



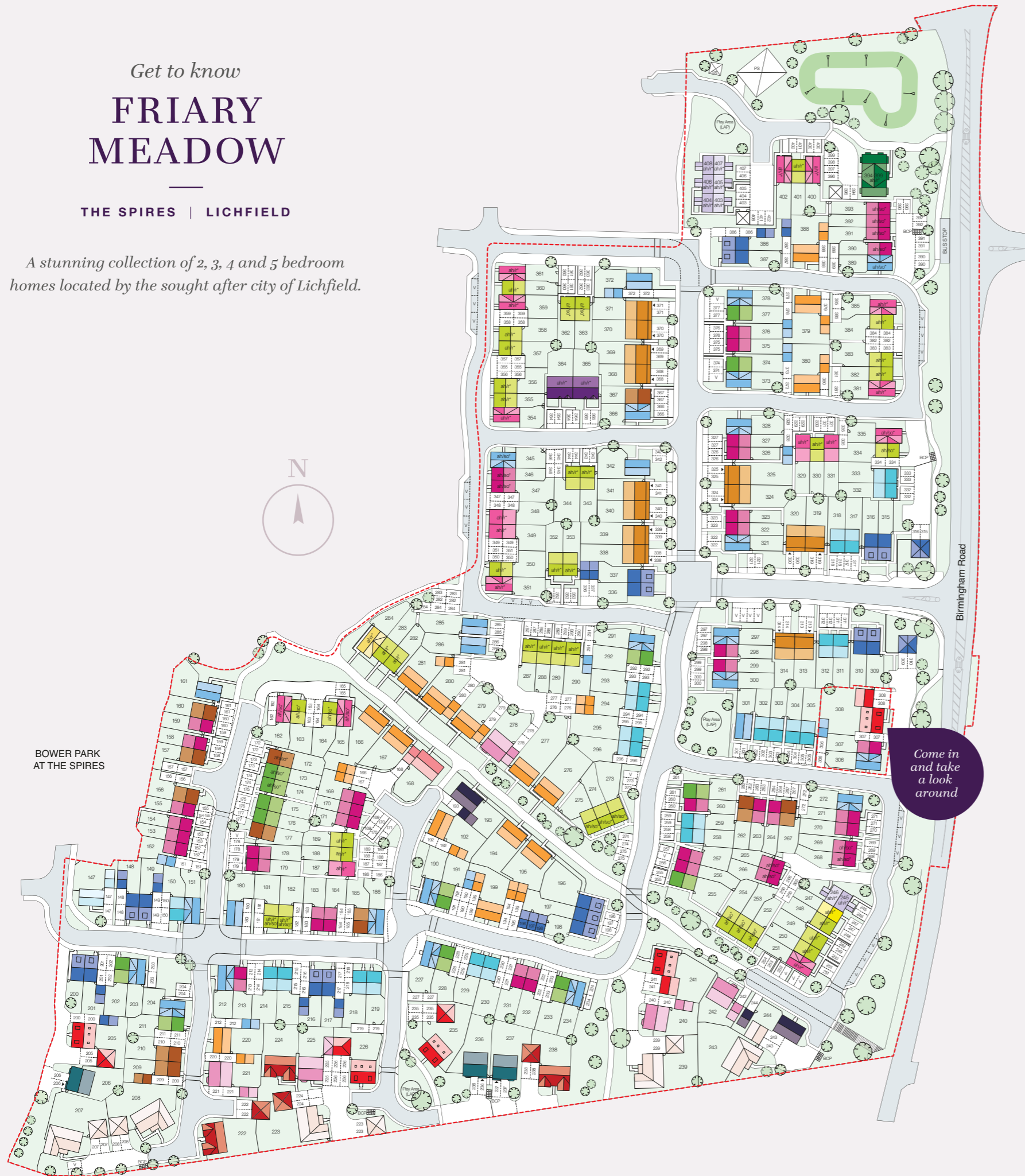
FRIARY MEADOW

The Spires | Lichfield

Get to know
**FRIARY
MEADOW**

THE SPIRES | LICHFIELD

A stunning collection of 2, 3, 4 and 5 bedroom homes located by the sought after city of Lichfield.



