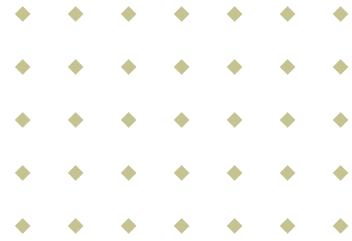




Hatfield

C O U R T





Discover luxury living in stunning natural surroundings

Introducing Hatfield Court, an exclusive collection of luxurious apartments by Maplevale Homes, offering the perfect blend of serene countryside living and modern convenience.

A stone's throw from the picturesque and sought-after village of Hopwas, this development provides easy access to major cities and the Midlands motorway network, as well as national and international rail links and airports – ideal for those seeking a peaceful and well-connected lifestyle.



Hatfield Court is an exclusive, gated community offering privacy, security, and designated parking — *all within a sophisticated and tranquil setting*



This development of 30 exceptional apartments offers a selection of beautifully appointed 2-bedroom, 2-bathroom homes - each with a private balcony, 2 parking spaces and sweeping panoramic views of the surrounding countryside.

Designed with the elegance of a traditional manor house and the charm of rural buildings, Hatfield Court combines timeless appeal with the very latest in contemporary living.





Experience the best of both worlds at Hatfield Court — where *sweeping panoramic countryside views* meet the convenience of nearby local amenities





Each apartment boasts bright, open-plan living spaces that flow seamlessly onto a private balcony – perfect for al fresco dining, morning coffee, or simply enjoying the outdoors in comfort and privacy. Interiors are finished to the highest standards, with premium brand appliances to ensure a truly luxurious living experience. The communal open space features functional outdoor gym equipment alongside opportunities to relax and unwind.

From the kitchen to the bathroom, you'll find plenty of opportunities to personalise your space and make it uniquely yours. Plus, every one of our homes comes with a Premier Guarantee 10-year structural warranty – giving you total peace of mind, minimal hassle, and more time to focus on what's important to you. See page 20 for further details.





Hatfield Court offers the *perfect blend* of tranquil rural living and easy access to urban conveniences

The location combines rural charm with excellent connections to nearby towns. Enjoy serene countryside walks along woodlands, riversides, and canals – all just minutes from your doorstep. The close by village atmosphere fosters a strong sense of community, making it an inviting place to call home at any stage of life.

Dining out is a pleasure, with a selection of pubs and restaurants within walking distance, including The Fox, The Tame Otter, and The Red Lion.

For even more things to do, the characterful town of Tamworth is in close proximity, offering a wide range of leisure activities – from the SnowDome, the UK's largest indoor slope with real snow to popular regional shopping centre, Ventura Park. You can also visit Tamworth Castle, a landmark steeped in centuries of history, with stunning views over the surrounding area.

A perfect blend of countryside tranquillity and everyday convenience – a place that feels like home the moment you arrive.





Visit Lichfield for a change of scene. This historic cathedral city is just a short drive away, offering a mix of culture, dining and shopping.

Known as Staffordshire's 'food capital', Lichfield offers an impressive dining scene – including the county's only Michelin-starred restaurant, Upstairs by Tom Shepherd.

As you explore you'll find independent shops and museums, alongside the vibrant food scene. If you enjoy the outdoors, nearby Cannock Chase offers hiking, cycling, and woodland walks. Golfers have a choice of nearby clubs, while fitness enthusiasts have top-class facilities at David Lloyd and The Belfry. For stylish shopping, the Designer Outlet in Cannock offers high-street brands and international labels.





