

THE COACHES

An  
Exclusive  
*Luxury*

Development of 4 *Bedroom* Family Homes

The  
Perfect Family  
environment in the  
heart of a village  
community

## Introduction

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The Coaches is a beautiful new luxury development comprising of four new 4 bed detached homes, situated in the picturesque village of Calveley, only 5.5 miles from Nantwich and 10 miles from Chester.

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This exceptional collection of four bedroom detached homes will take pride of place in Calveley; a beautiful and quaint small village located in the county of East Cheshire. This luxurious development of 4 homes is being crafted with our signature style.



# Specification

## Kitchen

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Contemporary or shaker style kitchen from our signature range, with close runners and doors

Quartz stone work surfaces with matching stone upstands and splash backs

Integrated luxury appliances, including stainless steel multifunction oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, (Please refer to sales advisors' working drawings for details of each home).

All homes have bi-fold doors to the kitchen/family/garden room.

## Bathrooms and En-suite

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Each home will have contemporary white bathroom suites with chrome or brass fittings and towel rails.

Wall mounted mirrored vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

## Utility

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Quartz stone work surfaces with stone upstands to match main kitchen.

Floor covering to match main kitchen from our signature style range.

Under counter recesses for clients own washing machine and tumble dryer

Contemporary or Shaker style kitchen to match main kitchen, with soft close runners and doors.

## Plumbing and Heating

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Wet Underfloor heating to ground floor areas

Zonal thermostat controls

Provision for client own log/multi fuel burner and surround on main living room

## Electrical

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Ring doorbell to all homes.

Energy Saving LED recessed downlights with feature pendant locations throughout ground floor and first floor.

External lighting to front and rear of property

External IP rated power socket

Hardwired external car charging point

Chrome downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. LED feature lighting to lounge, bathroom, or en-suite (Please refer to Sales Advisors' working drawings).

Hard wired sound system to dedicated rooms

Homes wired for Sky & Freeview TV distribution.

Power to garage area (Lights and Sockets) (Please refer to Sales Advisors' working drawings).

## Internal details and Finishes

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Each home will have underfloor heating to the ground floor and conventional radiators to the first floor.

Oak bannister painted staircase with Glass inserts

Moulded Skirting boards with painted finishes

Full and part height tiling to all bath and shower rooms from our signature range

## Windows and Doors

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Bi-fold doors with white internal and external finish

Heavy weight oak veneer internal doors with chrome handles and latches

Composite security doors to front and rear of property with multi-point locking system having white internal and coloured external finish.

All homes have double-glazed UPVC Agate grey windows with multi-point locking systems.

## External details

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Handmade heritage featured bricks with contemporary rendered walls

Cast Stone heads and Cills

Turf to front gardens, with feature planting and turf to the rear gardens.

Closeboard fencing

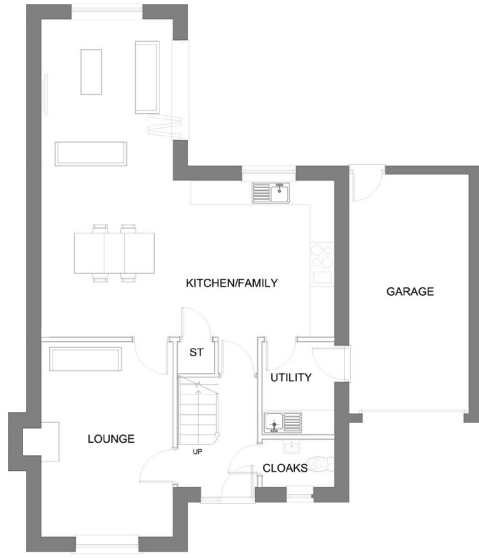
Warranty

All homes come  
with a ten-year  
warranty



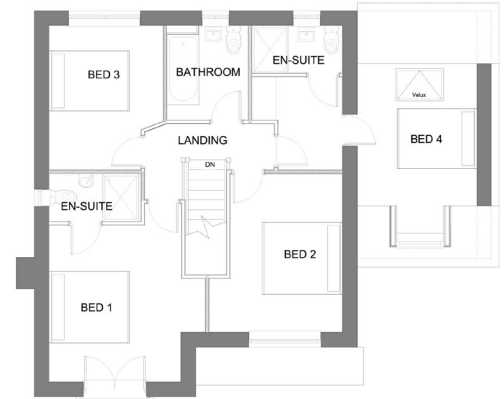
# Chester

Plot 3



GROUND FLOOR PLAN

Lounge	3940mm [12'-12"] x 3315mm [10'-11"]
Kitchen/Family	7980mm [26'-3"] x 7365mm [24'-2"]
Cloaks	1225mm [4'-1"] x 1825mm [5'-12"]
Utility	2350mm [7'9"] x 1825 [5'-12"]
Garage	6000mm [19'9"] x 3000 [9'-11"]