BOWER PARK
AT THE SPIRES

Come in
and take
a look
around

5 bedroom homes

- The Garrton**
5 bedroom home
Plots: 205, 226, 235, 241 & 308
- The Winterford**
5 bedroom home
Plots: 207, 208, 223, 239 & 243

4 bedroom homes

- The Shelford**
4 bedroom home
Plots: 221, 225, 240, 242 & 278
- The Ransford**
4 bedroom home
Plots: 222, 224 & 238
- The Downham**
4 bedroom home
Plots: 206, 236 & 237
- The Kentdale**
4 bedroom home
Plots: 193 & 244
- The Eskdake**
Plot: 168
- 4 bedroom home***
Plot: 284

3 bedroom homes

- The Easedale**
3 bedroom home
Plots: 151, 161, 180, 186, 190, 203, 204, 212, 227, 234, 272, 285, 286, 291, 297, 300, 301, 306, 321, 328, 342, 345*, 366, 372, 373, 378 & 389*
- The Ardingham**
3 bedroom home
Plots: 313, 314, 319, 320, 324, 325, 338-341 & 368-371
- The Alrington**
3 bedroom home
Plots: 148, 149, 196-198, 200, 201, 216, 217, 309, 310, 315, 316, 336, 337, 386 & 387
- The Ardale**
3 bedroom home
Plots: 166, 167, 192, 194, 195, 199, 220, 276, 277, 279-281, 379, 380 & 388
- The Gosford**
3 bedroom home
Plots: 156, 157, 160, 172*, 177, 185, 209, 210, 262, 267 & 367

3 bedroom homes

- The Yewdale**
3 bedroom home
Plot: 147
- 3 bedroom home***
Plots: 162, 165, 187, 251, 329, 331, 335, 348, 349, 351, 354, 359, 361, 381, 385, 400 & 402

2 bedroom homes

- The Beauford**
2 bedroom home
Plots: 173*, 174*, 175, 176, 191, 202, 211, 228, 233, 255, 261, 292, 374 & 377
- The Canford**
2 bedroom home
Plots: 152-155, 158, 159, 169-171, 178, 179, 183, 184, 213, 231, 232, 256, 257, 260, 263, 264, 265*, 266*, 268*, 269*, 270, 271, 298, 299, 307, 322, 323, 326, 327, 346*, 347*, 375, 376 & 390-393*
- The Morgan**
2 bedroom home
Plots: 150, 214, 215, 218, 219, 229, 230, 258, 259, 293-296, 302-305, 311, 312, 317, 318, 332 & 333

- 2 bedroom home***
Plots: 163, 164, 181, 182, 188, 189, 248-250, 252-254, 273-275, 282, 283, 287-290, 330, 334, 343, 344, 350, 352, 353, 355-358, 360, 362, 363, 382-384 & 401

- 2 bedroom bungalow***
Plots: 364 & 365

1 bedroom homes

- The Bayswater***
1 bedroom home
Plots: 245, 246 & 403-408
- 1 bedroom home***
Plot: 247
- 1 bedroom apartment***
Plots: 394-399

▶ = Integral garage
*ah/r = Rental homes
*ah/so = Shared ownership
BCP = Bin collection point
LAP = Public open space
V = Visitor Parking
PS = Pumping station
SS = Substation

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWWM_60702/April 2020.



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THE GARRTON

5 bedroom home

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THE GARRTON

Ideal for family living is the three-storey, 5 bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite main bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL GROSS 1,825 sq. ft. | TOTAL NETT 1,803 sq. ft.