Our exclusive development
features 30 two-bedroom
luxury apartments



1 Abbey House

Plots 49 – 56

2 Blenheim House

Plots 57 – 62

3 Braywick House

Plots 63 – 70

4 Wentworth House

Plots 71 – 74

5 Woodside House

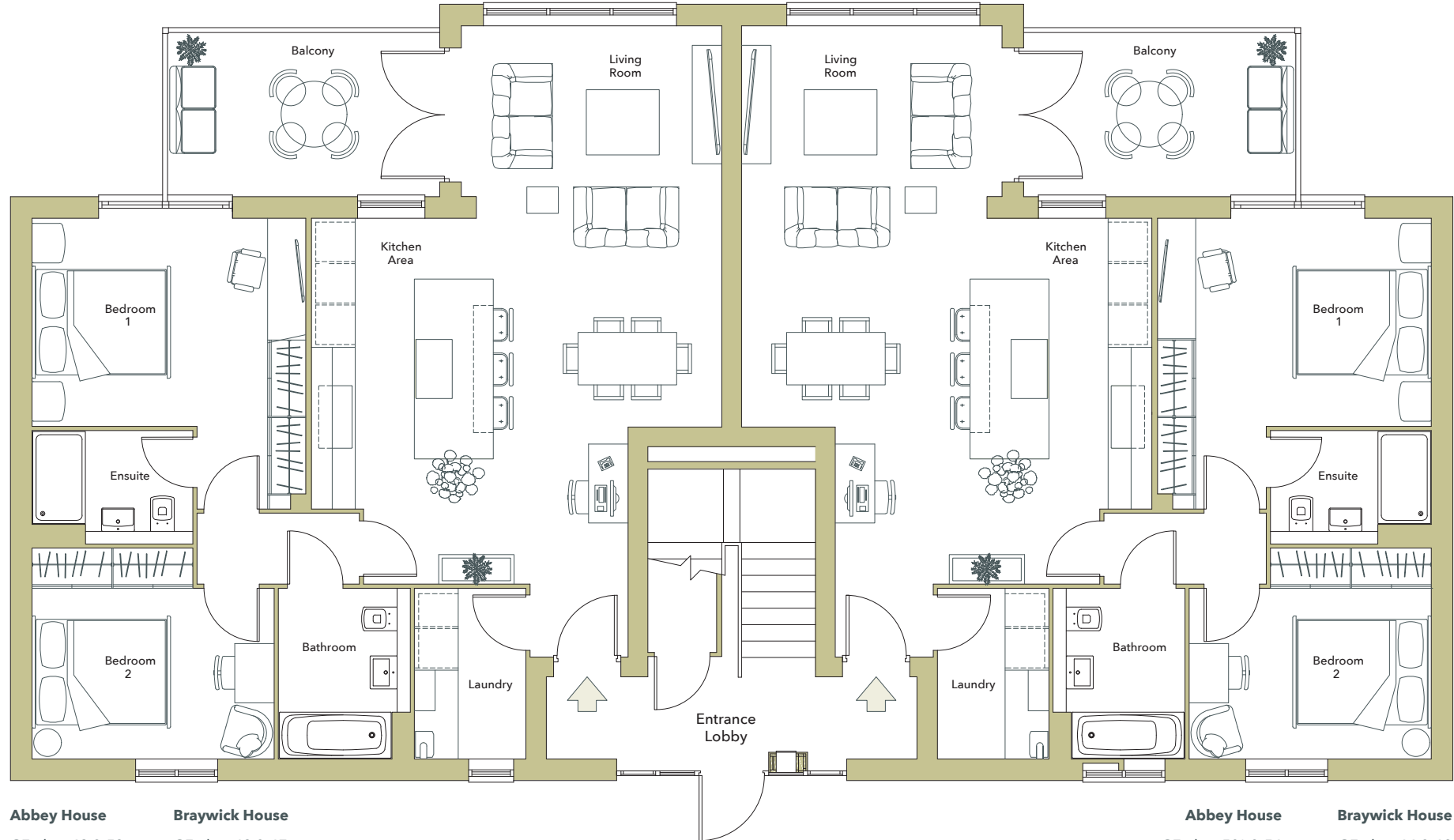
Plots 75 – 78

Abbey House and Braywick House



The Newton

