



St John's Grange Lichfield

Staffordshire, WS14 9GD.

St John's Grange is a brand new development consisting of 2 and 3 bedroom homes in Lichfield.

Welcome to St John's Grange



St John's Grange sits on the outskirts of the historic city of Lichfield in the beautiful Staffordshire countryside.

This exciting new modern development offers excellent transport links to the A38, A5 and is close to the M6 Toll road. Also Lichfield City train station is a very convenient 1 mile away.

For all your everyday necessities there are a range of supermarkets and local traders located nearby or alternatively you have a short 5 minute drive to the city of Lichfield which offers all the high street names and independent stores you would expect to find in a bustling city location. You will also find numerous restaurants, bars and activities for all the family.

If you have children or wish to start a family then you are well catered for as there are some excellent schools in the area, including Five Spires Academy offering primary education within 1 mile of development. King Edward V1 secondary school and South Staffs College in close proximity.

For the sporty people you have excellent recreation facilities in the surrounding area including Lichfield Rugby Club, Tennis Club, Cricket Club and Hockey Club. For water enthusiasts, Chasewater Watersports Centre located nearby offers a range of water based fun activities.

Tamworth
8 miles
15 minutes

Sutton Coldfield
9 miles
13 minutes

Cannock
13 miles
21 minutes

Birmingham
18 miles
30 minutes

Please note:
Miles and times shown are an average based on normal driving conditions.



Providing excellent homes across the Midlands



whg provide affordable homes for rent, shared ownership and sale across the Midlands. We work in partnership with our customers to keep their homes safe, secure and comfortable.

Who are we?

whg was formed in 2003 with a mission of being dedicated to the success of our people and places. It's this mission that continues to guide and motivate us.

We started life in Walsall, where most of our homes are, and it is still the place that anchors us.

Today we operate across the Midlands, in local authority areas such as Walsall, Telford, Wolverhampton, Worcestershire and Staffordshire amongst others. We are proud champions of our great region, playing an active role in its future prosperity through regeneration, place shaping and community investment. We specialise in delivery through strategic partnerships, including with Homes England.

Our homes

We own and maintain around 21,000 homes, from flats in tower blocks to detached family homes and purpose-built wellbeing schemes for people aged 55+.

Every year we invest millions of pounds in our homes and neighbourhoods. Our in-house team of qualified trades colleagues carry out day-to-day repairs and maintenance while trusted commercial partners undertake large scale refurbishment programmes on our behalf. This includes replacing kitchens and bathrooms and fitting energy efficient heating systems.

Our resource and influence to make a positive difference for our customers and communities. We believe passionately that everyone has the right to a safe and secure affordable home and that this is the foundation for a successful life.

We are committed to doing everything we can



Buying your new home through shared ownership



We understand that getting on the property ladder in the current market is difficult - whether you're saving for a large deposit or stuck in a rental trap and feel it is an impossible task, then shared ownership can help.

What is Shared Ownership?

Shared ownership is a popular affordable housing scheme that allows someone to purchase share in a property, paying a mortgage on the share they own and a subsidised rent on the remainder.

Since the purchaser only needs a mortgage based on the share they're purchasing - typically between 10% and 75% of the property's full market value - the deposit required is often much lower than purchasing outright. Likewise, the subsidised rent means it's generally cheaper going through shared ownership rather than privately renting.

At any point, the purchaser can increase their share via 'staircasing', with the ultimate goal being full ownership, however, if the purchaser never wishes to do this, they will always remain as a shared owner.

How does Shared Ownership work?

Shared ownership is an affordable house scheme available through housing associations, local councils and private developers.

So, how does shared ownership work? You can apply for a shared ownership mortgage to buy your share or pay using savings, it really depends on what works for you. If you need a deposit, you'll generally need between 5% and 10% of the share amount, not the full market value.

Based on a full property value of £220,000, this means a 5% deposit for a 40% share (£88,000) may be as little as £4400.

