



Dosthill Gate

TAMWORTH

A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



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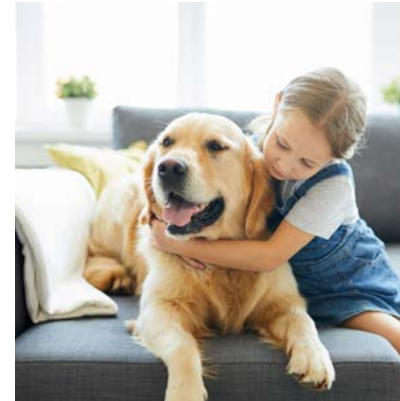
A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



TAMWORTH



DOSTHILL GATE

Dosthill Gate is located just 2 miles from the fantastic market town of Tamworth, known for excellent connections and an abundance of leisure opportunities. The development benefits from being situated in a semi-rural setting. With the countryside on your doorstep, there are plenty of walks for you to enjoy.

AMENITIES ON YOUR DOORSTEP

Located in the Tamworth area, Dosthill Gate is perfectly situated, offering easy access to amenities, a choice of schools and transport links to other local towns, cities and destinations further afield.

Shoppers are well catered for, Tamworth boasts two fantastic outlets. Ventura Retail Park (2 miles away) and Ankerside Shopping Centre (2.2 miles away), both offer a wide range of shops such as Boots, H&M and Next, including plenty of fabulous places to eat and drink.

Tamworth is a historic town located in Staffordshire. It offers a wide range of activities and attractions for visitors, including Tamworth Castle and the SnowDome, which is Europe's first indoor ski slope. In addition to skiing, the SnowDome hosts other events and activities. There are several gyms and fitness centres in the town. Nearby, Drayton Manor Theme Park is a popular destination for those seeking thrills and excitement. Overall, Tamworth is a vibrant and lively town with a rich cultural heritage.

All information was correct at the time of printing.



EXCELLENT TRANSPORT LINKS

Tamworth has excellent links for all your modes of transport. Dosthill Gate is perfectly located if you are looking to escape from the town but still need to commute. Situated next to the development is Wilnecote train station with Tamworth train station just 2.2 miles away. A larger railway station where commuters can travel to London in just 1 hour 30 minutes and Birmingham in 18 minutes. There is also a bus stop opposite the development providing local routes.

If you're travelling by car the A38 is just 7 miles away from the development. While the M6 Toll is 11 miles away providing easy access to the Midlands and wider motorway network.

Birmingham Airport is situated 14.5 miles from the development, while East Midlands Airport is 24.9 miles away.

OUTSTANDING SCHOOLS & SERVICES

You won't be short on a choice of education with Dosthill Primary Academy just 0.7 miles away, Two Gates Community Primary School only 0.5 miles away and The Wilnecote School, rated 'good' by Ofsted, just 1.5 miles away. For secondary schools, Belgrave High School rated 'good' is right on your doorstep located just 1.2 miles away from Dosthill Gate.

There are also several Nursery Schools in the area such as Footsteps Dosthill Nursery & Pre-School.

All information was correct at the time of printing.

