

UNPARALLELED  
LIVING

— AT —

SJG

ST JOHN'S GRANGE

Rental homes managed by

**allsop**

UNPARALLEDLIVING.CO.UK





Our brand-new 2, 3 and 4 bedroom homes located in Lichfield, offer the perfect mix of comfort, design, and convenience.

Experience hassle-free living and unparalleled support – a reflection of our commitment to exceeding expectations.

Features like our residents' app, zero deposit scheme, and 24/7 support set us apart from other homes.



**24/7 SUPPORT**

Help is always available, day or night



**PROFESSIONAL MANAGEMENT**

By trusted and experienced professionals



**RESIDENTS' APP**

Manage your home and maintenance from your phone



**ZERO DEPOSIT**

Moving made easier without upfront costs\*



**PET FRIENDLY**

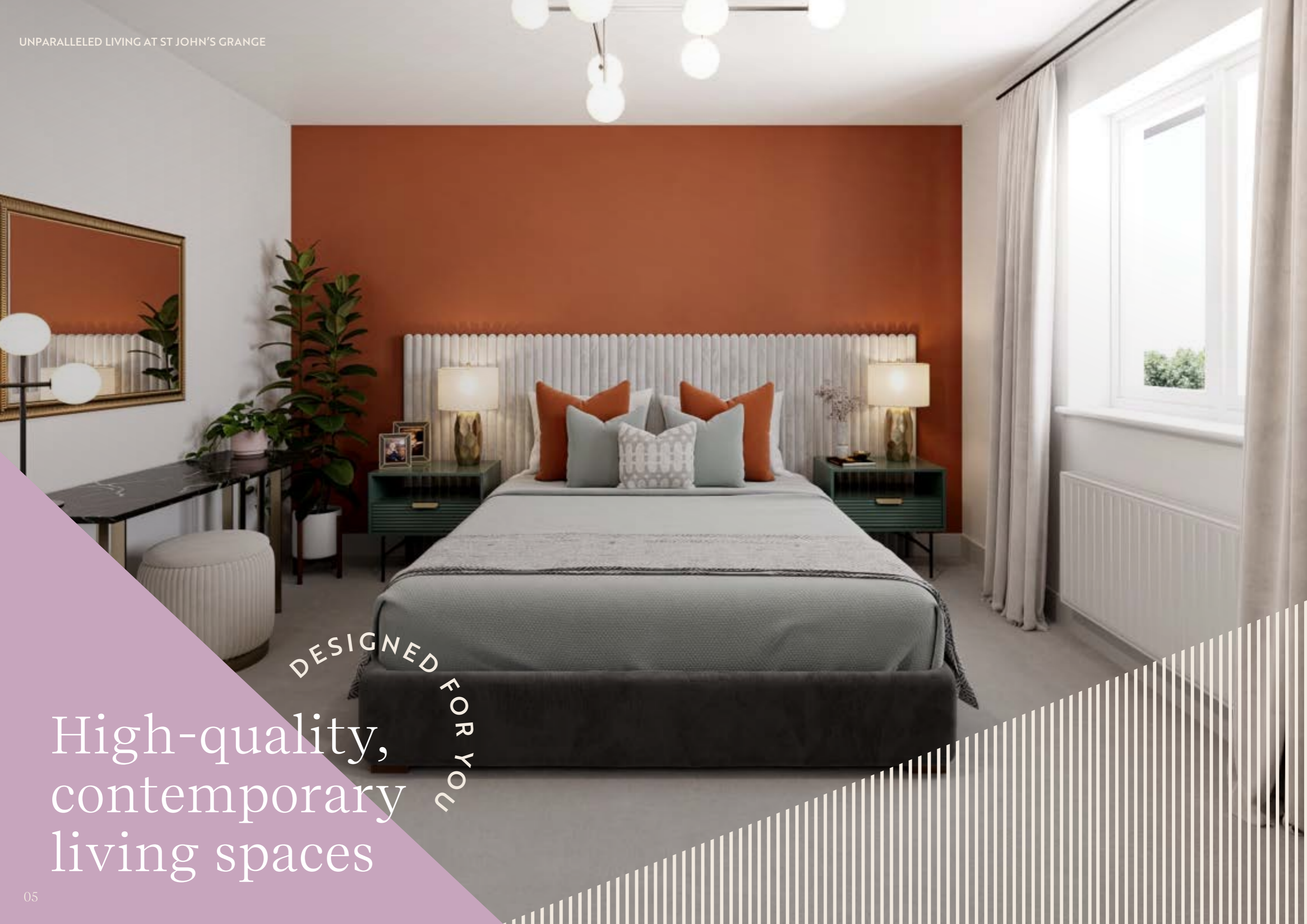
Our homes are for all the family, even the furry ones



