	<b>Ringwood</b> 3 bedroom house	From £780
13, 29*	<b>Manswood</b> 3 bedroom house	From £800
1*, 24-26* all with garages	<b>Hayward</b> 4 bedroom house	From £900
39*	<b>Wesley</b> 4 bedroom house	From £1,100

*\*Plots include a garage.*

*\*\*Please note **affordable rents** are available on six of our Weston house types only and will be subject to our affordable rents policy. These homes are for those who are unable to afford a property at full market rent and as such, a limit on the maximum amount of annual household income will be part of the criteria for applying. If you would like to know more about this please speak to our team.*

**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 March 2018*