



ASPECT

Penkridge



WELCOME to ASPECT



Inspirational homes for aspirational lifestyles

An exclusive development of luxurious new homes by housebuilders Tame Homes, the Aspect development offers the best of countryside living in the quiet and highly desirable village of Penkrige with excellent connections to Birmingham and beyond.

Our Aspect development is designed with all the charm of traditional architecture with the contemporary benefits you would expect from new builds. Our five stunning homes comprise of 4-5 bedroom houses with panoramic country views.



Tame
— HOMES —

THE BEST *of*
COUNTRYSIDE LIVING



PLOT 5

An
EXCLUSIVE
DEVELOPMENT
of luxurious
NEW HOMES




PLOT 3

4



Our Aspect development of luxury homes located in the market village of Penkrdige, boasts panoramic views of the countryside with easy access to local amenities.

A close-up photograph of a chef in a white uniform, focused on garnishing a dish. The chef is using silver chopsticks to place a small green herb garnish onto a plate. The dish on the plate consists of a golden-brown fried item, possibly a croquette or fritter, topped with a white sauce and black caviar, and accompanied by a piece of dark, charred vegetable. The background is softly blurred, showing the chef's uniform and the kitchen environment. The lighting is warm and focused on the food and the chef's hands.

LIFE
in PENKRIDGE

Experience the best of Penkridge living at our Aspect development, with an excellent range of restaurants, green spaces and shopping experiences on your doorstep.



Weekly traditional open stall market

Penkridge is a thriving market village located in a highly regarded area of South Staffordshire. Local shops, restaurants and pubs are within easy reach, further complemented by a traditional weekly food and antique markets which define this village community.



Comprehensive amenities are easily accessible with Cannock, Wolverhampton and Stafford all within comfortable driving distance. Cannock town centre is renowned for its varied collection of shops, restaurants, bars and retail outlets with the recently established McArthur Glen Designer Outlet dubbed the 'Midlands Bicester Village.' This shoppers paradise is brimming with a mix of high street and international brands along with big name restaurants.



Chasewater Country Park, Burntwood
Just 13 miles away



Nearby you'll find Chasewater Country Park which boasts a 90 hectare reservoir and plenty of green spaces.

Nearby Cannock Chase offers plenty of opportunities to explore. An idyllic and outstanding area of natural beauty that provides stunning countryside walks and a range of activities. Cannock Chase is among the very best days-out the Midlands has to offer. Nearby you'll find Chasewater Country Park which boasts a 90 hectare reservoir and plenty of green spaces, extensive water sport facilities and a heritage steam railway.

If you're looking to improve your health and wellness, The Chase Golf & Country Club has something for everyone to enjoy. Facilities include a superb 18-hole golf course, with driving range, chipping green, and putting green; state-of-the-art gym in the health centre; and the Woodlands restaurant, which offers contemporary British fare.

The area has excellent rail and motorway links and is located between Junction 12 and 13 of the M6 Motorway with the M6 toll road linking Coleshill to Wolverhampton. Penkrudge railway station provides access to Birmingham within approximately 30 minutes with further services to London Euston.

The area has no shortage of schools which cater for all age groups and rated good by Ofsted including Marshbrook, St Michaels and Princefield Infant schools, Penkrudge Middle School and Wolgarston High School with its thriving Sixth Form.

The Chase, Golf & Country Club
Just 3 miles away



Cannock Chase, Staffordshire
Just 6.5 miles away

THE *fine landscape of* CANNOCK CHASE
IS RIGHT ON YOUR *doorstep*





CONNECTED *Living*

Penkrige offers excellent access to popular transport links. With a quick commute into Birmingham, regular access to London and easy links to airports, Aspect is in the ideal location.



By TRAIN

Penkrige to Birmingham

35 mins

Penkrige to Euston

2 hr 38 mins



By CAR

Easy access to all major road links including

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

Birmingham city centre

42 mins



By AIRPLANE

Birmingham airport

38 mins

East Midlands airport

57 mins







SITE PLAN

Our luxury development comprises of five stunning homes of 4 - 5 bedroom houses with panoramic country views.

SPECIFICATION SUMMARY

Externals

Construction

Traditional brick and block.

Brickwork

Ibstock Ivanhoe Westminster 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 in Tegula Grey.

Rear gardens

Turfed.

External

Water tap to rear gardens.
Power socket to rear elevation.

Warranty

10 year ICW structural warranty.

