



## Life in Tamworth

Close to Ankerside Shopping Centre, the local market town hosts a wide range of independent and family run shops. Traditional pubs and bars span throughout the heart of Tamworth town centre almost on every corner.

For larger shopping just a short drive over the River Anker, Ventura Retail Park resides, housing multiple commercial shops and restaurants.

For a small market town, Tamworth is served well with several primary and secondary schools, including Moorgate Primary Academy, Landau Forte Academy QEMS. Tamworth is also home to South Staffordshire College, making Tamworth popular for parents of younger children.

Residents have the luxury of multiple entertainment and leisure venues on their doorstep. Tamworth being home to The UK's biggest indoor real snow ski slope Snow Dome. Only 3 miles down the road resides one of the UK's premier theme parks Drayton Manor. In the centre of Tamworth is a 900 year old Castle hosting multiple events and historical re-enactments.





# Specification summary

## Externals

### Construction

Traditional brick and block

### Brickwork

West cliff multi brick with detailing as shown on elevation drawings

### Roof coverings

Dreadnought clay tiles

### External doors

Black composite front door

### Garage door

Steel up and over door

### Paths and patios

Paved in grey riven paving slab

### Private driveways

Block paved

### Rear gardens

Turfed

### External water tap

Fitted to houses

### Site roads

Tarmac

### Warranty

10 year warranty

## Internals

### Internal doors

Belize oak coloured doors

### Window Frames

Double glazed UPVC sliding sash windows to front elevations and casement windows to all others