942 Sqft



Abbey House

GF plots 49 & 53

FF plots 51 & 55

Braywick House

GF plots 63 & 67

FF plots 65 & 69

Abbey House

GF plots 50* & 54

FF plots 52* & 56

Braywick House

GF plots 64 & 68

FF plots 66 & 70

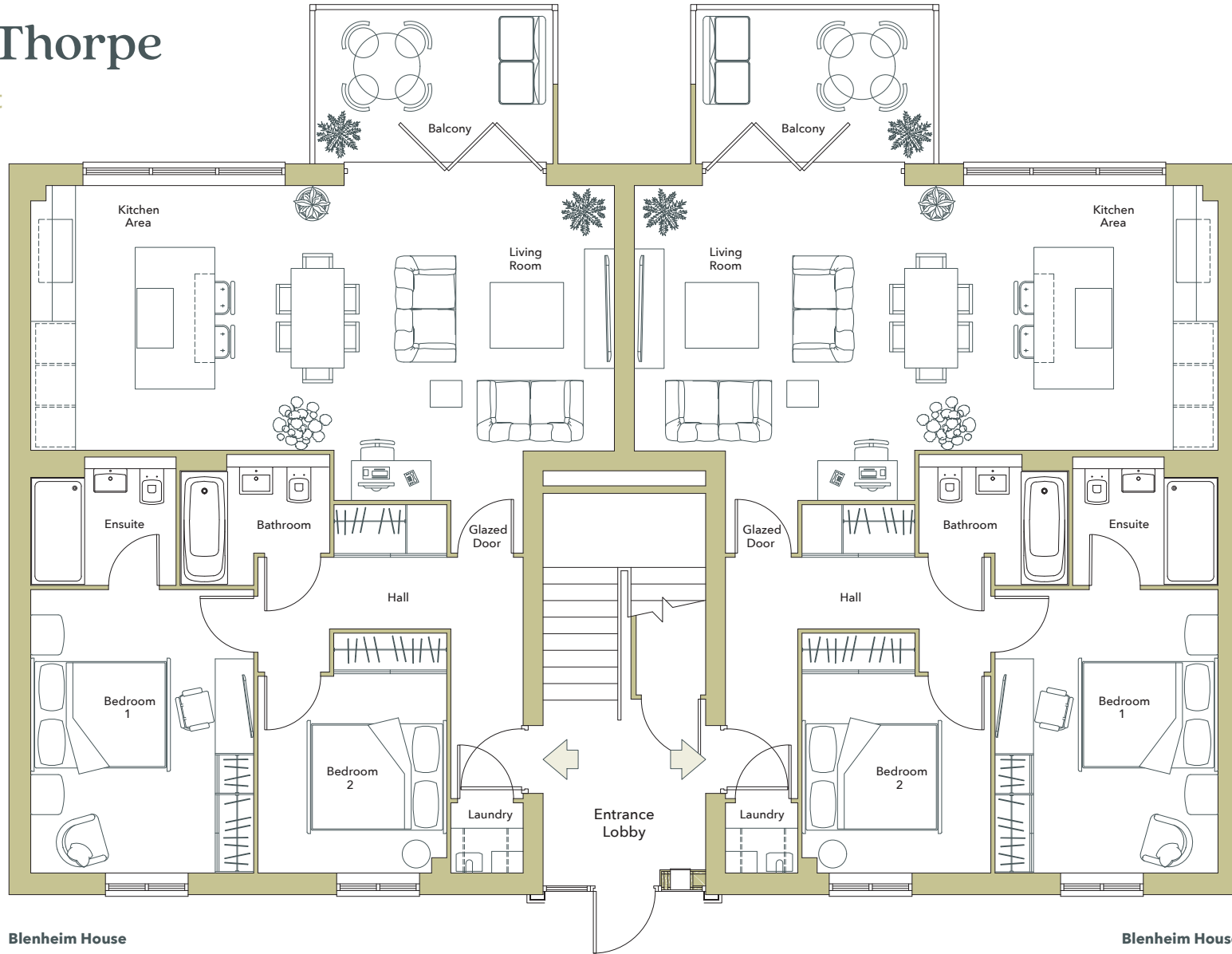
*The layouts of plots 50 & 52 will vary. See sales agent.

