



Connells

Bower Park Claypit Lane
Lichfield



Property Description

THE SHELFORD is a traditional 4 bedroom family home and offers plenty of space for day to day living and entertaining.

The hallway leads to a spacious kitchen/dining room, which has French doors to the rear garden. A lounge and a separate study are found at the front of the property, while there's also a combined cloakroom/utility room and a convenient under stairs storage closet.

An en suite main bedroom and three double bedrooms are found upstairs, along with a family bathroom.

Ground Floor:

Lounge

15' 7" x 12' 9" (4.75m x 3.89m)

Kitchen / Dining

26' 7" max x 10' 8" max (8.10m max x 3.25m max)

Study

8' 7" x 6' 11" (2.62m x 2.11m)

First Floor:

Bedroom One

12' 9" max x 12' 4" max (3.89m max x 3.76m max)

Bedroom Two

13' 10" max x 10' 1" max (4.22m max x 3.07m max)

Bedroom Three

11' 3" max x 10' 2" max (3.43m max x 3.10m max)

Bedroom Four

12' 9" max x 9' max (3.89m max x 2.74m max)

Kitchen Specification:

- Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group (S)
- Choice of kitchen worktops and upstands (see our Options display) *
- Zanussi electric oven, gas hob and Electrolux cooker

hood (S)

- Range of granite worktops from our Options display complete with undermount stainless steel sink *
- Plumbing for washing machine (S)
- Inset 1. bowl stainless steel sink with monobloc mixer tap (S)
- Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes) *
- Plumbing for dishwasher point where applicable (S)
- Stainless steel hob splashback (S)
- Range of upgrade ceramic floor and wall tiling (see our Options display) *
- Range of monobloc mixer taps *
- USB charger socket (S)

(S) = Standard features.

* = Optional features (subject to build stage or plot).

† = On selected house types only.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

Bathroom(s) Specification:

- Thermostatic shower in both bathroom and ensuite (S)
- Thermostatic shower over bath available as an optional extra *
- Heated towel warmer in either chrome or white available *
- Shower tray and enclosure to en suites with full height tiling (S)
- Half height tiling to sanitary walls only (S)
- Window cill fully tiled to en suites and bathrooms (S)
- 400mm minimum high tiling to perimeter of bath (S)

- Mixer tap to basin in wet areas (S)
- Range of upgrade taps, showers and glazed screen *
- Range of standard and upgrade ceramic floor and wall tiling (see our Options display) *
- Splashback behind basin in cloakroom (S)

(S) = Standard features.

* = Optional features (subject to build stage or plot).

† = On selected house types only.

General Internal Features

- Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat) (S)
- Energy efficient lighting to all rooms throughout (S)
- BT point provided to ground floor (S)
- Mains operated smoke detectors (S)
- Newark internal doors, chamfered and grooved skirting and architrave, all finished in white (S)
- Chrome lever furniture as standard to all doors (S)
- Range of upgrade polished chrome door furniture *
- Smooth finished skirtings and architraves in white (S)
- Smooth finished walls and ceilings in Heathcliff's Castle matt emulsion (S)
- Range of wardrobes available as optional extras *
- Range of floor covering including carpets, vinyl and Moduleo flooring available from our Options display *
- Under counter lights as optional extras *
- Extensive range of electrical extras and upgrades available *

(S) = Standard features.

* = Optional features (subject to build stage or plot).

† = On selected house types only.

General External Features

- Garage doors are pre-finished in a coating to match the front door and a spring loaded up and over style (S)
- PVCu lockable double glazed windows (S)
- Fencing as shown on site layout (S)
- Turf and development landscaping to front and rear

gardens (S)

(S) = Standard features.

- Feature garden walls to selected plots (refer to development plan) (S)
- NHBC 10 year building warranty (S)
- Power and light to internal garage (excludes FOGs) (S)
- Power and light to detached garage if within curtilage of the property (S)
- Garden external taps to plots where possible (S)
- Door bell to front entrance (S)
- GRP (Glass Reinforced Plastic) front entrance door with chrome handles (S)
- Acrylic plaque numeral (S)

Disclaimers:

1. Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

2. * Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.







To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Freehold

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