### Ironmongery

Polished chrome

### Walls and floor tiles

The houses will have porcelain floor and wall tiles to all bathrooms

### Electrical

LED recessed downlights to kitchen and bathrooms

Pendant to all other rooms

External light to front elevations

Mains operated smoke detectors

### Security

Burglar alarms fitted as standard and carbon monoxide to all houses

### TV

Cat 6 Data distribution

Points to living room on all plots

### Switch plates

Brushed steel to all houses and white to apartments

### Plumbing and heating

Gas fired combi boiler

Radiators to all floors, bathrooms with chrome plated towel rails

### Sanitary ware

Laufren sanitary ware and vanity units

Hansgrohe taps finished with polished chrome fittings

### Kitchen

Bespoke kitchen design with high quality finished cabinets

Integrated oven, gas hob, hood and dishwasher

3 in 1 taps to kitchens

### Wardrobes

Fitted to master bedroom in all houses



## Site Plan

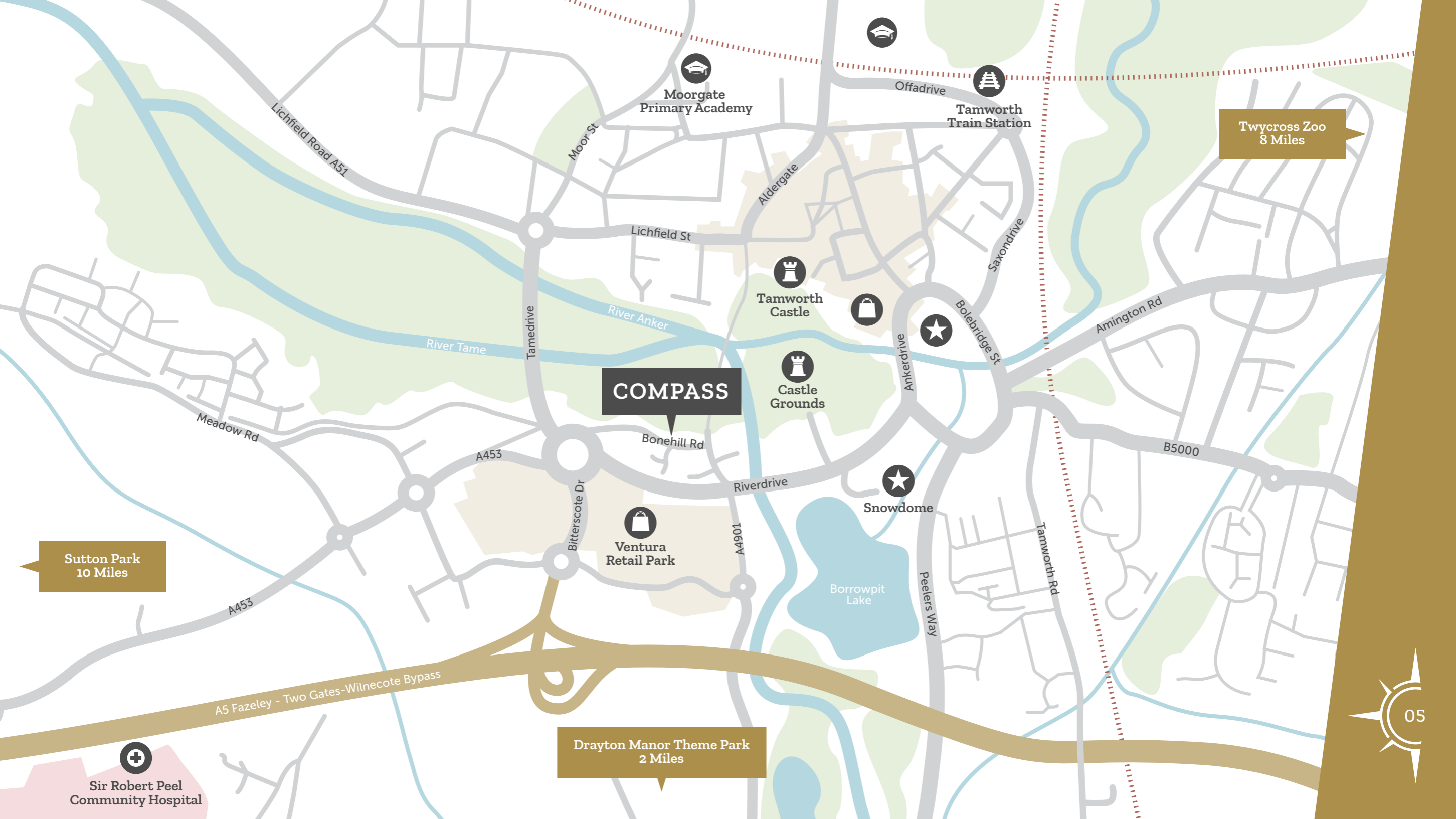
**3 Bed Townhouse**  
Plots 1, 2, 3, 4, 6, 7 & 8

**2 Bed Coach House**  
Plots 5 & 9



PLOTS 4, 5, 6, 7, 8 & 9  
COME WITH A SINGLE GARAGE





**COMPASS**

Moorgate Primary Academy

Tamworth Train Station

Tamworth Castle

Castle Grounds

Ventura Retail Park

Snowdome

Borrowpit Lake

Drayton Manor Theme Park  
2 Miles

Twycross Zoo  
8 Miles

Sutton Park  
10 Miles

Sir Robert Peel  
Community Hospital



Plot 3  
3 Bed Townhouse

Plot 2  
3 Bed Townhouse

Plot 1  
3 Bed Townhouse

## Plot 1

GROUND FLOOR	METERS	FEET
LIVING	3.3 x 5.1	11' x 16'11"
KITCHEN/DINING	5.1 (max) x 3.5	16'10" (max) x 11'7"
WC	1.4 x 10.2	3'4" x 4'9"
UTILITY	1.7 x 2.3	5'8" x 7'6"

FIRST FLOOR	METERS	FEET
BED 1	5.1 (max) x 2.8	16'10" (max) x 9'3"
EN-SUITE	2.4 x 1.4	8'1" x 4'6"
BED 2	3.4 x 2.7	11'1" x 8'10"
BED 3	2.3 x 2.3	7'8" x 7'8"
BATH	2.2 x 1.7	7'4" x 5'7"