**FLEXIBLE RENTAL TERMS**

Choose a rental plan that suits you and your lifestyle

\*0% deposit – Terms and conditions apply, available on selected plots only. Please speak to a Sales Executive for further details.



DESIGNED FOR YOU

High-quality,  
contemporary  
living spaces

# Specifications

Our homes are built with renters in mind, giving you a hassle-free, move-in-ready experience with high-quality appliances, flooring and finishes, all unfurnished so you can make it your own.



MODERN KITCHENS



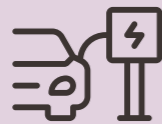
ULTRAFAST BROADBAND



DUAL ZONE HEATING\*



SOLAR PANELS TO SELECTED HOMES\*



EV CHARGER ENABLED\*



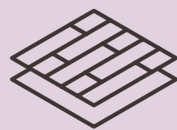
PRIVATE GARDENS



INTEGRATED WHITE GOODS



SOFT CLOSE HINGES



LUXURY VINYL PLANK FLOORING



SMART LOCK



\*Specification varies per house type and plot. \*EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.



# Discover Lichfield

## Stay Well-Connected

Welcome to Lichfield, a cathedral city where historic character meets modern living. Enjoy convenient access to shops, green open spaces, and a lively city centre filled with culture and events. Ideally located, Lichfield is just a 35 minute drive to Birmingham, 25 minutes to Birmingham Airport, and 35 minutes to Derby. With excellent road and rail links, life here offers both a rich local community and effortless connections to the wider Midlands and beyond.



LICHFIELD CITY



STOWE POOL



## A Place to Thrive

Lichfield combines historic charm with modern convenience, offering a welcoming community surrounded by characterful streets, independent shops, and inviting cafés. Enjoy peaceful strolls around Stowe Pool with views of the city's iconic cathedral, or spend weekends exploring the vibrant city centre and cultural landmarks like the Guildhall. At St John's Grange, you'll find not just a home, but a lifestyle where heritage, nature, and everyday ease come together.



## Make Your Move Today

Experience the welcoming neighbourhood of St John's Grange, where thoughtfully designed homes encourage a true sense of belonging. With well-regarded schools nearby and a wide choice of local amenities where the historic city centre offers culture, dining, and everyday convenience. St John's Grange is more than a home, it's a connected lifestyle shaped for comfort, community, and future opportunity, perfectly situated for families and professionals alike. Welcome to your next chapter. Welcome to Lichfield.

# Effortless Connections



Enjoy excellent travel connections from St John's Grange, with easy access to both regional and national destinations. Whether by road, rail, or bus, Lichfield offers a variety of routes to suit every journey.

## By Road

Lichfield is well-connected by excellent road and rail links, providing easy access to major Midlands towns and cities, ensuring smooth travel to destinations across the UK.

A38 Birmingham City Centre in 32 minutes

M6 Stoke-on-Trent in 46 minutes

A38 & A50 Nottingham in 56 minutes

## By Bus

A range of reliable bus services connect you to Birmingham and beyond.