Ground floor



Lounge	3.34m x 4.74m	11' 0" x 15' 7"
Kitchen/Dining (min.)	8.34m x 2.85m	27' 4" x 9' 4"
Study	2.73m x 2.31m	9' 0" x 7' 7"

First floor



Bedroom 1	3.34m x 3.98m	11' x 13' 1"
Bedroom 4	2.75m x 3.62m	9' 0" x 11' 11"
Bedroom 5	2.54m x 2.98m	8' 4" x 9' 9"

Second floor



Bedroom 2	3.36m x 4.60m	11' 1" x 15' 1"
Bedroom 3	2.78m x 3.65m	9' 2" x 12' 0"

 **Plots:** 205, 226, 235, 241 & 308

* 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. TWEM 60702 / June 2020

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THE WINTERFORD

5 bedroom home



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THE WINTERFORD

The 5 bedroom Winterford is a spacious family home ideal for larger families. A large lobby area opens onto two reception rooms, a study and a guest cloakroom. A kitchen and dining area with French doors out to the garden completes the ground floor. Upstairs, the landing leads to the en suite main bedroom, three further spacious double bedrooms, one with en suite, a fifth bedroom and a main bathroom.

TOTAL GROSS 2,090 sq. ft. | TOTAL NETT 2,067 sq. ft.

Ground floor



Lounge	5.22m x 4.12m	17' 2" x 13' 7"
Lounge 2	4.74m x 3.56m	15' 7" x 11' 8"
Kitchen/Dining	6.36m x 3.83m	20' 11" x 12' 7"
Study	2.97m x 2.60m	9' 9" x 8' 6"

First floor



Bedroom 1	4.05m x 3.56m	13' 4" x 11' 8"
Bedroom 2	3.49m x 3.79m	11' 5" x 12' 5"
Bedroom 3	3.95m x 2.66m	13' 0" x 8' 9"
Bedroom 4	2.75m x 3.44m	9' 0" x 11' 3"
Bedroom 5	2.76m x 2.71m	9' 1" x 8' 11"

 Plots: 207, 208, 223, 239 & 243

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THE SHELFORD

4 bedroom home



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite main bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL GROSS 1,378 sq. ft. | TOTAL NETT 1,360 sq. ft.

Ground floor



Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.61m x 2.10m	8' 7" x 6' 11"

First floor



Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"

 **Plots:** 221, 225, 240, 242 & 278

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THE RANSFORD

4 bedroom home



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THE RANSFORD

The Ransford is a substantial double fronted 4 bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned en suite main bedroom, three further spacious bedrooms, one with en suite and main bathroom.

TOTAL GROSS 1,664 sq. ft. | **TOTAL NETT** 1,643 sq. ft.

Ground floor



Lounge	3.84m x 7.10m	12' 7" x 23' 4"
Kitchen/Dining	6.60m x 3.47m	21' 8" x 11' 5"
Study	3.84m x 2.48m	12' 7" x 8' 2"

First floor



Bedroom 1	3.92m x 3.54m	12' 11" x 11' 7"
Bedroom 2	3.25m x 3.54m	10' 8" x 11' 7"
Bedroom 3 (min.)	2.80m x 2.82m	9' 2" x 9' 3"
Bedroom 4	3.84m x 2.24m	12' 7" x 7' 5"

 **Plots:** 222, 224 & 238

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THE DOWNHAM

4 bedroom home



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THE DOWNHAM

The Downham is a 4 bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL GROSS 1,244 sq. ft. | TOTAL NETT 1,226 sq. ft.

Ground floor



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"

First floor



Bedroom 1	4.30m × 3.03m	14' 1" × 10' 0"
Bedroom 2 (max.)	3.51m × 3.28m	11' 6" × 10' 9"
Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"

 **Plots:** 206, 236 & 237

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THE KENTDALE

4 bedroom home



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite main bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL GROSS 1,222 sq. ft. | TOTAL NETT 1,205 sq. ft.

Ground floor



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining	3.16m × 2.77m	10' 4" × 9' 1"

First floor



Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"

 **Plots:** 193 & 244

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THE ESKDALE

4 bedroom home



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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, including the main with en suite facilities, plus an additional bedroom and main bathroom.

TOTAL GROSS 1,222 sq. ft. | TOTAL NETT 1,205 sq. ft.