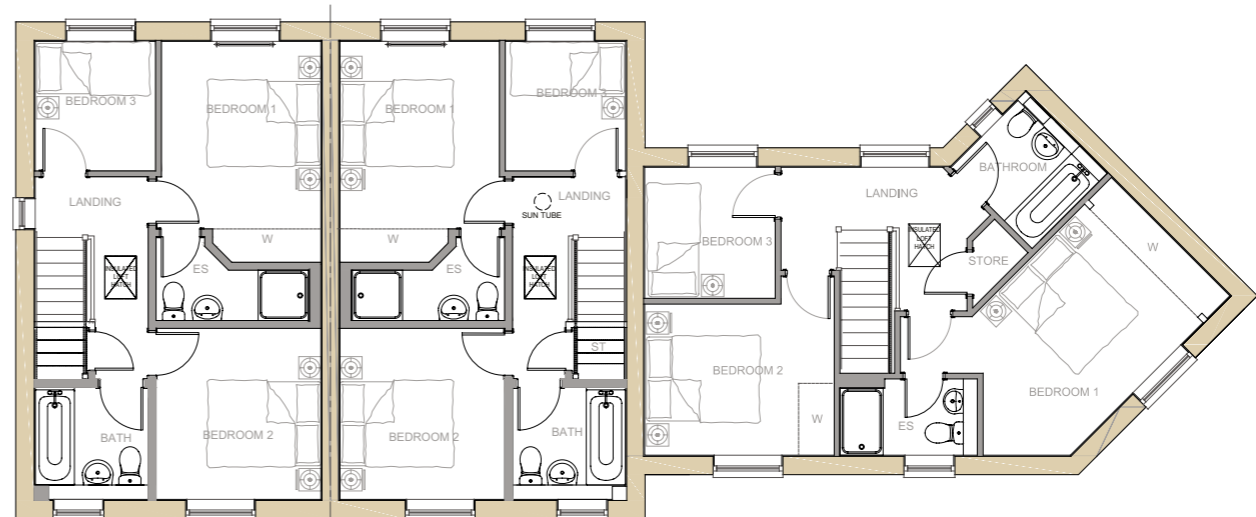
⊕ PROPERTY INCLUDES A PARKING SPACE

## Plot 2 & 3

GROUND FLOOR	METERS	FEET
LIVING	4.0 x 3.9	13'2" x 12'9"
KITCHEN/DINING	5.1 x 2.9	16'9" x 9'9"
WC	2.2 x 1.1	3'5" x 7'4"

FIRST FLOOR	METERS	FEET
BED 1	2.8 x 3.9 (max)	9'4" x 12'11"
EN-SUITE	2.2 x 1.7	7'2" x 5'9"
BED 2	2.8 x 3.1	9'1" x 10'
BED 3	2.2 x 2.3	7'1" x 7'7"
BATH	2.2 x 1.7	7'2" x 5'9"