Blenheim House



The Thorpe

877 Sqft



Blenheim House

GF plot 57

FF plot 59

SF plot 61

Blenheim House

GF plot 58

FF plot 60

SF plot 62

Woodside House and Wentworth House

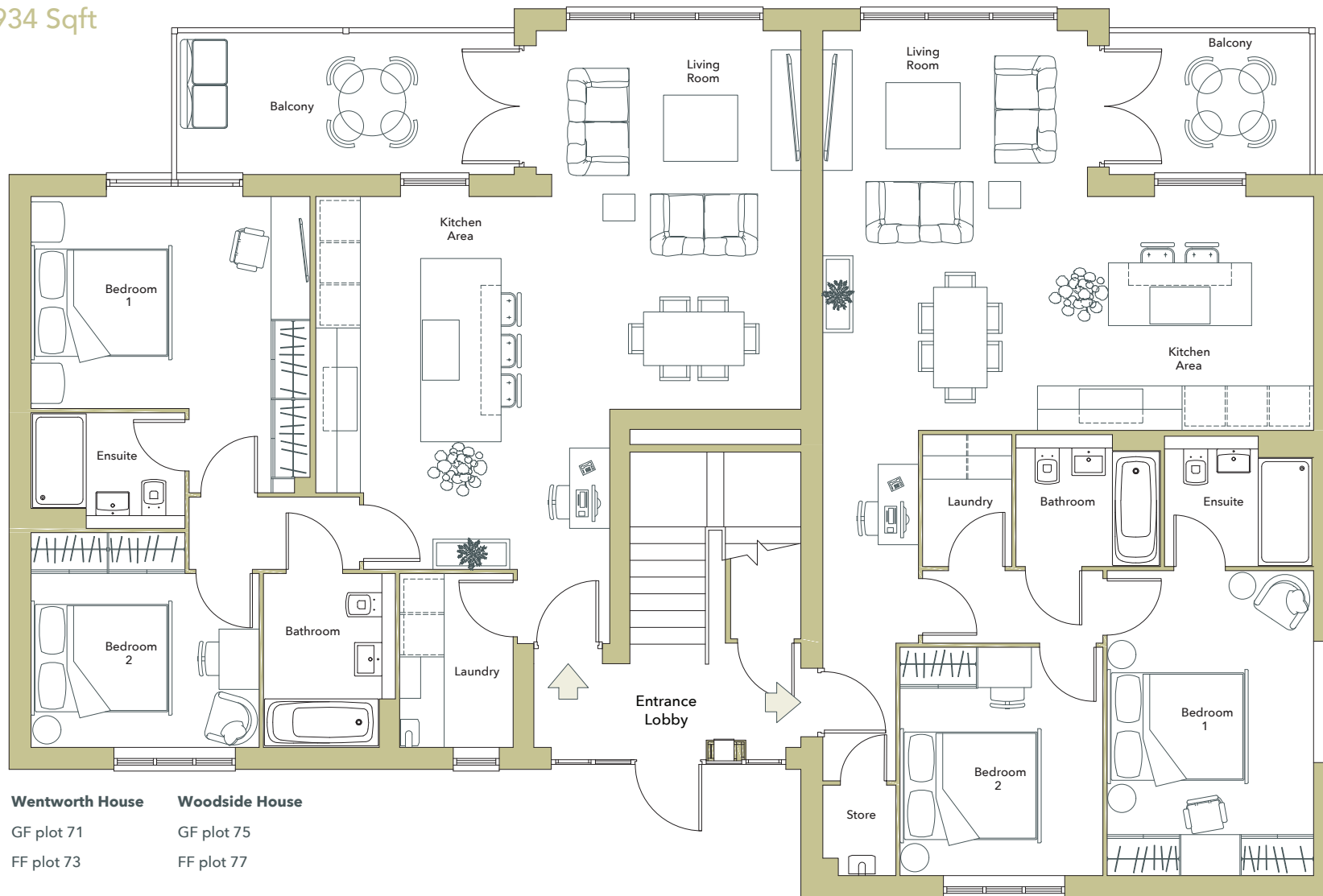


The Caldwell

934 Sqft

The Linton

893 Sqft



Wentworth House

GF plot 71

FF plot 73

Woodside House

GF plot 75

FF plot 77

Wentworth House

GF plot 72

FF plot 74

Woodside House

GF plot 76

FF plot 78



Connected living

The location provides outstanding access to major transport links, with a quick commute to Birmingham, regular connections to London, and easy routes to nearby airports — making Hatfield Court perfectly situated for convenience and connectivity.



By train

Tamworth to Birmingham in 25 minutes

Tamworth to Euston in 1 hour 29 minutes

HS2 interchange (coming soon)