Ground floor



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen/Dining (max.)	3.58m x 6.02m	11' 9" x 19' 9"

First floor



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"

 **Plot: 168**

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THE EASEDALE

3 bedroom home



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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL GROSS 931 sq. ft. | TOTAL NETT 917 sq. ft.

Ground floor




Lounge	5.10m x 3.02m	16' 9" x 9' 11"
Kitchen/Dining (max.)	5.10m x 3.02m	16' 9" x 9' 11"

First floor



Bedroom 1	3.78m x 3.08m	12' 5" x 10' 1"
Bedroom 2	3.02m x 2.86m	9' 11" x 9' 5"
Bedroom 3	3.02m x 2.15m	9' 11" x 7' 1"

 **Plots:** 151, 161, 180, 186, 190, 203, 204, 212, 227, 234, 272, 285, 286, 291, 297, 300, 301, 306, 321, 328, 342, 345*, 366, 372, 373, 378 & 389*

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THE ARDINGHAM

3 bedroom home



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THE ARDINGHAM

Designed to appeal to couples or families, the 3 bedroom Ardingham offers a convenient layout for contemporary lifestyles. The hallway leads to a light and airy living/dining room with French doors out to the garden, while a separate kitchen, guest cloakroom and garage complete the ground floor. An en suite main bedroom and two further bedrooms are found upstairs, plus a main bathroom and a useful storage cupboard.

TOTAL GROSS 967 sq. ft. | TOTAL NETT 951 sq. ft.

Ground floor



Lounge/Dining	6.34m x 3.95m	14' 2" x 13' 0"
Kitchen	2.63m x 3.41m	8' 7" x 11' 2"

First floor



Bedroom 1 (max.)	3.17m x 4.10m	10' 5" x 13' 6"
Bedroom 2 (max.)	3.57m x 2.99m	11' 9" x 9' 10"
Bedroom 3 (max.)	2.68m x 2.99m	8' 9" x 9' 10"

 **Plots:** 313, 314, 319, 320, 324, 325, 338-341 & 368-371

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THE ALRINGTON

3 bedroom home



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THE ALRINGTON

Offering versatile living, the 3 bedroom Alrington is ideal for couples and young families. The hallway leads to a light and airy living/dining room with French doors to the garden, as well as a contemporary fitted kitchen and guest cloakroom. Off the first floor landing, two double bedrooms alongside a family bathroom. A private staircase leads to the second floor en suite main bedroom.

TOTAL GROSS 1,091 sq. ft. | TOTAL NETT 1,070 sq. ft.

Ground floor



Lounge/Dining	4.25m x 3.43m	14' 0" x 11' 3"
Kitchen (max.)	3.26m x 3.73m	10'8" x 12' 3"

First floor



Bedroom 2 (max.)	4.25m x 2.82m	14' 0" x 9' 3"
Bedroom 3	2.11m x 3.62m	6' 11" x 11' 11"

Second floor



Bedroom 1 (max.)	3.14m x 6.80m	10' 4" x 22' 4"
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 **Plots:** 148, 149, 196-198, 200, 201, 216, 217, 309, 310, 315, 316, 336, 337, 386 & 387

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THE ARDALE

3 bedroom home



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THE ARDALE

The 3 bedroom Ardale is a family size property with plenty of space for contemporary living. A dual aspect lounge has French doors out to the garden, while there's also a light and airy kitchen/dining room and useful cloakroom off the entrance hallway. The en suite main bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL GROSS 1,012 sq. ft. | TOTAL NETT 997 sq. ft.

Ground floor



Lounge	3.01m x 5.41m	9' 11" x 17' 9"
Kitchen/Dining (max.)	3.25m x 5.41m	10' 8" x 17' 9"

First floor



Bedroom 1	3.07m x 4.10m	10' 1" x 13' 6"
Bedroom 2	2.47m x 2.91m	8' 2" x 9' 7"
Bedroom 3	3.25m x 2.41m	10' 8" x 7' 11"

 **Plots:** 166, 167, 192, 194, 195, 199, 220, 276, 277, 279-281, 379, 380 & 388

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THE GOSFORD

3 bedroom home



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL GROSS 866 sq. ft. | TOTAL NETT 852 sq. ft.