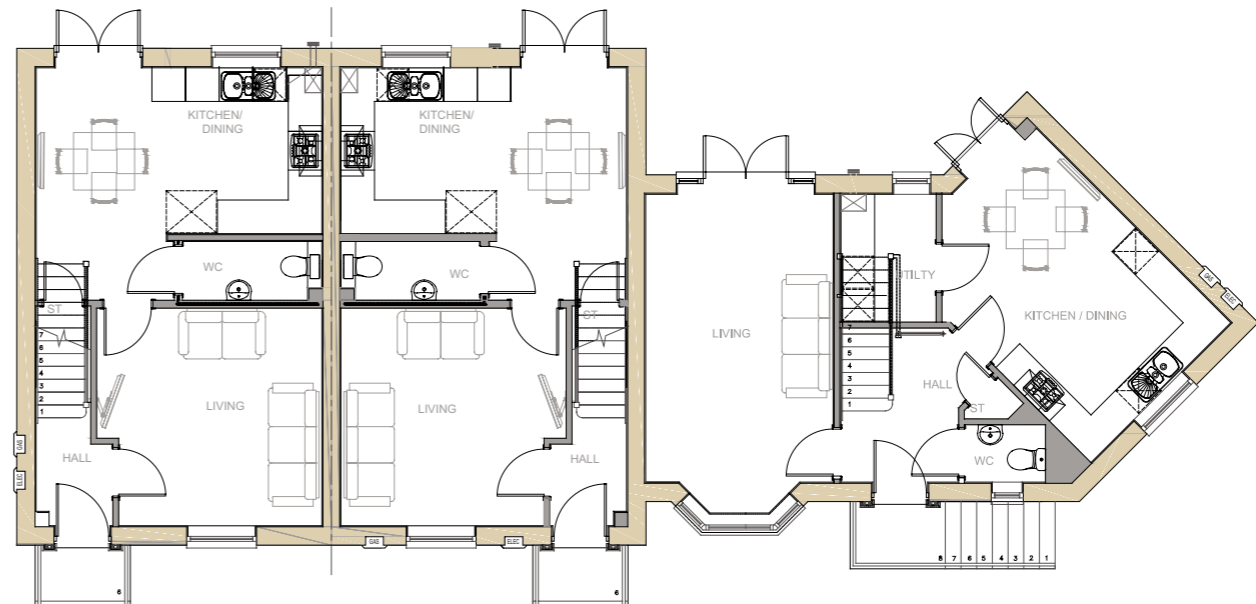
⊕ PROPERTIES INCLUDE A PARKING SPACE



**PLOT 3**  
FIRST FLOOR

**PLOT 2**  
FIRST FLOOR

**PLOT 1**  
FIRST FLOOR



**PLOT 3**  
GROUND FLOOR

**PLOT 2**  
GROUND FLOOR

**PLOT 1**  
GROUND FLOOR



**Plot 5**  
2 Bed Coach House

**Plot 4**  
3 Bed Townhouse



## Plot 4

GROUND FLOOR	METERS	FEET
LIVING	5.0 x 3.4	16'6" x 11' 2"
KITCHEN/DINING	5.0 (max) x 5.2	16'6"(max) x 17'1"
STUDY	3.5 (max) x 2.3	7'6" (max) x 11' 7"

FIRST FLOOR	METERS	FEET
BED 1	4.1 (max) x 5.4	13' 7" x 17' 9"
EN-SUITE	1.1 x 2.6	3'5" x 8'6"
BED 2	3.2 x 5.0	10'7" x 16'6"
BED 3	4.1 (max) x 2.4	13'7" (max) x 7'10"
BATH	2 x 2.7	6'5" x 8'9"