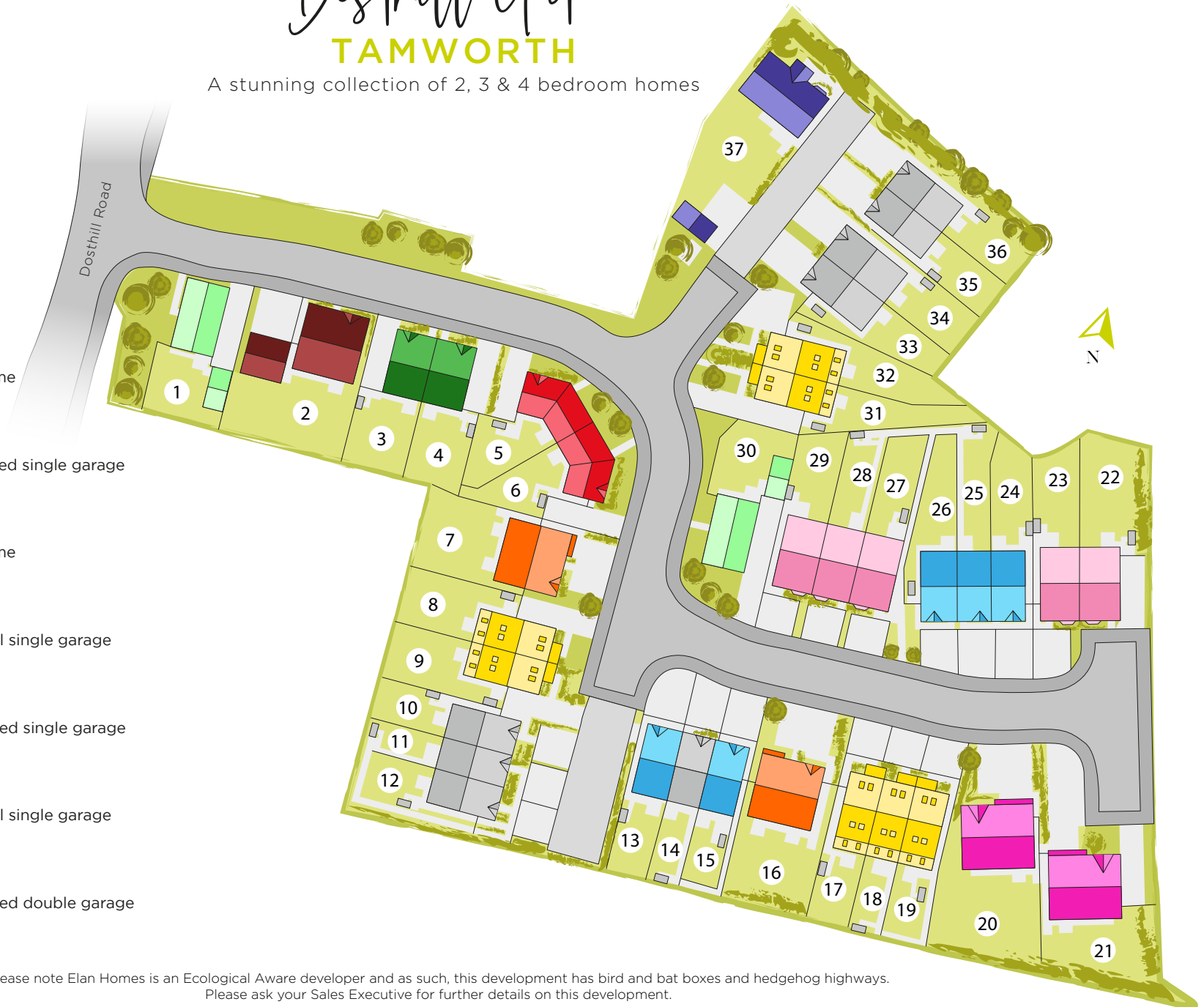


Dosthill Gate

TAMWORTH

A stunning collection of 2, 3 & 4 bedroom homes

- **ADLINGTON SPECIAL**
(13, 15, 24, 25 & 26)
2 bedroom terrace home
- **MALHAM**
(3 & 4)
2 bedroom semi-detached home
- **TATTON SPECIAL**
(5 & 6)
3 bedroom semi-detached home
- **BROCTON**
(22, 23, 27, 28 & 29)
3 bedroom semi-detached / terrace home
- **FINHAM SPECIAL**
(1 & 30)
3 bedroom detached home with detached single garage
- **THURSTON MAX**
(8, 9, 17, 18, 19, 31 & 32)
3 bedroom semi-detached / terrace home
- **MALVERN**
(7 & 16)
4 bedroom detached home with integral single garage
- **WYTHALL SPECIAL**
(37)
4 bedroom detached home with detached single garage
- **HEALEY**
(20 & 21)
4 bedroom detached home with integral single garage
- **WOODHALL**
(2)
4 bedroom detached home with detached double garage
- **AFFORDABLE HOMES**



Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and hedgehog highways.
Please ask your Sales Executive for further details on this development.



SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BARONIAL	REGENCY
4 ring gas hob in stainless steel	✓	✓
Built in microwave	×	✓
Built in single electric oven	✓	✓
Free standing Fridge Freezer	✓	×
Integrated 50/50 Fridge Freezer	×	✓
Stainless steel extractor hood	×	✓
Integrated extractor hood	✓	×
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	×	✓
Stainless steel single bowl sink with chrome taps	✓	×
Pelmet lighting	✓	✓
Plumbing for washing machine	✓	✓

BATHROOM & EN-SUITE	BARONIAL	REGENCY
Towel rail to bathroom and en-suite †	×	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath †	✓	✓
Choice of wall tiling to bathroom, en-suite / shower room and cloakroom*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓

GENERAL	BARONIAL	REGENCY
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
ELECTRICAL	BARONIAL	REGENCY
External lighting to front	✓	✓
TV point to lounge / family room †	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓
Shaver socket to en-suite	×	✓
Telephone point to hall or lounge and study	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓
White sockets and switches throughout	✓	✓

SAFETY & SECURITY	BARONIAL	REGENCY
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓

ENERGY SAVING FEATURES	BARONIAL	REGENCY
High efficiency gas central heating	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓

† Where applicable
* Subject to build stage

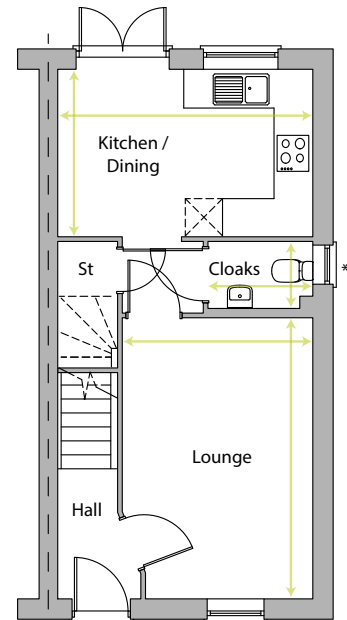
ADLINGTON SPECIAL 2 BEDROOM TERRACE HOME (BARONIAL)



The Adlington Special is a beautiful 2 bedroom home ideal for first time buyers.

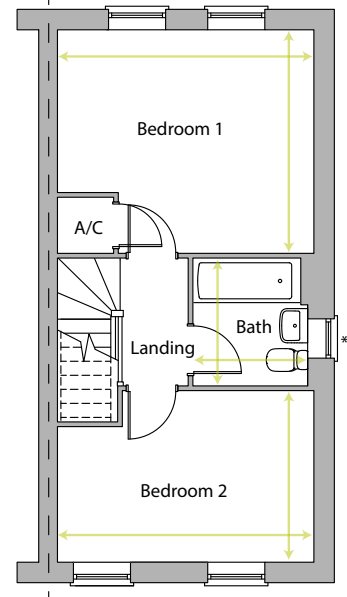
To the front of the property is a spacious lounge giving access to the bright kitchen / dining area.

On the first floor there are 2 well sized bedrooms, bedroom 1 has views onto the rear garden. There is also a modern family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.49m* x 3.03m*	14'9"* x 9'11"*
Kitchen / Dining	4.06m* x 2.66m*	13'4"* x 8'9"*
Cloakroom	1.65m x 1.05m	5'5" x 3'5"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.06m* x 3.54m*	13'4"* x 11'8"*
Bedroom 2	4.06m* x 2.72m*	13'4"* x 8'11"*
Bathroom	1.99m* x 1.70m*	6'6"* x 5'7"*

Total Area - 755 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

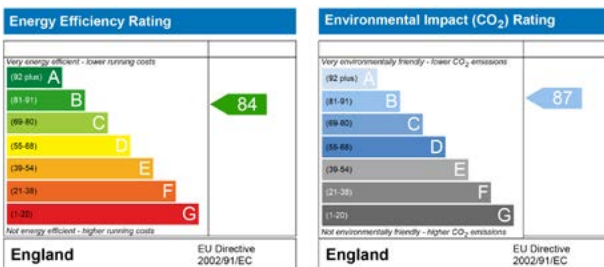
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 14, 15 & 26 are opposite.