Ground floor



Lounge (max.)	3.69m x 4.26m	12' 1" x 14' 0"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

First floor



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	2.63m x 3.30m	8' 8" x 10' 10"
Bedroom 3 (max.)	2.00m x 3.55m	6' 7" x 11' 8"

 **Plots:** 156, 157, 160, 172*, 177, 185, 209, 210, 262, 267 & 367

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THE YEWDALE

3 bedroom home



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.

THE YEWDALE

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect living room with French doors out to the garden, as well as a light and airy kitchen/dining room and guest cloakroom. The en suite main bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL GROSS 931 sq. ft. | TOTAL NETT 917 sq. ft.

Ground floor



Lounge	5.10m x 3.02m	16' 9" x 9' 11"
Kitchen/Dining	5.10m x 3.02m	16' 9" x 9' 11"

First floor



Bedroom 1	3.78m x 3.08m	12' 5" x 10' 1"
Bedroom 2	3.02m x 2.86m	9' 11" x 9' 5"
Bedroom 3	3.02m x 2.15m	9' 11" x 7' 1"

 **Plots:** 147

* 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. TWEM 60702 / June 2020

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THE BEAUFORD

2 bedroom home



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THE BEAUFORD

The 2 bedroom Beauford will appeal to first-time buyers, couples, and families looking for a little extra space. A large kitchen/dining room opens through French doors to the garden, making it perfect for entertaining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite main bedroom, a main bathroom, and a further double bedroom.

TOTAL GROSS 873 sq. ft. | TOTAL NETT 856 sq. ft.

Ground floor



Lounge (max.)	3.67m x 4.05m	12' 1" x 13' 3"
Kitchen/Dining	4.70m x 2.87m	15' 5" x 9' 5"

First floor



Bedroom 1	2.94m x 3.57m	9' 8" x 11' 9"
Bedroom 2	4.70m x 2.55m	15' 5" x 8' 4"

 **Plots:** 173*, 174*, 175, 176, 191, 202, 211, 228, 233, 255, 261, 292, 374 & 377

* 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. TWEM 60702 / June 2020

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THE CANFORD

2 bedroom home



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THE CANFORD

The 2 bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a main bedroom with optional en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL GROSS 689 sq. ft. | TOTAL NETT 676 sq. ft.

Ground floor



Lounge/Dining (max.)	4.73m x 3.98m	15' 6" x 13' 1"
Kitchen	3.02m x 1.85m	9' 11" x 6' 1"

First floor



Bedroom 1	3.08m x 2.97m	10' 1" x 9' 9"
Bedroom 2 (max.)	3.98m x 2.56m	13' 1" x 8' 5"

Plots: 152-155, 158, 159, 169-171, 178, 179, 183, 184, 213, 231, 232, 256, 257, 260, 263, 264, 265*, 266*, 268*, 269*, 270, 271, 298, 299, 307, 322, 323, 326, 327, 346*, 347*, 375, 376 & 390-393*

* 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. TWEM 60702 / June 2020

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THE MORGAN

2 bedroom home



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THE MORGAN

With two bedrooms and generous living space, the Morgan is ideal for first time buyers. The ground floor features a living room with French doors opening through to the rear garden, a downstairs cloakroom and a kitchen/dining room ideal for relaxing or entertaining. Upstairs consists of the main bedroom with handy storage space, a second bedroom and a main bathroom.

TOTAL GROSS 781 sq. ft. | TOTAL NETT 760 sq. ft.

Ground floor




Lounge	4.65m x 2.80m	15' 3" x 9' 2"
Kitchen/Dining (max.)	3.55m x 2.60m	11' 8" x 8' 6"

First floor



Bedroom 1 (max.)	3.98m x 2.85m	13' 1" x 9' 4"
Bedroom 2	4.65m x 2.42m	15' 3" x 7' 11"

 **Plots:** 150, 214, 215, 218, 219, 229, 230, 258, 259, 293-296, 302-305, 311, 312, 317, 318, 332 & 333

* 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. TWEM 60702 / June 2020

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**Taylor
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THE SPIRES. A VERY SPECIAL PLACE TO BE

A warm welcome to The Spires.