Internals

Internal doors

Oak coloured doors.

Window Frames

Double glazed UPVC windows.

Ironmongery

Polished chrome.

Walls and floor tiles

Porcelain floor and wall tiles to all bathrooms and with glass splash backs behind the hob.

Electrical

LED recessed downlights to kitchen and bathrooms. Pendant to all other rooms.
External light to front elevations. Mains operated smoke, heat and carbon monoxide detectors fitted as standard. Electric car charger to every house.

Security

Burglar alarms fitted as standard to all houses.

TV

Cat 6 Data distribution. Points to living room on all plots.

Switch plates

Brushed steel.

Plumbing and heating

The heating system will be Electric Air Source Heating Package. Underfloor heating to ground floor with radiators to first floor.
Bathrooms will have chrome plated towel rails.

Sanitary ware

Laufen sanitary ware and vanity units, Hansgrohe taps finished with polished chrome fittings.

Kitchen

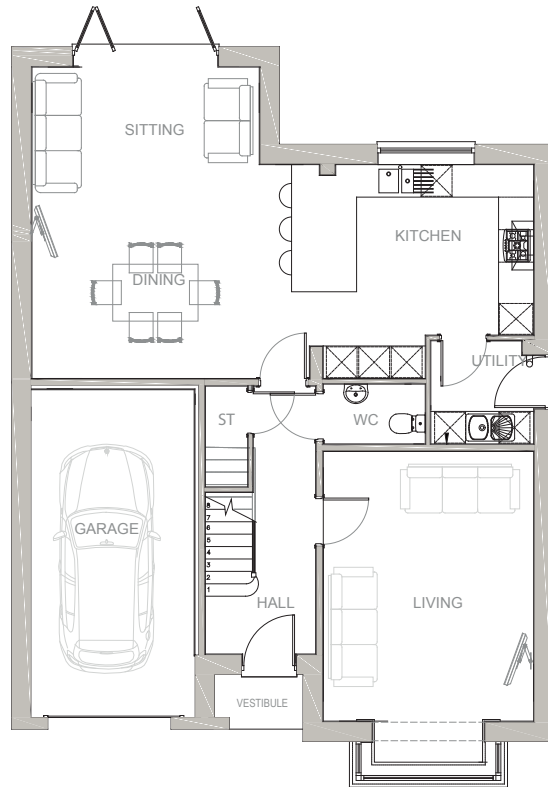
Bespoke kitchen design with high quality finished cabinets and AEG appliances.
A mixture of worktops depending on plot.
Each house has a 3 in 1 tap.

Wardrobes

Fitted to master bedroom in all houses.

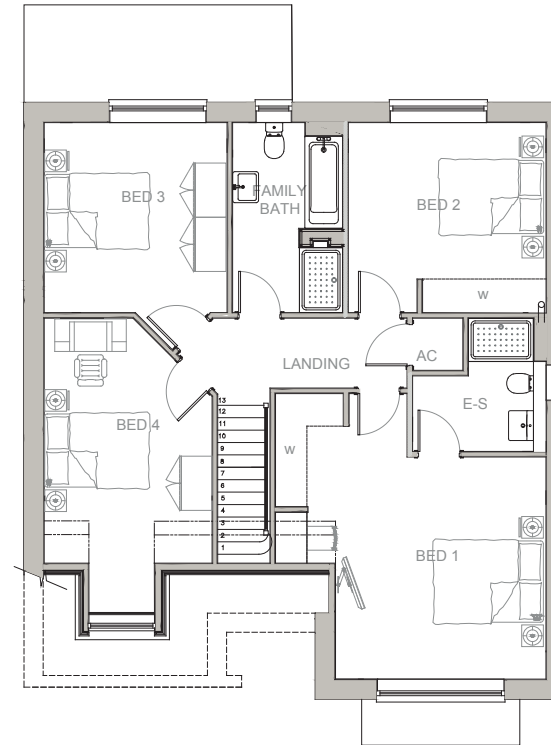


PLOT 1,2,3



**PLOT 1,2,3
GROUND FLOOR**

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
LIVING ROOM - Max	3.88	12' 9"	5.73	18' 10"
LIVING ROOM - Min	3.88	16' 4"	4.98	15' 1"
KITCHEN	5.06	16' 7"	3.95	12' 11"
SITTING AREA	4.19	13' 9"	2.87	9' 5"
DINING	4.19	13' 9"	2.88	9' 5"
W.C.	1.10	3' 7"	1.88	6' 2"
UTILITY	1.90	6' 3"	1.90	6' 3"
GARAGE	3.03	9' 11"	6.07	19' 11"