** Windows to plots 13, 15, 24 & 26 only

PRE-EPC & ENVIRONMENTAL ASSESSMENT



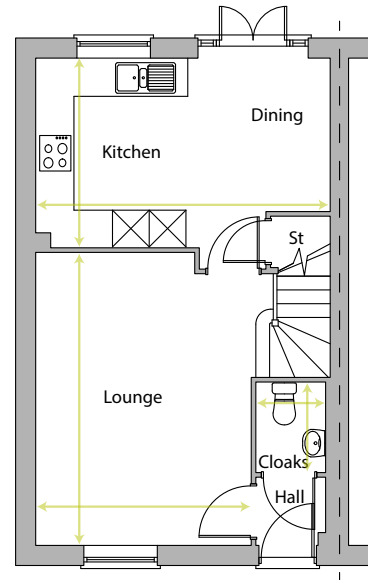
MALHAM 2 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Malham is a stylish 2 bedroom property which has been expertly planned to make the most of available living space.

The ground floor offers a kitchen / dining area, comfortable lounge as well as a handy downstairs cloakroom and useful store cupboard.

Upstairs the spacious bedroom 1 benefits from an en-suite. The second bedroom is served by a family bathroom.

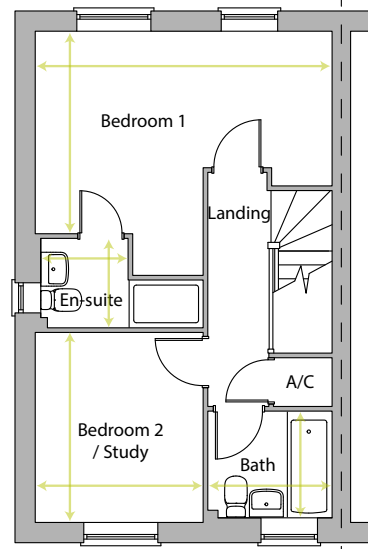


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m* x 3.48m*	15'7"* x 11'5"*
Kitchen / Dining	4.76m* x 3.06m*	15'7"* x 10'0"*
Cloakroom	1.45m x 1.11m	4'9" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.76m* x 3.24m*	15'7"* x 10'8"*
En-suite	2.62m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2 / Study	3.04m x 2.68m	10'0" x 8'10"
Bathroom	1.99m* x 1.64m*	6'6"* x 5'4"*



Total Area - 825 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

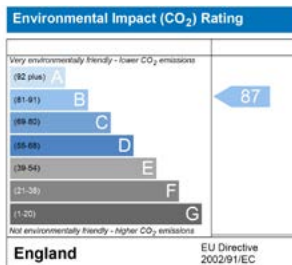
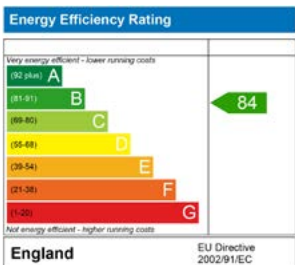
Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 3 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



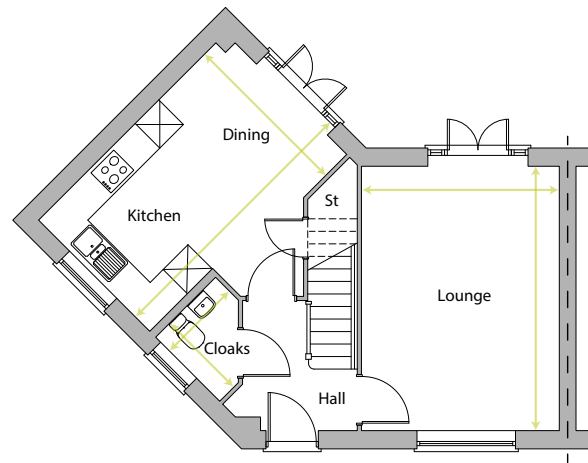
TATTON SPECIAL 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Tatton Special is an eye-catching 3 bedroom home with an attractive interior and well-proportioned accommodation.

An interestingly designed double fronted property, its welcoming hall has a downstairs cloakroom. Both the kitchen / dining room and the lounge run from front to back with French doors opening out onto the rear garden.

With 3 bedrooms off the landing on the first floor, the front facing elegant bedroom 1 has an en-suite.

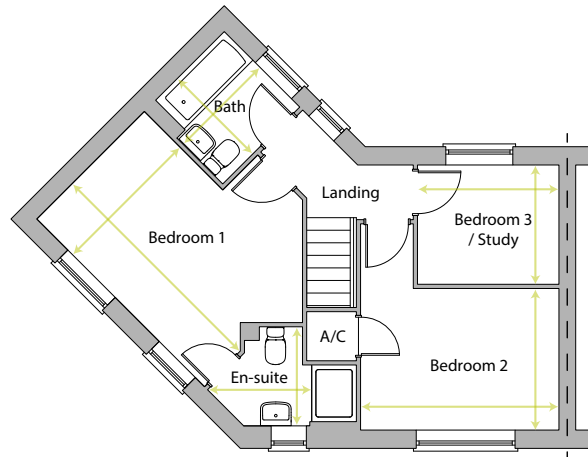


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.70m x 3.52m	15'5" x 11'6"
Kitchen / Dining	4.70m* x 3.04m*	15'5" x 10'0"
Cloakroom	1.60m* x 1.48m*	5'3" x 4'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.21m* x 2.68m*	13'10" x 8'10"
En-suite	1.79m* x 1.76m*	5'10" x 5'9"
Bedroom 2	3.52m x 2.50m	11'6" x 8'2"
Bedroom 3 / Study	2.49m x 2.10m	8'2" x 6'11"
Bathroom	1.91m* x 1.89m*	6'3" x 6'2"



Total Area - 916 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

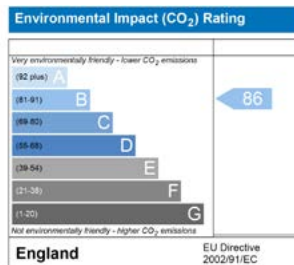
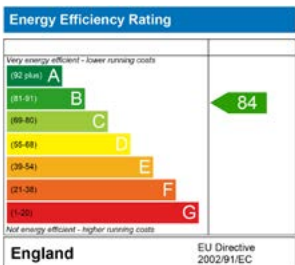
Please note shower = 1m x 0.8m

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 5 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



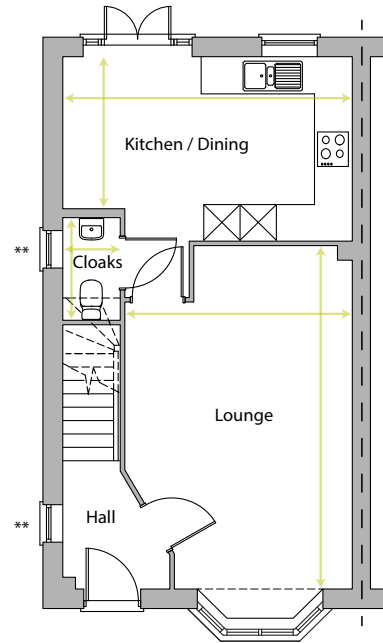
BROCTON 3 BEDROOM SEMI-DETACHED / TERRACE HOME (REGENCY)



The Brocton is a tasteful 3 bedroom home offering stylish living over 2 floors.