X66 LICHFIELD CITY CENTRE  
11 minute journey

X3 BIRMINGHAM CITY CENTRE  
80 minute journey

36A & 529 WOLVERHAMPTON CITY CENTRE  
120 minute journey

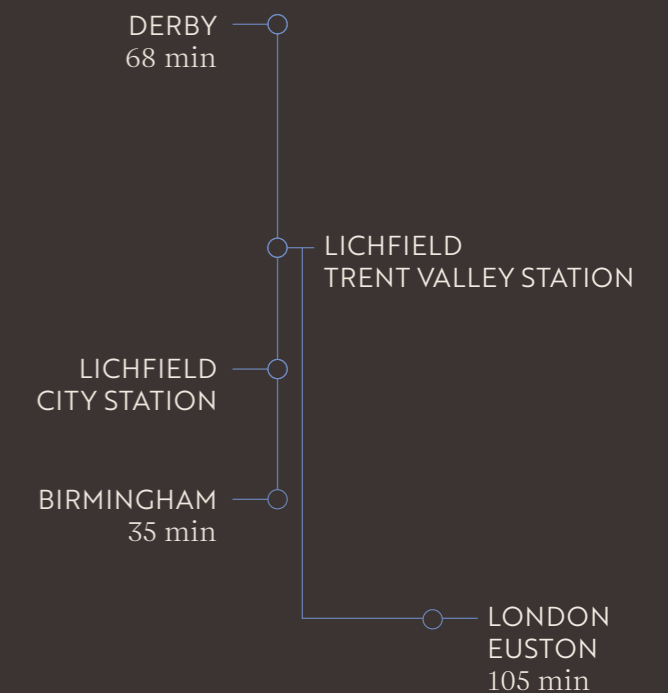
## By Train

ST JOHN'S GRANGE is just a short distance from Lichfield City station, which is 3 minutes from Lichfield Trent Valley station, connecting you to major destinations across the UK:

**BIRMINGHAM**  
Regular services take around 35 minutes, offering convenient links for work, shopping, or leisure.

**LONDON EUSTON**  
Direct trains take approximately 105 minutes, making it easy for day trips, business, or onward international travel.

**DERBY**  
Reachable in just 68 minutes, Derby is a thriving city offering excellent onward connections across the Midlands and beyond.



Times taken from Google Maps.

# Local amenities

## ST JOHN'S GRANGE

### ENTERTAINMENT / LEISURE

- 01. The Duke of Wellington  
0.5 miles | 2 min drive\*
- 02. Happy Human Collective  
0.5 miles | 2 min drive\*
- 03. The Owl at Lichfield  
0.6 miles | 3 min drive\*
- 04. 55 Wade Street  
1.1 miles | 5 min drive\*
- 05. Inkwell at Lichfield  
1.2 miles | 4 min drive\*
- 06. Lichfield Rugby Union FC  
1.4 miles | 5 min drive\*
- 07. Shokudo Sushi & Japanese Kitchen  
1.4 miles | 6 min drive\*
- 08. Toluca Mexican Bar & Grill  
1.6 miles | 8 min drive\*
- 09. Darnford Moors Ecology Park  
2 miles | 6 min drive\*
- 10. Lichfield Health & Fitness Club  
2 miles | 6 min drive\*
- 11. Whittington Heath Golf Club  
4.2 miles | 10 min drive\*

- 15. Westgate Practice  
1.3 miles | 5 min drive\*
- 16. Staffordshire University  
1.4 miles | 5 min drive\*
- 17. Samuel Johnson Community Hospital  
1.8 miles | 8 min drive\*