Here you'll find a stunning collection of two, three, four and five bedroom homes located close to the sought after city of Lichfield.

Individuals looking to explore the stunning Staffordshire countryside, shop at the many independent stores in the city, or take a look around one of the many historic sites in Lichfield will be perfectly catered for at The Spires.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.





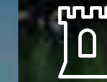
This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

Situated on the outskirts of Lichfield city centre, The Spires is located in a semi-rural area with easy access to all local amenities and is only a 15 minute walk from the city centre.

Lichfield is a small, vibrant city nestled in the heart of Staffordshire. The city is home to lots of historical attractions, including Erasmus Darwin House, Staffordshire Regiment Museum and the Old Guildhall Prison Cells.

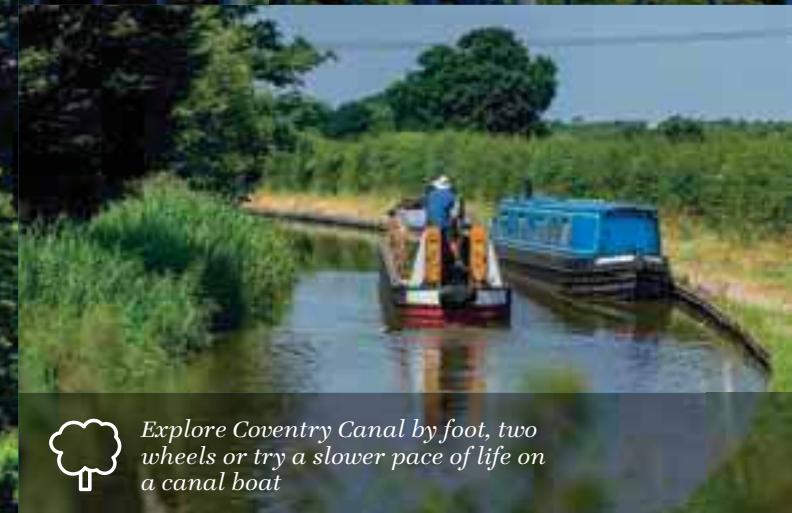
The streets of Lichfield are lined with independent shops, mouth-watering restaurants and the famous Lichfield Cathedral. There is lots to see and do in the local area.



The Spires is located just a 15 minute walk from Lichfield city centre



Range of schools within 5 minutes from home, including King Edward VI School - rated 'Good' by Ofsted



Explore Coventry Canal by foot, two wheels or try a slower pace of life on a canal boat

THE PERFECT PLACE TO BE

Lichfield has excellent connections by road, with easy access to the M6 making trips to surrounding areas such as Birmingham and Stafford straightforward. Lichfield City and Lichfield Trent Valley train stations are both situated close by, providing regular services to Birmingham, London and beyond. And for when you want to jet off on holiday, Birmingham Airport is only a 25 minute drive away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Great historical days out nearby including Wall Roman Site, Erasmus Darwin House, Staffordshire Regiment Museum and the Old Guildhall Prison Cells



The Spires benefits from a semi-rural location, meaning you have the convenience of city life whilst enjoying open countryside on your doorstep



Lichfield streets are lined with museums, independent shops, mouth-watering restaurants and of course the famous Lichfield Cathedral