+ PROPERTY INCLUDES A GARAGE

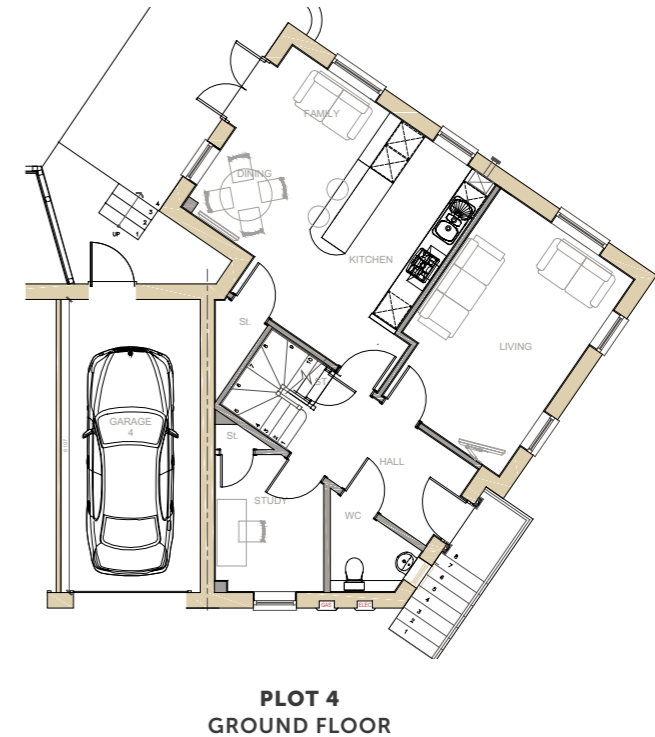
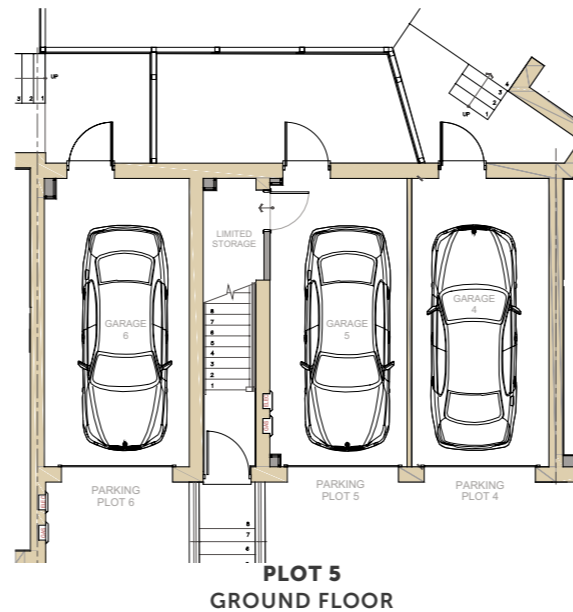
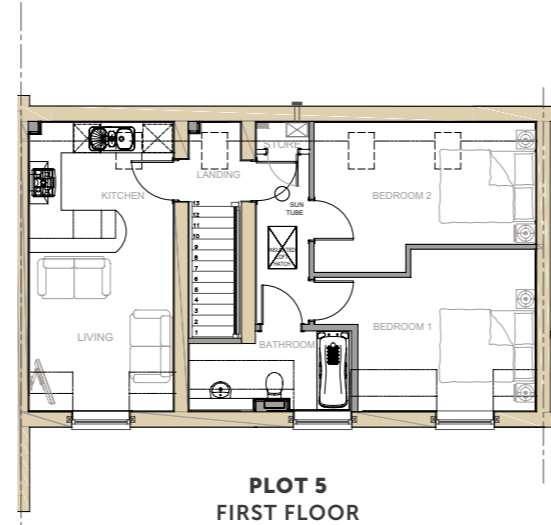
## Plot 5

GROUND FLOOR	METERS	FEET
STORE/UTILITY	3.1 x 1.3	10' 3" x 4' 2"

FIRST FLOOR	METERS	FEET
KITCHEN/LIVING	3.1 x 6.2	10'1" x 20' 2"
BED 1	3.8 x 3.5 (max)	12'5" x 11' 4" (max)
BED 2	4.7 x 3.2 (max)	15'6" x 10' 6" (max)
BATH	3.5 x 1.7	11' 4" x 5'7"