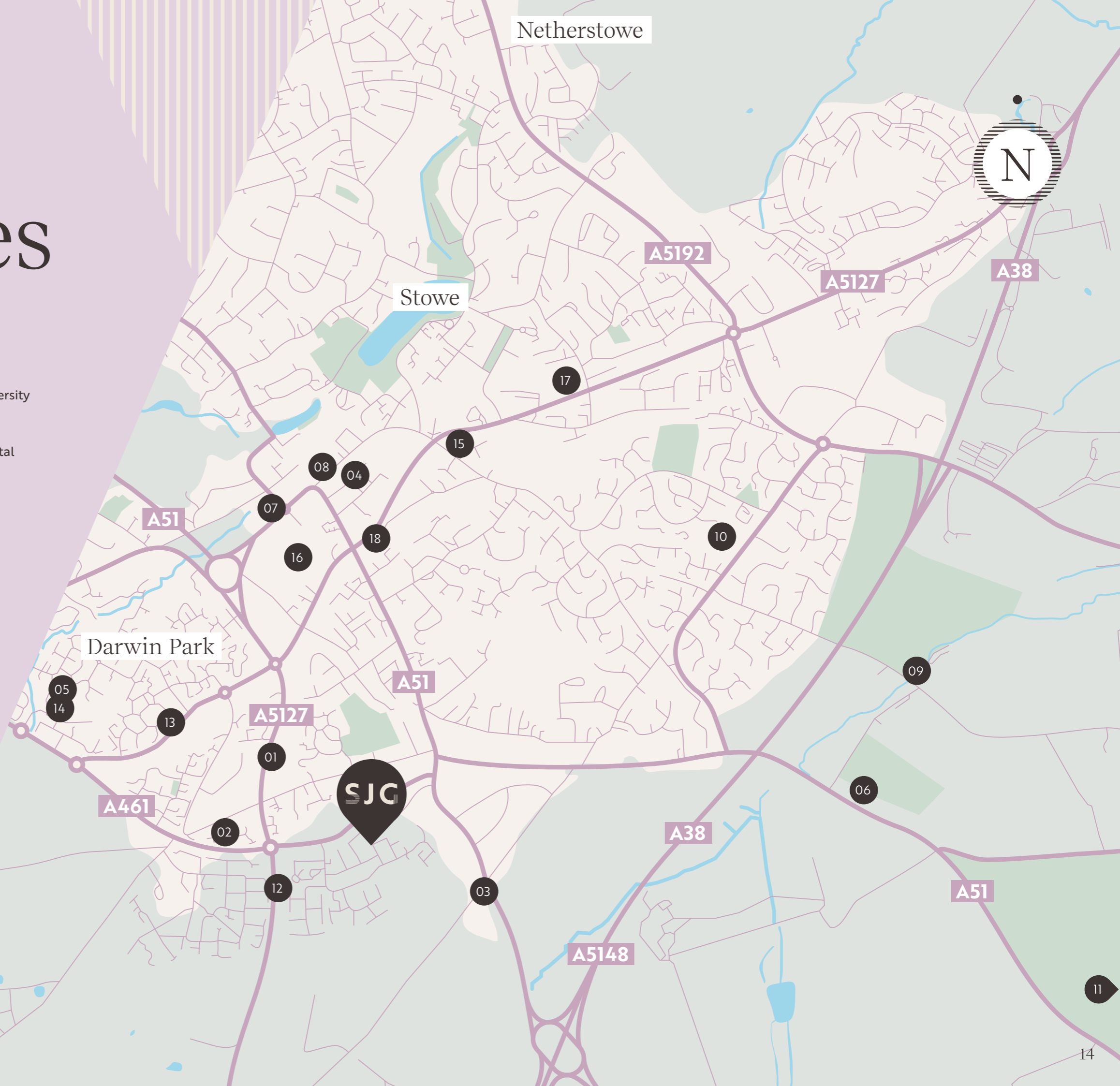
### TRAVEL

- 18. Lichfield City Train Station  
1.2 miles | 4 min drive\*

### RETAIL / ESSENTIALS

- 12. The Co-operative Food – Fosseway Gate  
0.3 miles | 8 min drive\*
- 13. Boots Pharmacy  
1.1 miles | 3 min drive\*
- 14. Waitrose & Partners  
1.2 miles | 4 min drive\*

\*Distances and times from St John's Grange (WS14 9GD) to amenity. Taken from Google Maps.