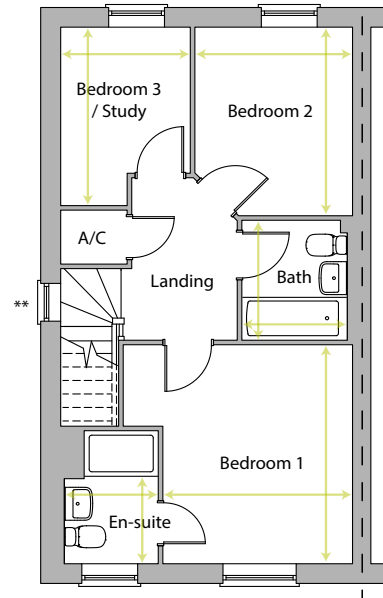
To the front of the home you will find a well-proportioned lounge with bay window overlooking the front. Spanning the rear of the property is the kitchen / dining room with French doors giving access to the rear garden.

On the first floor, bedroom 1 enjoys the benefit of an en-suite. The 2 further bedrooms are served by a contemporary family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.73m* x 3.72m*	18'10"* x 12'2"*
Kitchen / Dining	4.74m x 3.06m	15'6" x 10'0"
Cloakroom	1.69m x 0.91m	5'7" x 3'0"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.72m* x 3.61m*	12'2"* x 11'10"*
En-suite	1.38m* x 1.51m*	4'6"* x 4'11"*
Bedroom 2	3.10m* x 2.55m*	10'2"* x 8'4"*
Bedroom 3 / Study	2.94m* x 2.08m*	9'8"* x 6'10"*
Bathroom	1.97m* x 1.70m*	6'6"* x 5'8"*

Total Area - 930 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

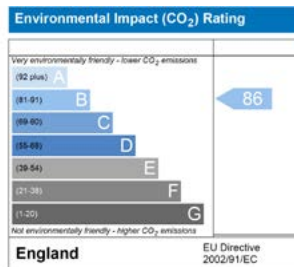
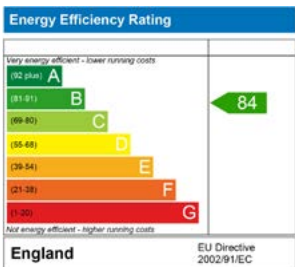
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 22, 27 & 28 are opposite.

** Windows to plots 22, 23, 27 & 29 only

PRE-EPC & ENVIRONMENTAL ASSESSMENT



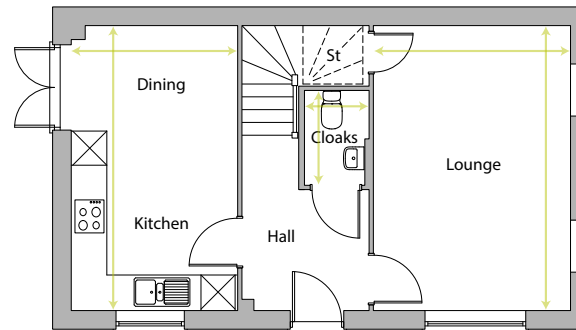
FINHAM SPECIAL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Finham is an attractive 3 bedroom property with well-planned accommodation throughout.

You enter this beautiful home through a hall which hosts a downstairs cloakroom. To one side, the open plan kitchen / dining room runs from the front to the back of the home with French doors to the garden. While on the other side, the lounge similarly overlooks the front and side of the home.

Off the first floor landing are 2 double bedrooms and a single. Bedroom 1 benefits from a modern en-suite, while the others are served by a contemporary bathroom.

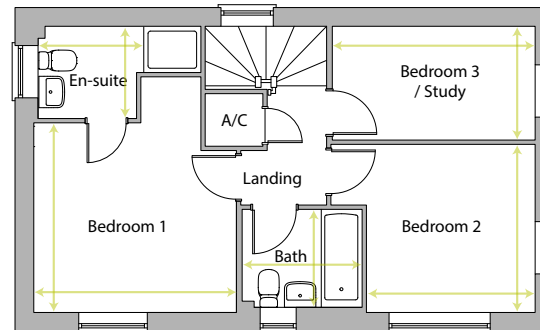


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.96m x 3.42m	16'3" x 11'3"
Kitchen / Dining	4.96m* x 2.88m*	16'3" x 9'6"
Cloakroom	1.64m x 1.11m	5'4" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.53m*	13'5" x 11'7"
En-suite	1.70m* x 1.57m*	5'7" x 5'2"
Bedroom 2	2.91m x 2.90m	9'7" x 9'6"
Bedroom 3 / Study	3.53m x 1.95m	11'7" x 6'5"
Bathroom	2.07m* x 1.70m*	6'9" x 5'7"



Total Area - 946 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

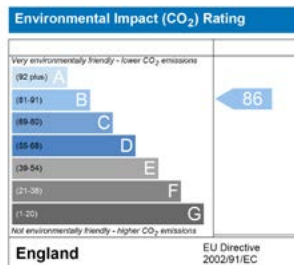
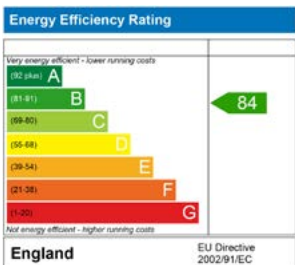
Please note shower = 1m x 0.8m

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 1 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



THURSTON MAX 3 BEDROOM SEMI-DETACHED / TERRACE HOME (REGENCY)