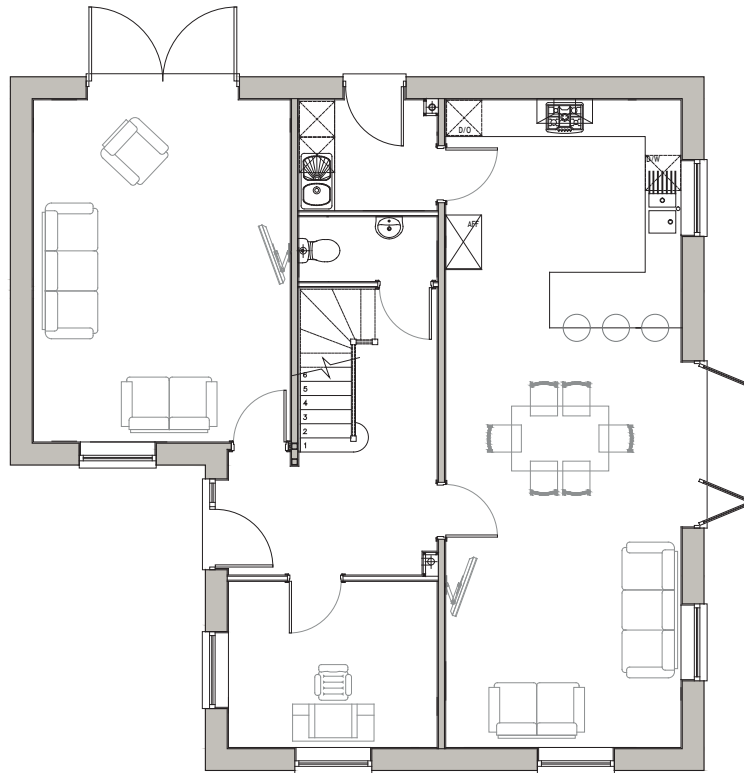


**PLOT 1,2,3
FIRST FLOOR**

FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1 - Max	5.27	17' 3"	4.99	16' 4"
EN-SUITE 1	2.46	8' 1"	2.46	8' 1"
BED 2	3.51	11' 6"	3.65	12' 0"
BED 3	3.51	11' 6"	3.37	11' 1"
BED 4	3.09	9' 5"	4.20	10' 2"
BATHROOM - Max	2.03	6' 8"	3.51	11' 6"

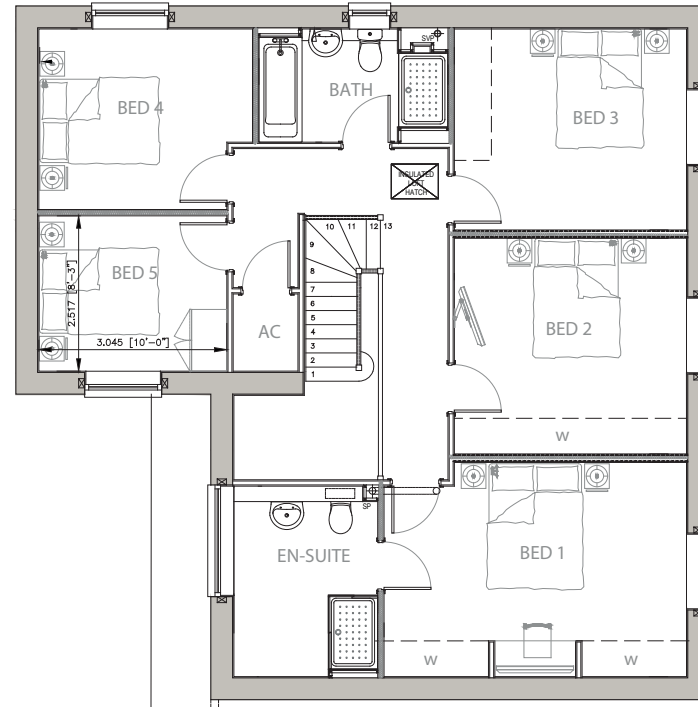


PLOT 4



**PLOT 4
GROUND FLOOR**

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
LIVING ROOM	4.13	13' 8"	5.53	18' 2"
KITCHEN	3.81	12' 6"	3.70	12' 1"
SITTING AREA	3.81	12' 6"	3.38	11' 1"
DINING	3.81	12' 6"	3.40	11' 2"
W.C.	1.05	3' 5"	2.24	7' 4"
UTILITY	1.81	5' 11"	2.24	7' 4"
STUDY	2.68	8' 9"	3.35	11' 1"