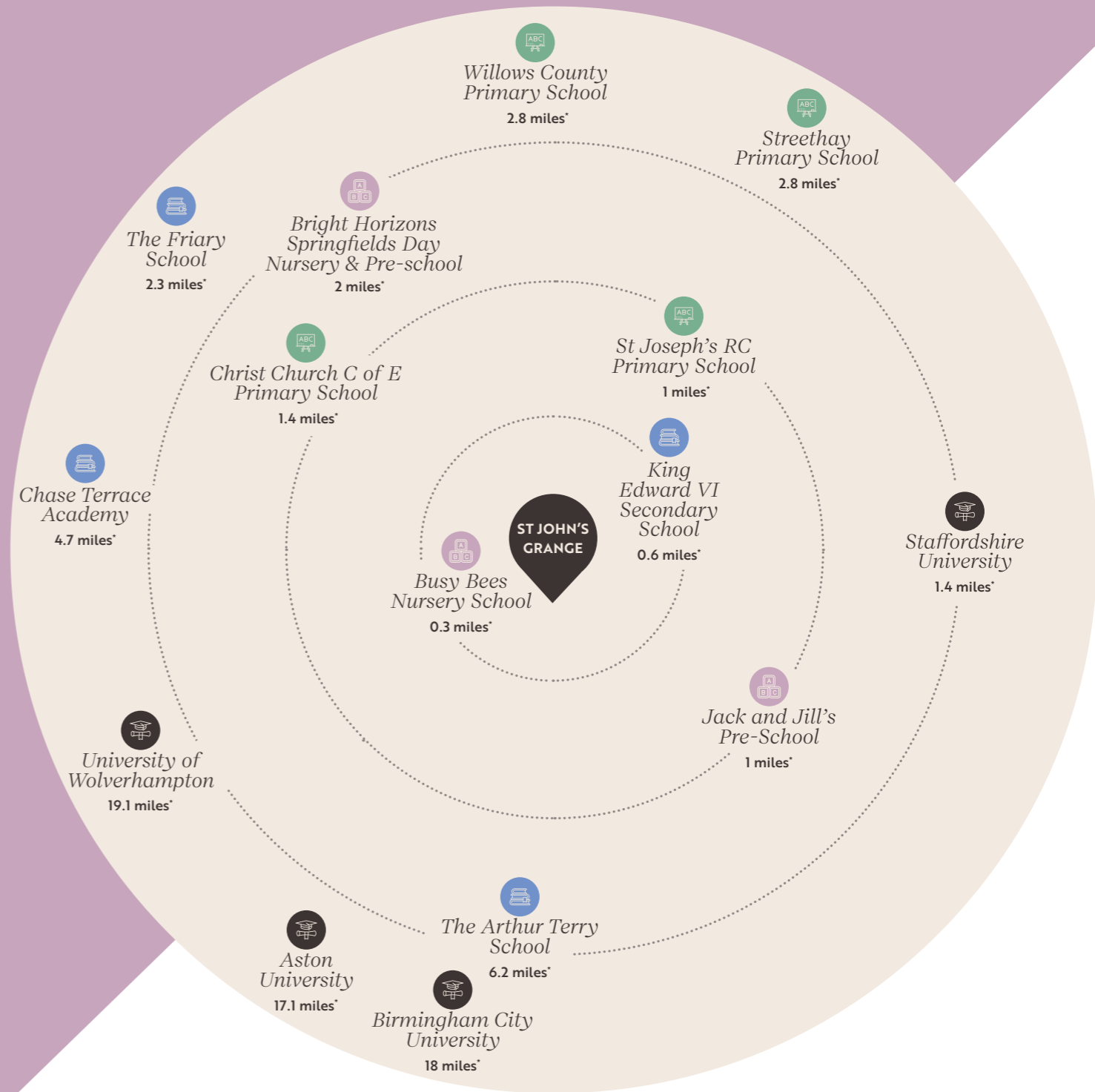




# Local Schools

Lichfield has a range of quality educational facilities that ensure families can have excellent schooling options for their children at every age.

Here's a quick guide to some notable schools in the area.



Pre-Schools and Nurseries



Primary Schools



Secondary Schools



Higher Education

\*Miles from St John's Grange. Distances taken from Google Maps. Proximity to schools mentioned is for information only and is not a guarantee of admittance.