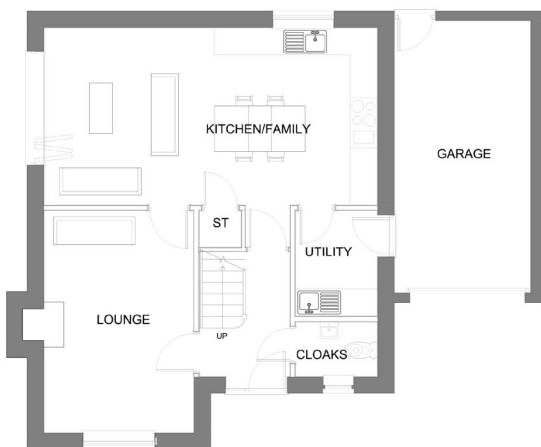


FIRST FLOOR PLAN

Bedroom 1	3940mm [12'-12"] x 3330mm [10'-12"]
En Suite	1225mm [4'-1"] x 2315mm [7'-8"]
Bedroom 2	3995mm [13'-2"] x 2835mm [9'-4"]
Bedroom 3	3630mm [11'11"] x 2875 [9'-6"]
Bedroom 4	3570mm [11'9"] x 3000 [9'-11"]
En Suite	1210mm [3'-12"] x 2285mm [7'-6"]
Bathroom	2385mm [7'-10"] x 2055mm [6'-9"]

# Shrewsbury

Plot 4



GROUND FLOOR PLAN

Lounge	3940mm [12'-12"] x 3315mm [10'-11"]
Kitchen/Family	7980mm [26'-3"] x 7365mm [24'-2"]
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Utility	2350mm [7'9"] x 1825 [5'-12"]
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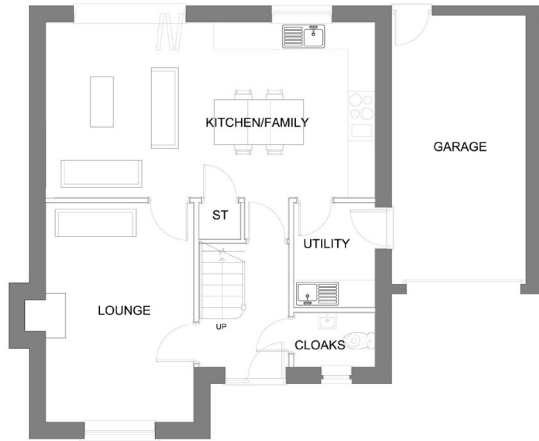
FIRST FLOOR PLAN

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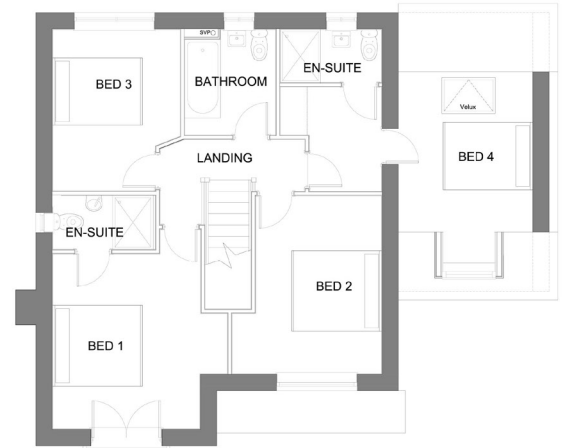
# Floor Plans

## Shrewsbury

Plot 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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## Chester

Plot 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# Begin your story with us

## Step 1

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Decide on your budget, area and apply for a mortgage in principle

## Step 2

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Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

## Step 3

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Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

## Step 4

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Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

## Step 5

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Full mortgage application - if applicable.

## Step 6

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Exchange Contract

The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

## Step 7

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Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.





We are immensely proud to be  
bringing this remarkable collection of  
new homes to the market,  
Each displaying the meticulous  
craftsmanship and premium quality.



01829 707 885