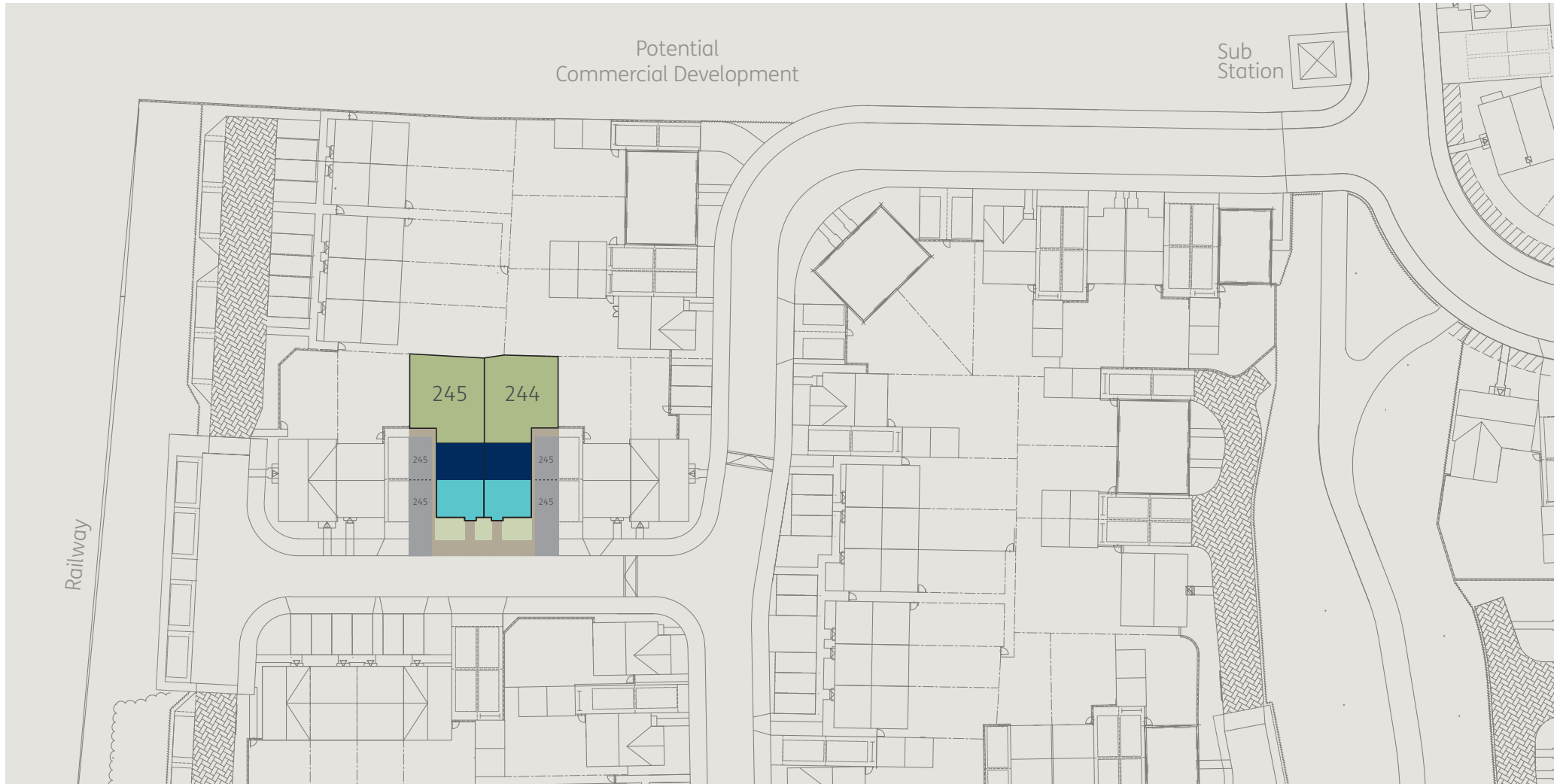
This makes shared ownership much more accessible compared with the costs you'd pay through traditional purchase methods.

You then pay mortgage payments based on your share and below-market value rent on the remainder. As you purchase larger shares of the property through staircasing, your rent goes down and your mortgage payments go up.



St John's Grange Site Plan

 **The Elm**
3 Bed Semi-Detached Houses
Plots 244 & 245



The Elm

Plots 244 & 245

3 bedroom Semi-Detached Houses

The Elm is a modern three bed semi-detached home consisting of a front aspect well appointed modern kitchen. The spacious living/dining area with rear door allowing in plenty of light and easy access to the garden. Upstairs there are three bedrooms and a modern bathroom suite fitted.