# St John's Grange Siteplan

## 2 bedroom homes

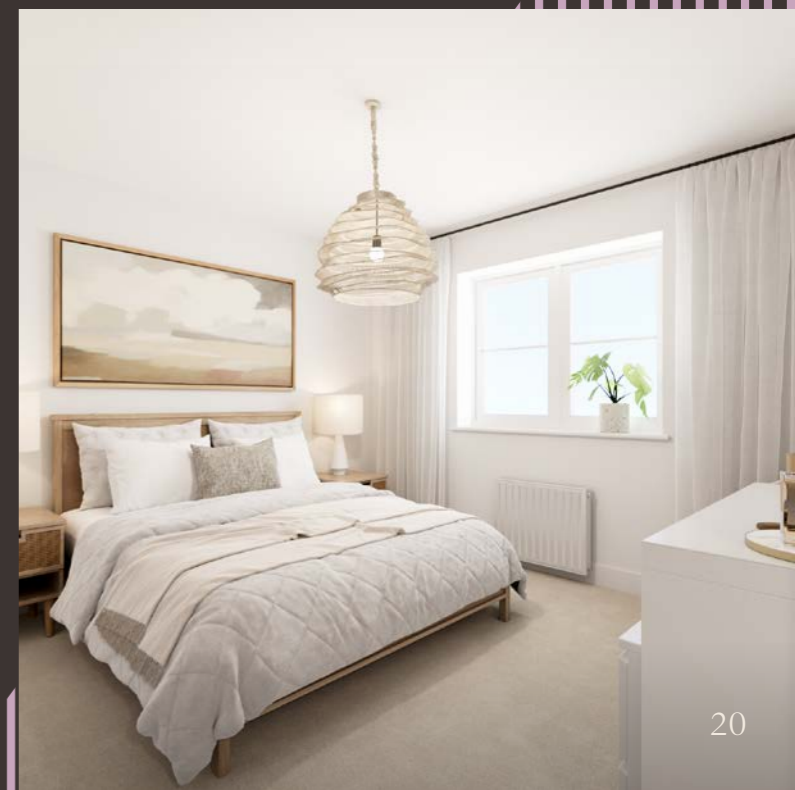
- **ALNWICK**  
Plots: 194–198, 201, 202, 228 & 229
- **TRAFALGAR**  
Plots: 182, 183, 186, 187, 192, 193, 199, 200, 214 & 215
- **WAREHAM**  
Plots: 179, 180, 184 & 185

## 3 bedroom homes

- **GREYFRIARS**  
Plots: 170, 171, 173, 174, 177, 178, 203, 204, 207, 208, 211, 212, 219, 220, 223 & 224
- **TOWCESTER**  
Plots: 175, 176, 205, 206, 209, 210, 221 & 222

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 speak to a member of our Sales Team for more details.

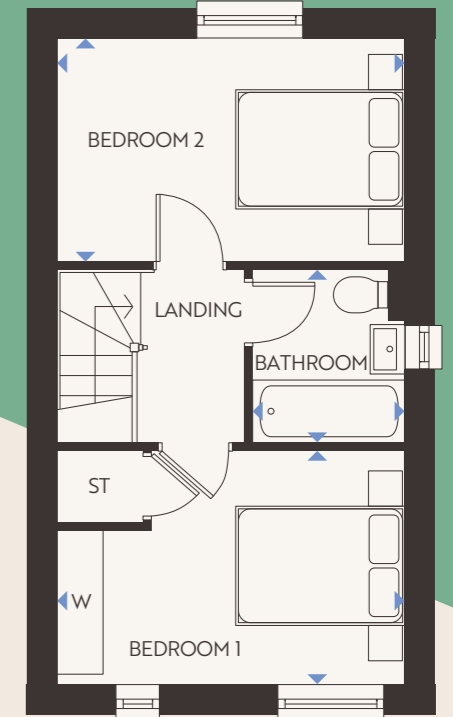
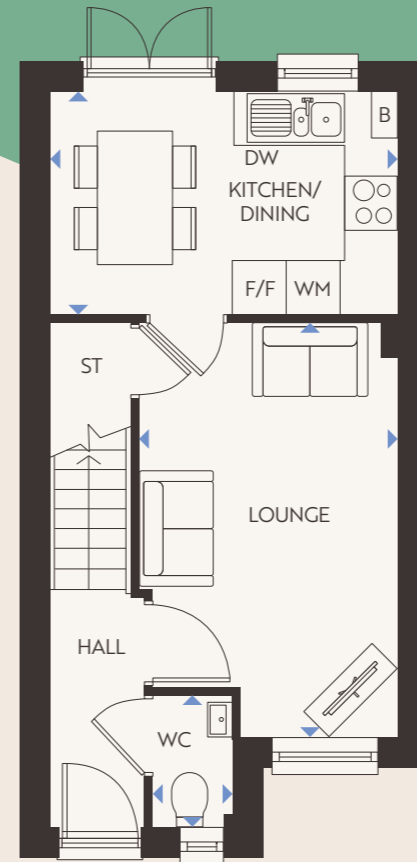
# Unparalleled Experience of Modern Rental Living