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

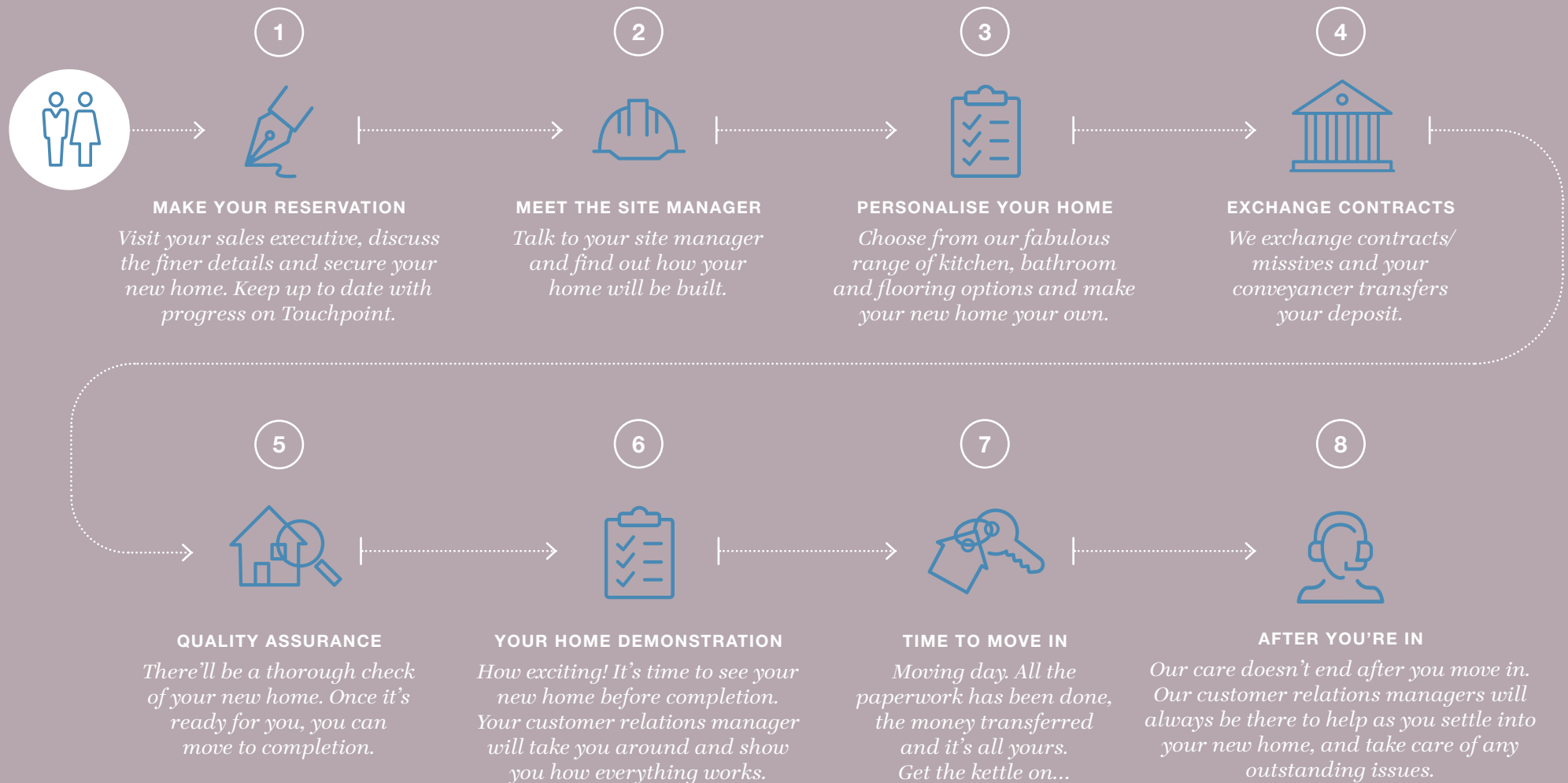


EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

FRIARY MEADOW @ THE SPIRES

Birmingham Road, Lichfield, Staffordshire, WS14 9WZ

TELEPHONE

01543 223 161

OPEN TIMES

7 days a week, 11:00am–5:00pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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.