By car

Easy access to all major road links including

M6 Toll, M6, M42, M40, A5 and A38

Birmingham city centre in 30 minutes

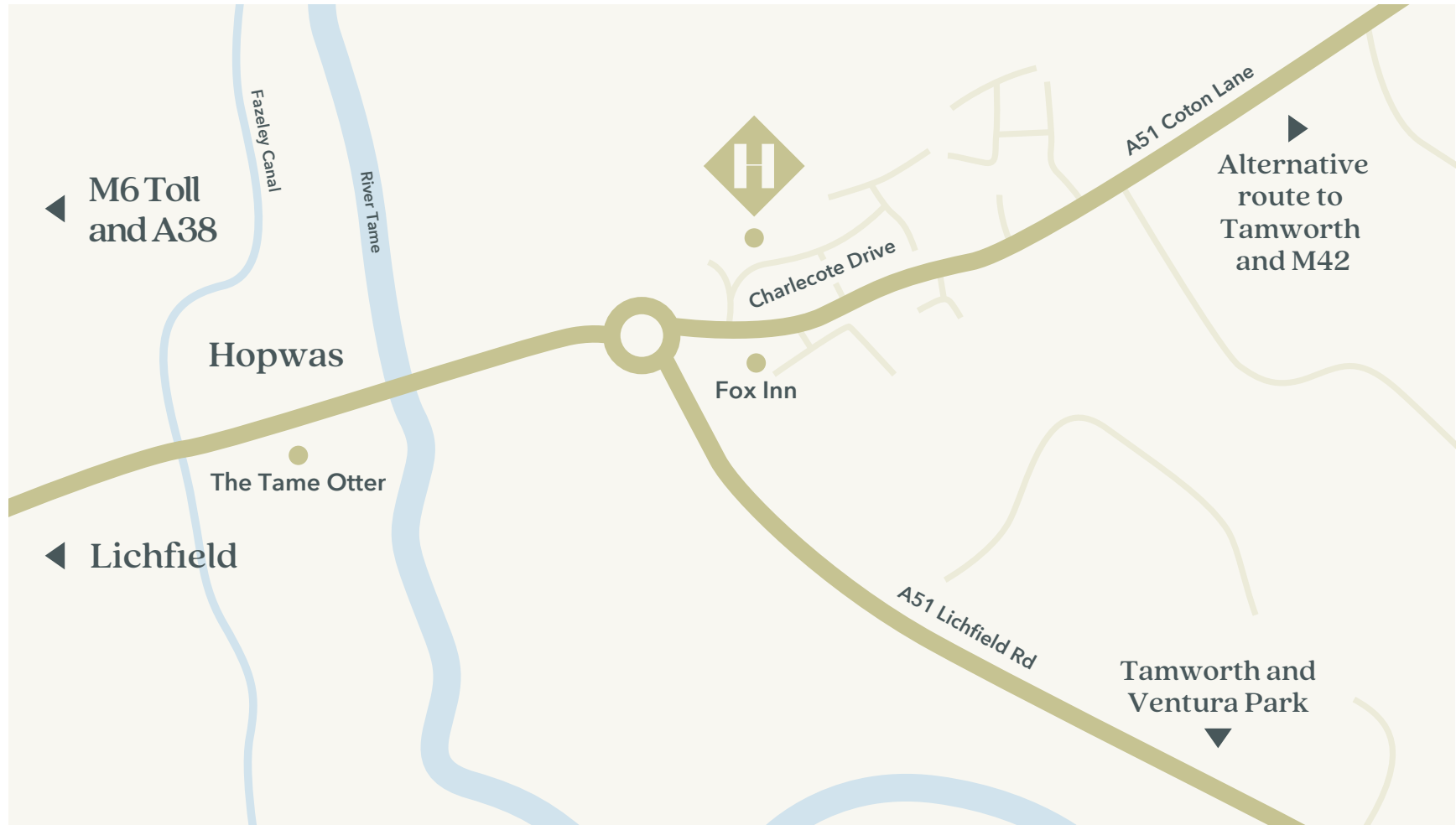


By air

Birmingham airport in 25 minutes

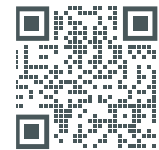
East Midlands airport in 32 minutes





Charlecote Drive, Tamworth B79 7SS

Google maps



Our specification

This specification outlines the key features. For a more detailed breakdown of our finishes, please speak to our Sales Executive – who will be happy to help.

Kitchen

- ◆ Choice of professionally designed Sheraton British kitchens in a variety of styles and colours*.
- ◆ High-end NEFF appliances: induction hob, electric oven, microwave, fully integrated dishwasher, fridge/freezer, and a CDA wine cooler.
- ◆ Choice of Silestone worktops with waterfall ends and splashback*.
- ◆ 1 ½ bowl undermount sink with chrome mixer tap.
- ◆ LED under-cabinet lighting for added ambience.
- ◆ Convenient pull-out waste bin and cutlery tray.

Laundry

- ◆ Choice of premium laminate worktops and fitted units; in a variety of styles and colours*.
- ◆ Space and plumbing for your own washer and tumble dryer.

Bathrooms & Ensuites

- ◆ Infinita designer sanitaryware and bathroom fittings, including wall-hung units, illuminated mirrors and cabinets.
- ◆ High-quality Hansgrohe chrome taps
- ◆ Chrome ladder towel radiator to family bathroom and ensuite.
- ◆ Illuminated mirrors and modern glass shower enclosures.
- ◆ Porcelanosa ceramic wall tiling in wet areas, with a choice of tiles*.