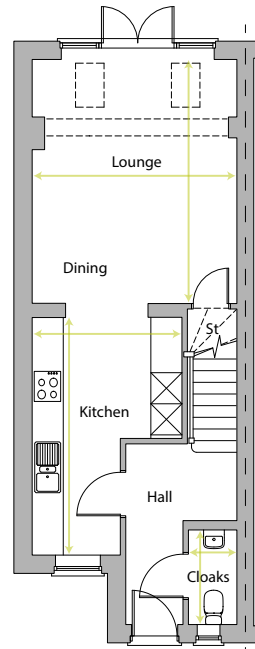
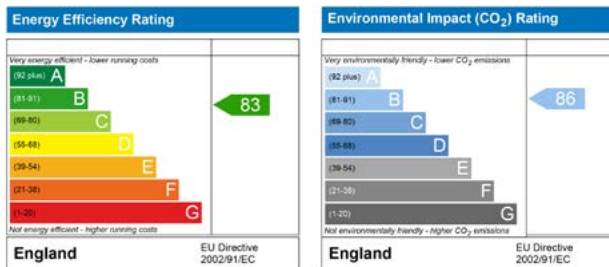
The Thurston Max is a stunning 3 bedroom home set across 3 floors with a fabulous entertaining space to the ground floor.

On the ground floor, you'll find an open plan living / dining with French doors opening out to the rear garden. To the front of the home is the modern kitchen, directly off the hallway is a cloakroom for your convenience.

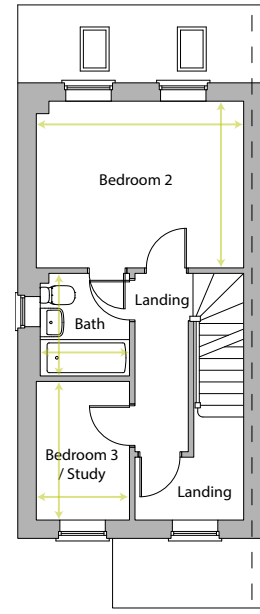
To the first floor is the spacious bedroom 2 to the back of the home and bedroom 3 / study to the front of the home. There is also a contemporary family bathroom.

The second floor boasts the spacious bedroom 1 with a gorgeous dressing area and modern en-suite.

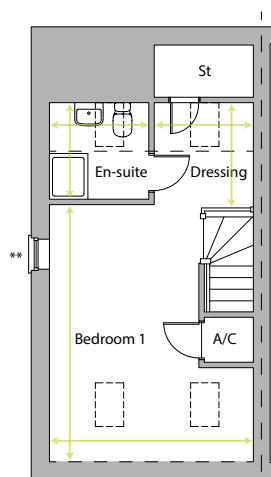
PRE-EPC & ENVIRONMENTAL ASSESSMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metres	Feet/Inches
Lounge / Dining	4.70m* x 3.95m*	15'5" x 13'0"
Kitchen	4.58m* x 2.89m*	15'0" x 9'6"
Cloakroom	1.82m x 0.94m	6'0" x 3'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 2	3.95m x 3.21m	13'0" x 10'6"
Bedroom 3 / Study	2.67m x 1.78m	8'9" x 5'10"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

SECOND FLOOR

	Metres	Feet/Inches
Bedroom 1	4.97m* x 2.86m*	16'4" x 9'5"
En-suite	1.92m x 1.87m	6'4" x 6'2"
Dressing Room	2.04m x 1.92m	6'8" x 6'4"

Total Area - 1,097 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

Please note shower = 0.9m x 0.76m

☐ = Indicates sky light

--- = Indicates low ceiling height

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 8, 17, 18 & 31 are opposite.

** Windows to plots 8, 9, 17, 19, 31 & 32 only



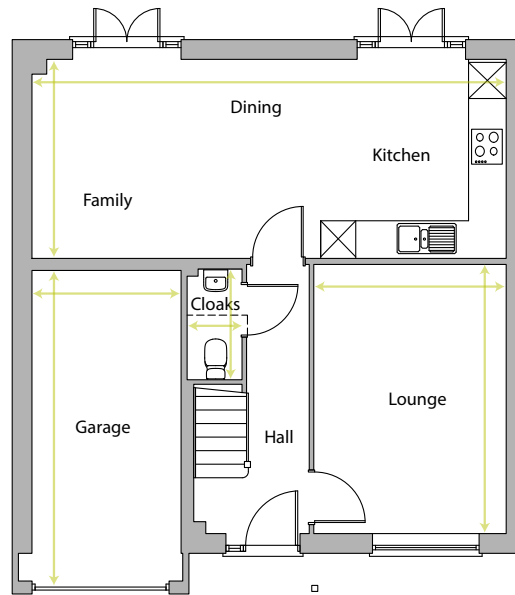
MALVERN 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Malvern is a fantastic 4 bedroom home with space for you and your family to live and grow.

To the ground floor there is a spacious lounge to the front of the home. The open plan kitchen / dining / family room runs across the back of the home with 2 sets of French doors leading onto the back garden, bringing the outside in.

On the first floor you will find 4 modern bedrooms and a family bathroom. Bedroom 1 benefits from a beautiful en-suite.

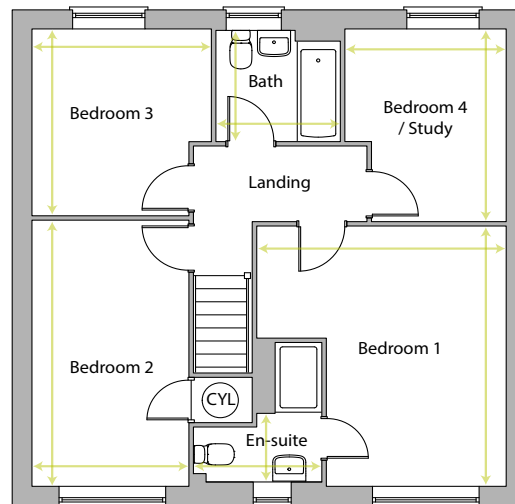


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.42m x 3.16m	14'6" x 10'4"
Kitchen / Dining / Family	7.82m* x 3.26m*	25'8" x 10'8"
Cloakroom	1.81m* x 0.86m*	5'11" x 2'10"
Garage	5.16m x 2.48m	16'11" x 8'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.44m* x 4.10m*	14'7" x 13'5"
En-suite	1.15m* x 2.10m*	3'9" x 6'11"
Bedroom 2	4.54m x 2.57m	14'11" x 8'5"
Bedroom 3	3.18m* x 2.94m*	10'5" x 9'8"
Bedroom 4 / Study	3.28m* x 2.64m*	10'9" x 8'8"
Bathroom	2.04m* x 1.90m*	6'8" x 6'3"