Key Features

Kitchen

- Modern fitted kitchen with oven hob & extractor fan
- Integrated washing machine and integrated fridge freezer included
- Vinyl flooring

Bathroom

- Modern white suite with shower over bath and shower screen
- Heated towel rail
- Vinyl flooring

General

- Exciting new development
- Carpets fitted throughout
- Turfed rear garden
- Excellent transport links to Lichfield,

For further information
contact the **Sales Team**

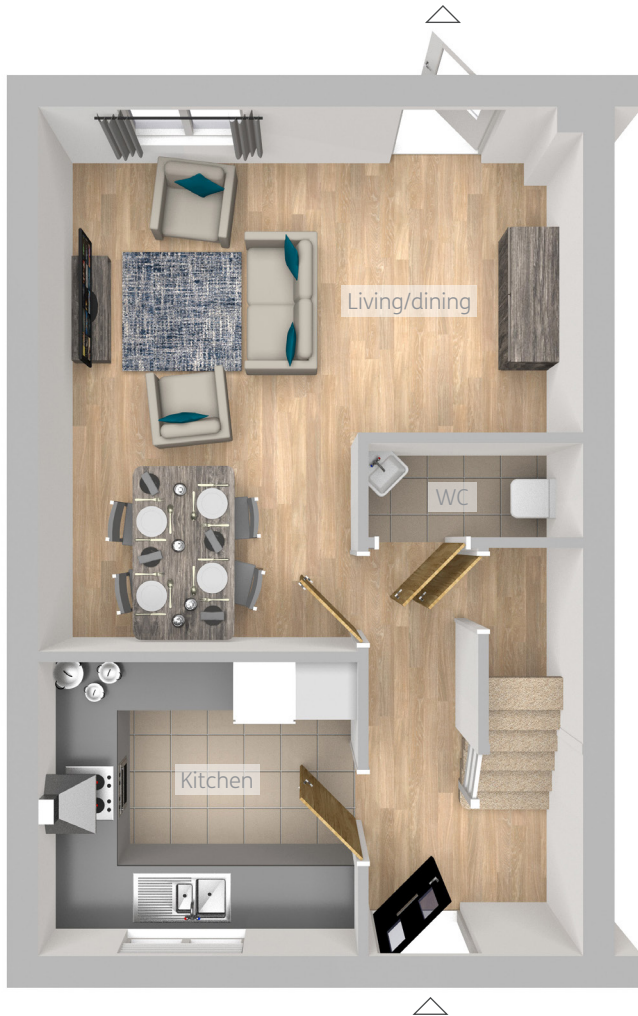
 **0300 555 6666**

 **sales@whgrp.co.uk**

The Elm

Plots 244 & 245

3 bedroom Semi-Detached Houses



Ground floor



First floor

Ground Floor

Living/dining	5.18m x 5.02m	17'0" x 16' 6"
Kitchen	3.05m x 2.81m	10'0" x 9' 3"

First Floor

Bedroom 1	3.74m x 2.99m	12'3" x 9' 10"
Bedroom 2	4.25m x 2.44m	13'11" x 8' 0"
Bedroom 3	3.15m x 2.67m	10'4" x 8' 9"
Bathroom	2.12m x 1.96m	6'11" x 6' 5"

Total Floor Area: 80.74m² - 869.12 sq.ft

Room dimensions shown above are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. whg reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice.

Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

For further information
contact the **Sales Team**

0300 555 6666

sales@whgrp.co.uk

St John's Grange

Price List



Plot No	The Elm - 3 Bedroom Semi-Detached Houses	Full Market Value	40% Share Value	40% Monthly Rent Amount	Service Charge
Plot 244	6 Keble Drive, Lichfield, Staffordshire WS14 9HR.	£330,000	£132,000	£453.75	TBC
Plot 245	8 Keble Drive, Lichfield, Staffordshire WS14 9HR.	£330,000	£132,000	£453.75	TBC

Please note:

Prices and dates quoted above where correct at the time of going to print, whg reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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