Interior Finishes

- ◆ Designer walnut veneered internal doors with satin chrome fittings.
- ◆ Glazed hall door to Thorpe apartment only.
- ◆ Camaro luxury vinyl tiles throughout the main living areas, kitchen, and bathrooms in a variety of colours*.

Electrical

- ◆ Stylish decorative switches and sockets in living areas and kitchens.
- ◆ LED downlights to kitchen, bathroom and ensuite, with decorative pendants over the kitchen island.
- ◆ TV and internet-ready with BT Fibre, Cat6, and digital TV systems.
- ◆ Full video door entry system accessible via smartphone.

Heating & Plumbing

- ◆ Energy-efficient gas combi boiler with a 2-year warranty.
- ◆ Underfloor heating throughout the apartment.
- ◆ Chrome towel radiators in bathrooms and ensuites.
- ◆ Control all of your heating through one smartphone app.

Exterior

- ◆ Black aluminium bi-fold doors or uPVC sliding patio and French doors to each balcony (subject to apartment type).
- ◆ Secure, stylish GRP composite front doors with chrome fittings.

- ◆ uPVC windows & French doors with double glazing and chrome handles.
- ◆ High-quality Ibstock brickwork with feature blue accents.
- ◆ Designer external house number plaque for each apartment.

Communal Areas & Parking

- ◆ Two dedicated parking spaces per apartment, with potential for EV charging point.
- ◆ Landscaped gardens, secure bike storage, and modern communal areas.
- ◆ Electronic entry gates for both vehicle and pedestrian access.
- ◆ Professional maintenance for communal areas, including cleaning and landscaping.

Warranty

All properties on the development will be registered with Premier Guarantee for 10 year new homes warranty. This will cover structural items rather than wear and tear with your builder being responsible for the warranty during the first two years. Premier Guarantee will be responsible for warranty from years 3-10, again covering the structural items and not wear and tear or storm damage. For further information please refer to your policy document or visit Premier Guarantees' website.

* Choice available where stage of construction permits. Please check with Sales Executive.

Disclaimer: This specification is subject to change without notice. Maplevale Homes reserves the right to amend this specification and / or substitute alternative products. For the avoidance of doubt this may include the omission of certain items (in these circumstances Maplevale Homes will endeavour to keep purchasers informed of such omissions).





Maplevale is an independent company delivering stunning homes, with each plot and exclusive development designed and finished to the highest standard.

With an excellent reputation established in just over 20 years, Maplevale has grown from a small family owned company to one of the most successful builders of new homes in the Midlands.

Excellence in design

Creating sustainable homes which enjoy exclusivity and superb specification as standard, Maplevale specialise in bespoke homes in desirable locations. With an in-house design and construction team to ensure every home meets the highest standards of design and functionality.

Everything Maplevale do is carried out with meticulous attention to detail and the utmost care, from the choice of location to the design and specifications of finishing touches. Our expert team prides itself on dedication to their craft, with the client and their needs central to each individually designed home.

Customer care and aftersales

We take great pride in ensuring our customers are completely satisfied with the build quality and design features of our homes, and the personal service we provide during the purchasing process.

Not only that, we also provide two years of aftersales support to address any issues that may arise as the property settles.

Full terms of our aftersales service are available on request.





Recommended new homes mortgage services

New homes mortgage services

Guiding you through the house buying process will be a New Homes Specialist Mortgage Advisor who is dedicated to new build mortgages, each with years of experience within the mortgage industry. They will ensure that your mortgage application is completed accurately and that agreements are received promptly. They will ensure you receive the best advice, mortgage, and protection solutions available for you to move smoothly into your new home.

Our New Build Specialists can offer both phone and face-to-face appointments to suit you.

New build conveyancing

- ◆ Your developer pays the conveyancers legal fee (full breakdown provided)
- ◆ No move, no legal fee
- ◆ Fixed transparent pricing
- ◆ Available seven days a week
- ◆ Manage every aspect of the case securely online
- ◆ No need to visit the lawyer's office
- ◆ Working together for a trouble free purchase
- ◆ Standard conveyancing searches provided within the contract pack for a speedier process





Our exclusive
development features
30 two-bedroom
luxury apartments



Hatfield

C O U R T

Sales enquiries

01827 213139

View the online brochure

Maplevalehomes.co.uk