General Internal Features		General External Features	
Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)	✓	Garage doors are pre-finished in a black coating and a spring loaded up and over style	✓
Energy efficient lighting to all rooms throughout	✓	PVCu lockable double glazed windows	✓
BT point provided to ground floor	✓	Fencing as shown on site layout	✓
Mains operated smoke detectors	✓	Turf and development landscaping to front and rear gardens	✓
Newark internal doors, chamfered and grooved skirting and architrave, all finished in white	✓	Feature garden walls to selected plots (refer to development plan)	✓
Chrome lever furniture as standard to all doors	✓	NHBC 10 year building warranty	✓
Range of upgrade polished chrome door furniture	*	Power and light to internal garage (excludes FOGs)	✓
Smooth finished skirtings and architraves in white	✓	Power and light to detached garage if within curtilage of the property	✓
Smooth finished walls and ceilings in Heathcliff's Castle matt emulsion	✓	Garden external taps to plots with kitchen at rear - where possible	✓
Range of wardrobes available as optional extras	*	Door bell to front entrance	✓
Range of floor covering including carpets, vinyl and Moduleo flooring available from our Options display	*	GRP (Glass Reinforced Plastic) front entrance door pre-finished black with chrome handles	✓
Under counter lights as standard	*	Acrylic plaque numeral	✓
Extensive range of electrical extras and upgrades available	*		

✓ = Standard features * = Optional features (subject to build stage or plot). † = On selected housetypes only

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

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Kitchens	
Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group	✓
Choice of kitchen worktops and upstands (see our Options display)	*
Zanussi electric oven, gas hob and Electrolux cooker hood	✓
Range of granite worktops from our Options display, complete with undermount stainless steel sink	*
Plumbing for washing machine	✓
Inset 1½ bowl stainless steel sink with monobloc mixer tap	✓
Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes)	*
Plumbing for dishwasher point where applicable	✓
Stainless steel hob splashback	✓
Range of upgrade ceramic floor tiling (see our Options display)	*
Range of monobloc mixer taps	*
USB charger socket	✓

Bathrooms	
Electric shower to en suite (thermostatic where applicable)	✓
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	✓
Half height tiling to sanitary walls only	✓
Window cill fully tiled to en suites and bathrooms	✓
400mm minimum high tiling to perimeter of bath	✓
Mixer tap to basin in wet areas	✓
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	✓

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Taylor Wimpey

THE SPIRES

Birmingham Road,
Lichfield,
Staffordshire
WS14 9WZ

CONTACT FRIARY MEADOWS ON

01543 223 161

CONTACT BOWER PARK ON

01543 229 883

SATNAV

WS14 9WZ

@ #taylorwimpey

@TaylorWimpey

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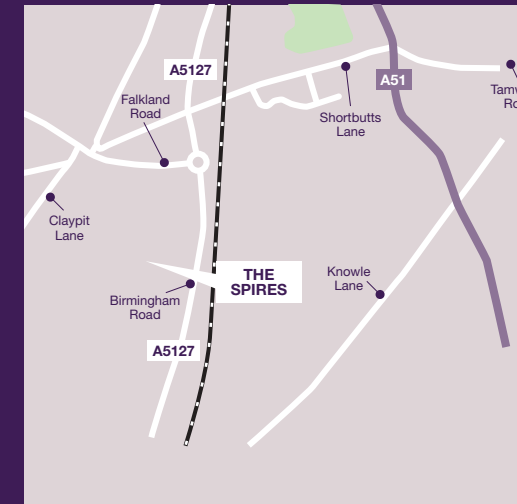
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FROM LICHFIELD CENTRE:

- Leave Lichfield centre on The Friary, following signage towards M6 Toll
- Continue to follow signage towards the M6 Toll, as The Friary continues straight over the roundabout onto Birmingham Road (A5127)
- At the next roundabout, take the first exit (straight on) to stay on Birmingham Road (A5127)
- The development will be on your right 500 feet after the roundabout

FROM M6 TOLL (NORTH & SOUTHBOUND):

- Exit the M6 at T4 onto the A5 towards Tamworth
- Take the 1st exit at the roundabout towards Brownhills (A5 W)
- At the double roundabout, follow directions towards Lichfield (A5127 N)
- The development will be on your left after 1.3 miles



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