+ PROPERTY INCLUDES A GARAGE





Plot 9  
2 Bed Coach House

Plot 8  
3 Bed Townhouse

Plot 7  
3 Bed Townhouse

Plot 6  
3 Bed Townhouse

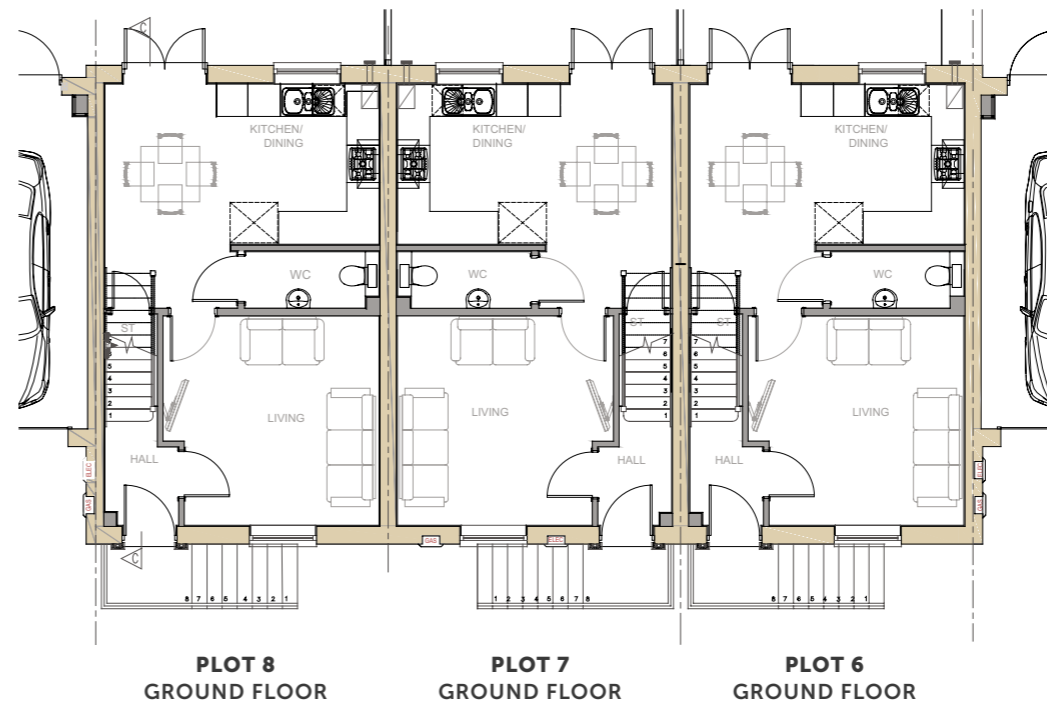
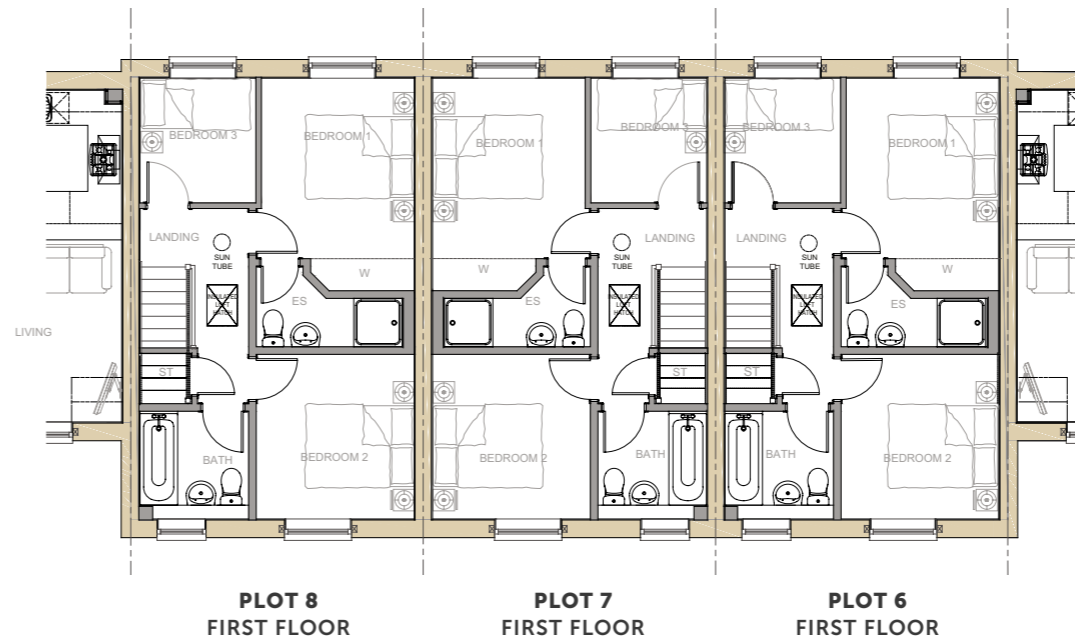
## Plot 6, 7 & 8

GROUND FLOOR	METERS	FEET
LIVING	4 x 3.9	13'2" x 12'9"
KITCHEN/DINING	5.1 x 3.7 (max)	16'8" x 12' (max)
WC	2.2 x 1.1	7' 4" x 3'5"

FIRST FLOOR	METERS	FEET
BED 1	2.8 x 3.9 (max)	9'4" x 12' 11"
EN-SUITE	1.5 (max) x 2.7	4'11" (max) x 8'11"
BED 2	2.8 x 3.1	9' x 10'
BED 3	2.2 x 2.3	7'1" x 7'7"
BATH	2.2 x 1.7	7'2" x 5'9"