# 2 Bedroom Homes

ST JOHN'S GRANGE PLOT: 194-198, 201, 202, 228 & 229



## Ground Floor

- KITCHEN/DINING**  
3.88m x 2.49m | 12'9" x 8'2"
- LOUNGE**  
4.61m x 2.89m | 15'1" x 9'3"
- WC**  
1.60m x 0.90m | 5'3" x 2'11"

## First Floor

- BEDROOM 1**  
3.88m x 2.60m | 12'9" x 8'5"
- BEDROOM 2**  
3.88m x 2.49m | 12'9" x 8'2"
- BATHROOM**  
1.93m x 1.68m | 6'4" x 5'6"

### KEY

B - Boiler | ST - Store | W - Wardrobe | WC - Cloakroom | WM - Washing Machine space | FF - Fridge/Freezer space | DW - Dishwasher space | ◀▶ - Dimension Location

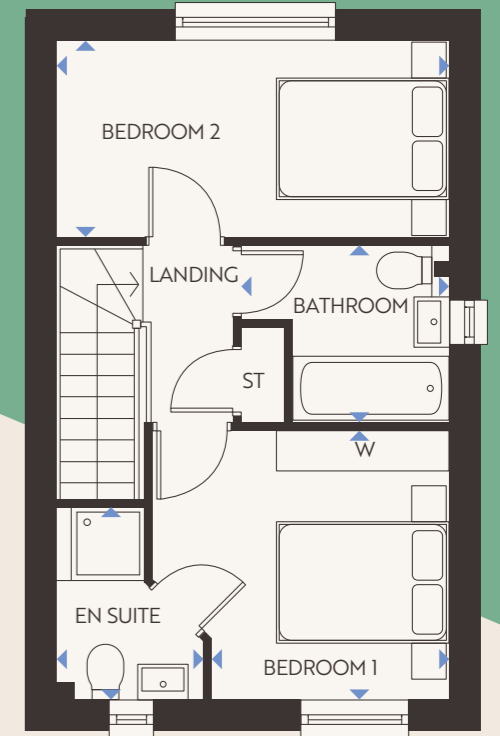
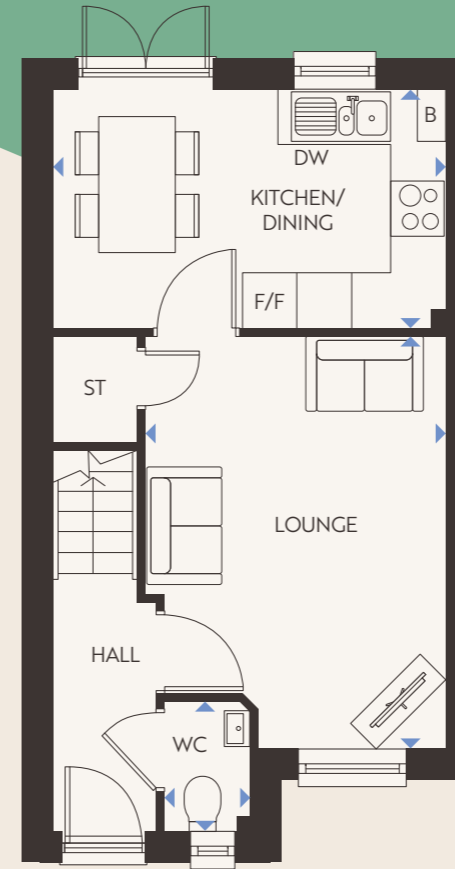
Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