Total Area - 1,205 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

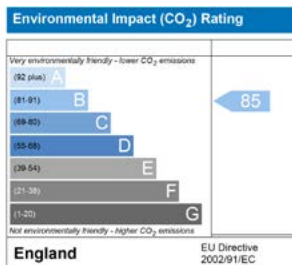
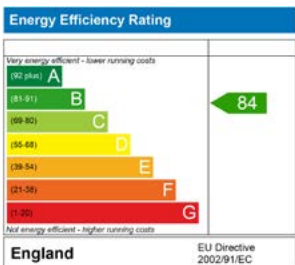
Please note kitchen unit depth = 0.6m
Please note shower = 1.2m x 0.76m

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 7 & 16 are opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



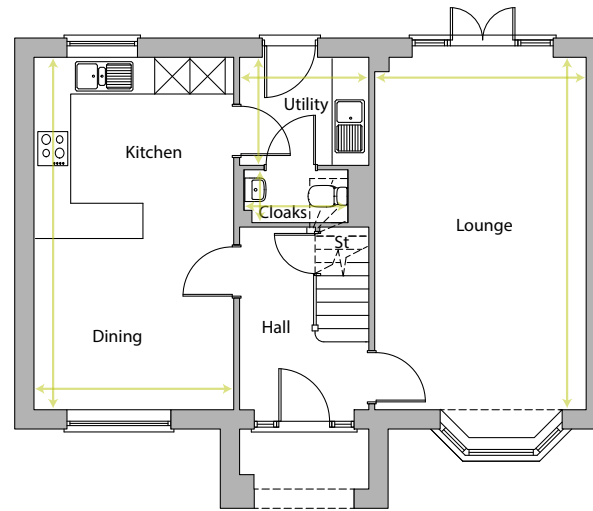
WYTHALL SPECIAL 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Wythall Special boasts a traditional layout with stunning modern living, perfect for a family home.

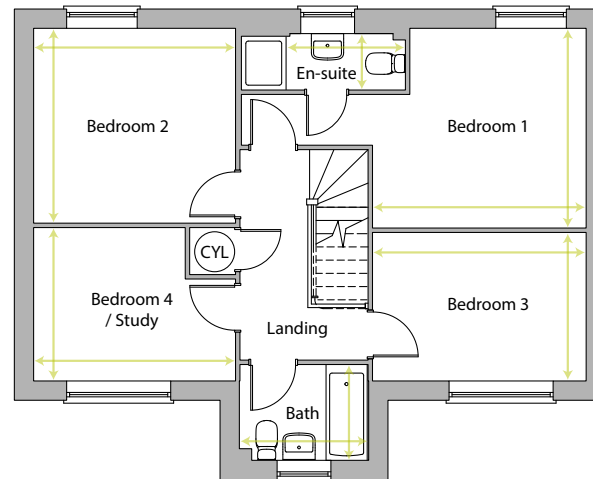
This charming property features a well proportioned lounge with a bay window overlooking the front of the home and French doors to the rear garden. On the ground floor there is an expansive open-plan kitchen / dining room paired with a useful utility and cloakroom.

The first floor has 4 bedrooms, bedroom 1 has a stylish en-suite, while the remaining 3 double bedrooms share a family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.45m* x 3.55m*	21'2" x 11'8"
Kitchen / Dining	5.95m x 3.35m	19'6" x 11'0"
Utility	2.15m x 1.80m	7'1" x 5'11"
Cloakroom	1.74m* x 0.87m*	5'8" x 2'10"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.59m* x 3.36m*	11'10" x 11'0"
En-suite	2.03m* x 0.95m*	6'8" x 3'1"
Bedroom 2	3.40m x 3.28m	11'2" x 10'9"
Bedroom 3	3.59m x 2.49m	11'10" x 8'2"
Bedroom 4 / Study	3.40m* x 2.57m*	11'2" x 8'5"
Bathroom	2.15m* x 1.60m*	7'1" x 5'3"

Total Area - 1,249 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

Please note kitchen unit depth = 0.6m

Please note shower = 0.9m x 0.76m

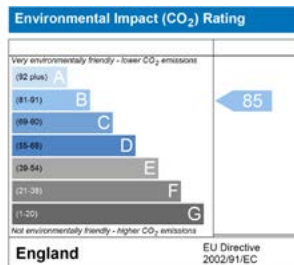
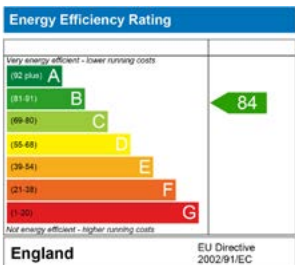
--- = Indicates low ceiling height

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 37 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



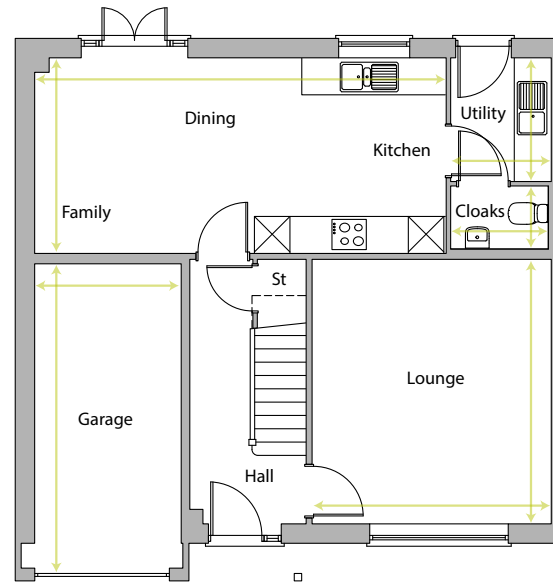
HEALEY 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Healey is a beautiful property with plenty of traditional character making for a charming 4 bedroom family home.

On the ground floor is a spacious lounge to the front of the house with a large window to maximise the light. The kitchen / dining / family and utility room runs the entire width of the property and has French doors out to the back garden.

On the first floor are 4 well proportioned bedrooms and a family bathroom. Bedroom 1 is located at the front of the home complete with its own en-suite.