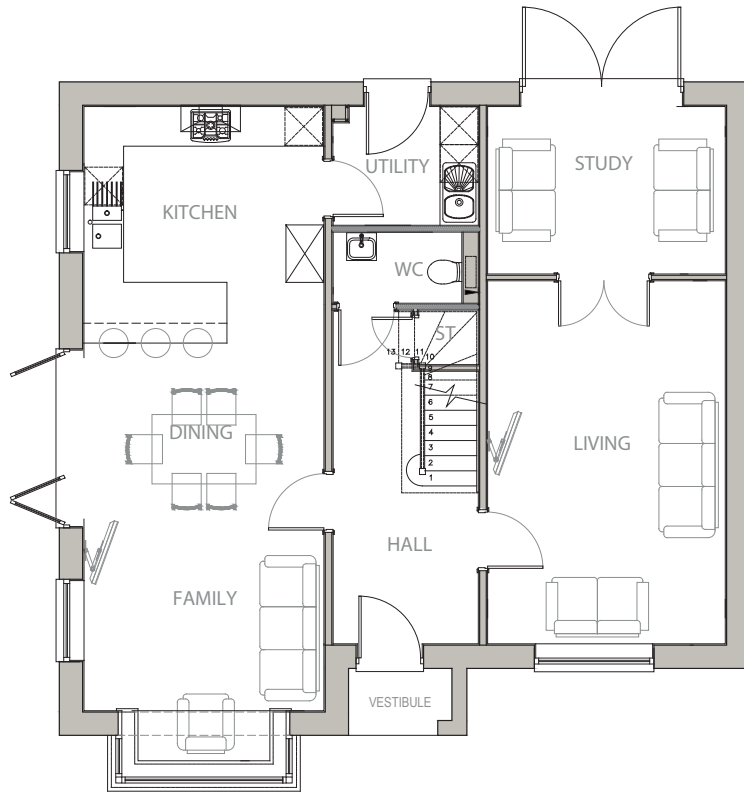


**PLOT 4
FIRST FLOOR**

FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	4.90	16' 1"	3.47	11' 5"
EN-SUITE 1	2.33	7' 8"	3.09	10' 2"
BED 2	3.76	12' 4"	3.48	11' 5"
BED 3	3.76	12' 4"	3.26	10' 8"
BED 4	2.92	9' 7"	3.45	11' 4"
BED 5	2.52	8' 3"	3.05	10' 0"
BATHROOM	3.06	10' 1"	1.83	6' 0"



PLOT 5



**PLOT 5
GROUND FLOOR**

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
LIVING ROOM	3.60	11' 10"	5.51	18' 10"
STUDY	3.60	11' 10"	2.53	8' 4"
KITCHEN	3.58	11' 9"	3.63	11' 11"
FAMILY - Max	3.46	11' 4"	3.63	11' 11"
FAMILY - Min	2.70	8' 10"	3.63	11' 11"
DINING	2.70	8' 10"	3.63	11' 11"
UTILITY	1.80	5' 11"	2.20	7' 3"
W.C.	1.08	3' 6"	2.20	7' 2"



**PLOT 5
FIRST FLOOR**

FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	4.17	13' 8"	3.64	11' 11"
DRESSING	1.82	6' 0"	2.87	11' 11"
EN-SUITE 1	1.91	6' 4"	2.84	9' 4"
BED 2	3.63	11' 7"	3.11	10' 3"
BED 3	3.52	11' 7"	3.09	8' 8"
BED 4	3.53	11' 7"	2.64	8' 8"
BATHROOM	3.13	10' 3"	1.91	6' 4"



Tame
— H O M E S —

At Tame our mission is to build great value homes
where the design is in the detail.

We have been in construction for over 20 years, and one thing is certain. Our focus to design houses people will be proud to call their 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.



Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars, photographs and plans dated: January 2021.

Tame

— H O M E S —

**PAUL
CARR**
Estate Agents
Sales & Lettings

For more information or to arrange a viewing contact Paul Carr on 0121 353 9200 / horizon@paulcarrestateagents.co.uk

You can also view the listing on paulcarrestateagents.co.uk