⊕ PROPERTIES INCLUDE A GARAGE

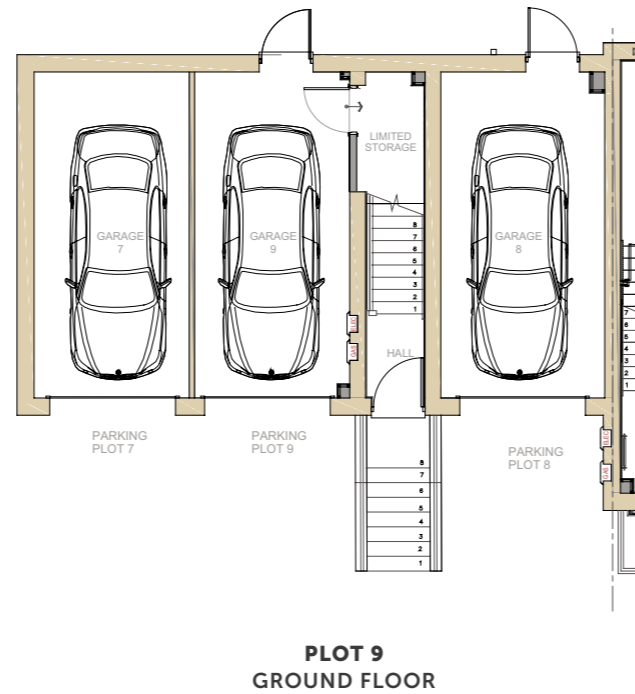
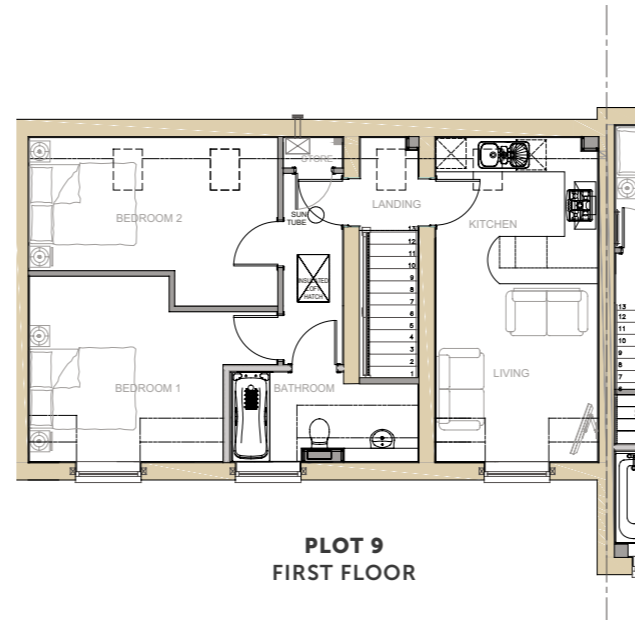


## Plot 9

GROUND FLOOR	METERS	FEET
STORE/UTILITY	3.1 x 1.3	10' 3" x 4' 2"

FIRST FLOOR	METERS	FEET
KITCHEN/LIVING	3.1 x 6.2	10' 1" x 20' 2"
BED 1	3.8 x 3.5 (max)	12' 5" x 11' 4" (max)
BED 2	4.7 x 3.2 (max)	15' 6" x 10' 6" (max)
BATH	3.5 x 1.7	11' 4" x 5' 7"

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# Connected living



## By Train

Tamworth to Birmingham  
17 mins

Lichfield Trent Valley to Euston  
1.22 mins

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  
35 mins



## By Airplane

Birmingham airport  
25 mins

East Midlands airport  
30 mins





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where the design is in the detail.

With over 20 years in construction, one thing is certain; our focus is to design houses that people will be proud to call home. Houses finished to perfection and furnished with high-end fixtures and fittings. We build a select number of homes each year in hand-picked locations. So each property is as special to us as we hope it will be to you.

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For more information or to arrange a viewing contact Paul Carr on 0121 353 9200 / [compass@paulcarrestateagents.co.uk](mailto:compass@paulcarrestateagents.co.uk)

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