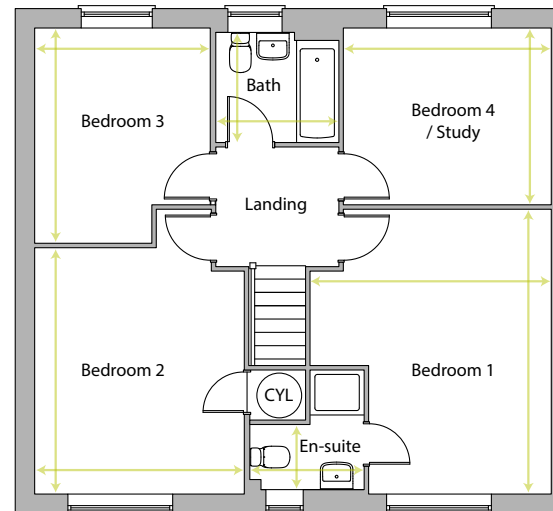


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.42m x 3.99m	14'6" x 13'1"
Kitchen / Dining / Family	6.91m* x 3.26m*	22'8" x 10'8"*
Utility	2.05m x 1.66m	6'9" x 5'5"
Cloakroom	1.62m x 1.03m	5'4" x 3'5"
Garage	5.14m x 2.48m	16'10" x 8'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.77m* x 4.04m*	15'8" x 13'3"*
En-suite	1.07m* x 1.92m*	3'6" x 6'4"*
Bedroom 2	4.12m* x 3.50m*	13'6" x 11'6"*
Bedroom 3	3.60m* x 2.95m*	11'10" x 9'8"*
Bedroom 4 / Study	3.47m x 2.95m	11'5" x 9'8"
Bathroom	2.05m* x 1.83m*	6'9" x 6'0"*



Total Area - 1,347 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

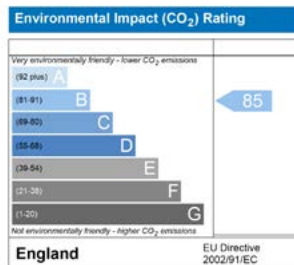
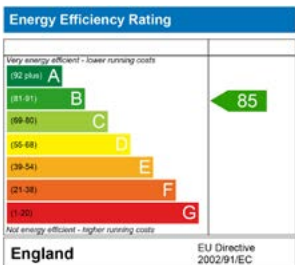
Please note kitchen unit depth = 0.6m
Please note shower = 0.9m x 0.76m

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 21 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



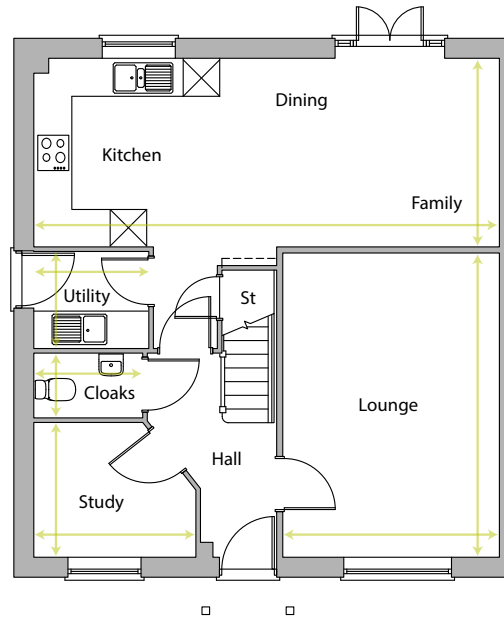
WOODHALL 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (REGENCY)



The Woodhall is a beautiful 4 bedroom property which features an open plan kitchen / dining / family space at the heart of this family home with French doors to the garden.

On the ground floor there's also a separate lounge to the front of the house and on the other side a study. Just off the kitchen is a handy utility room plus a downstairs cloakroom.

Upstairs there's bedroom 1 with an en-suite, plus 3 more good sized bedrooms and the family bathroom.

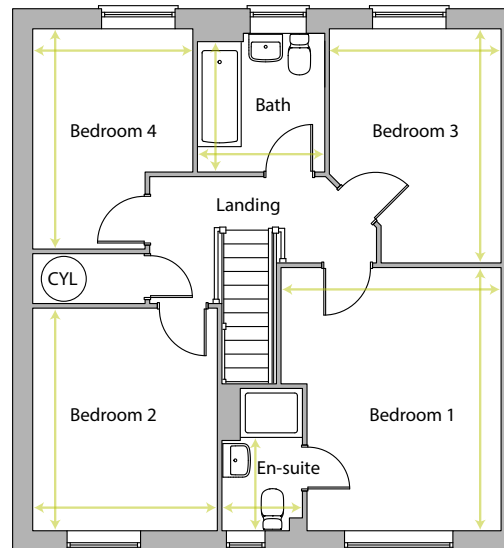


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.95m x 3.51m	16'3" x 11'6"
Kitchen / Dining / Family	7.60m* x 3.05m*	24'11" x 10'0"*
Utility	1.85m x 1.56m	6'1" x 5'2"
Study	2.62m* x 2.18m*	8'7" x 7'2"*
Cloakroom	1.75m x 1.04m	5'9" x 3'5"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.26m x 3.13m	14'0" x 10'3"
En-suite	1.45m* x 1.28m*	4'9" x 4'3"*
Bedroom 2	3.60m x 2.98m	11'10" x 9'9"
Bedroom 3	3.78m* x 2.76m*	12'5" x 9'1"*
Bedroom 4	3.56m* x 2.58m*	11'8" x 8'5"*
Bathroom	2.24m* x 2.05m*	7'4" x 6'9"*



Total Area - 1,350 ft²

*Indicates maximum dimension

Dimensions are to plasterboard finish

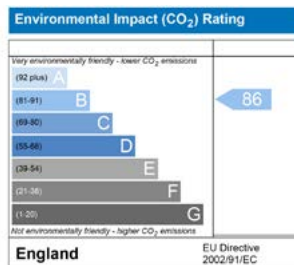
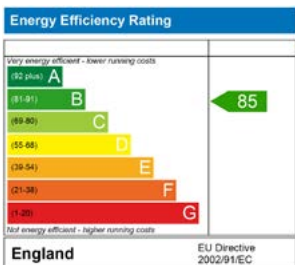
Please note kitchen unit depth = 0.6m
Please note shower = 1m x 0.8m

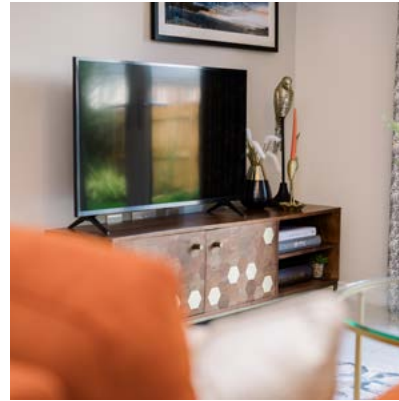
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 2 is opposite.

PRE-EPC & ENVIRONMENTAL ASSESSMENT





GREEN SPACE, LIVING SPACE, YOUR SPACE



SAVE ANNUALLY WHEN YOU BUY NEW



- New build houses are so energy efficient they could save buyers up to £2,600 on their annual household bills, compared with the bills of an older house.
- On average, new build homes use approximately 8,618 kWh a year, as compared to older properties using an average of 21,293 kWh annually.
- 85% of new builds have an A or B EPC rating. Just 4% of older properties achieve the same energy-efficiency grade.
- Upgrading an older 3 bedroom semi-detached home to modern standards could cost more than £70,000.
- Avoid horrible hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report February 2023 and HBF Get On With Living Report.

Statistics from HBF report 2023



OUR PROMISE TO YOU



The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.

BARS & RESTAURANTS

- 1 The Fox Inn
- 2 Two Gates Club
- 3 Ivory Tusk
- 4 The Albert Bar
- 5 Portobello
- 6 Monsoon
- 7 Christopher's at the Peel Aldergate
- 8 Pizza Express
- 9 Five Guys
- 10 Nando's
- 11 The Tame Otter
- 12 Bulls Head Pub

SPORTS & LEISURE

- 13 SnowDome
- 14 Drayton Park Golf Club
- 15 Tamworth Ice Skating
- 16 Odeon Luxe
- 17 Drayton Manor Park
- 18 Kingsbury Water Park
- 19 The Gym Group
- 20 Bannatynes Gym
- 21 Cliff Lakes and Dosthill Quarry

AMENITIES

- 22 Dosthill Surgery & Pharmacy
- 23 Dosthill Valley Dental Practice
- 24 Wilnecote Surgery
- 25 Tamworth House Dental Practice
- 26 Sir Robert Peel Community Hospital



RETAIL

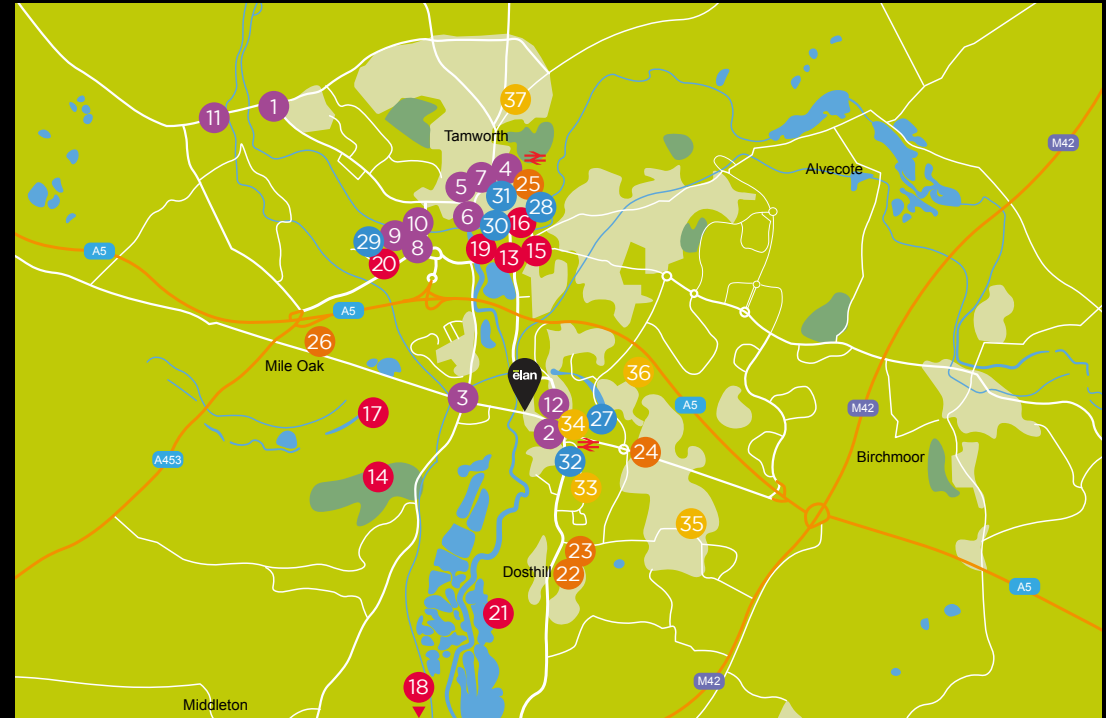
- 27 Morrisons
- 28 Aldi
- 29 Ventura Retail Park
- 30 Ankerside Shopping Centre
- 31 Sainsbury's
- 32 Co-operative

EDUCATION

- 33 Dosthill Primary Academy
- 34 Two Gates Primary School
- 35 The Wilnecote School
- 36 Belgrave High School
- 37 Landau Forte Academy QEMS

TRAIN STATIONS


-  Wilnecote (0.1 miles)
-  Tamworth (2.2 miles)



All correct at the time of printing



Destinations

-  Birmingham Airport 14.5 miles
- Birmingham 15.7 miles
- Wolverhampton 24.3 miles
- East Midlands Airport 24.9 miles
- Leicester 30.0 miles

DOSTHILL GATE

Two Gates,
Tamworth,
Staffordshire,
B77 1JB

T: 01827 438 961
E: dosthillgate.sales@elan-homes.co.uk
W: www.elan-homes.co.uk/developments/dosthill-gate



ELAN HOMES HOLDINGS LTD
2nd Floor, De Montfort House, High Street, Coleshill, West Midlands, B46 3BP

T: 0345 521 8450 E: enquiries@elan-homes.co.uk W: elan-homes.co.uk