# Alnwick



# 2 Bedroom Homes

ST JOHN'S GRANGE PLOT: 182, 183, 186, 187, 192, 193, 199, 200, 214 & 215



## Ground Floor

- KITCHEN/DINING**  
4.28m x 2.60m | 14'0" x 8'6"
- LOUNGE**  
4.51m x 3.29m | 14'10" x 10'10"
- WC**  
1.60m x 0.90m | 5'3" x 2'11"

## First Floor

- BEDROOM 1**  
3.24m x 2.94m | 10'7" x 9'8"
- EN SUITE**  
1.64m x 2.14m | 5'5" x 7'0"
- BEDROOM 2**  
4.28m x 2.15m | 14'0" x 7'1"
- BATHROOM**  
2.30m x 1.97m | 7'7" x 6'5"

### KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | DW – Dishwasher space | ◀▶ – Dimension Location

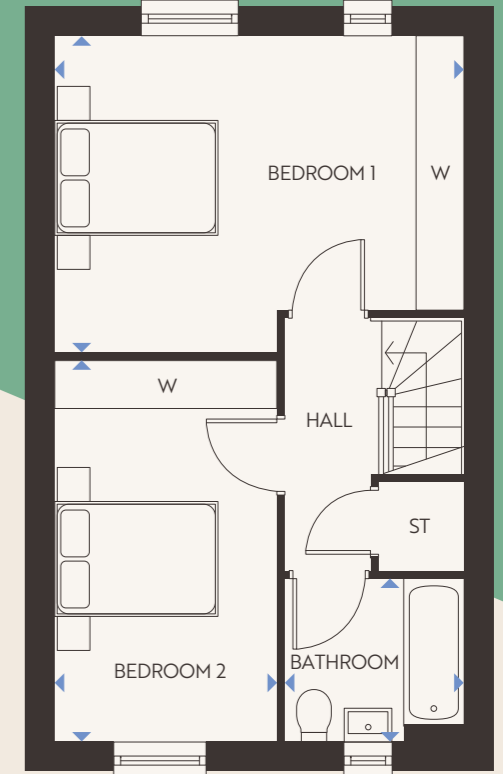
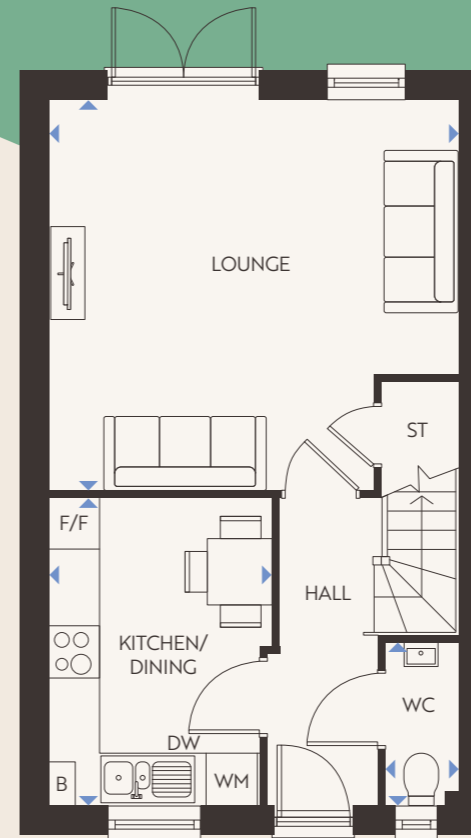
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# Trafalgar



# 2 Bedroom Homes

ST JOHN'S GRANGE PLOTS: 179, 180, 184 & 185



## Ground Floor

- KITCHEN/DINING**  
2.61m x 3.58m | 8'6" x 11'9"
- LOUNGE**  
4.78m x 4.55m | 15'8" x 14'11"
- WC**  
0.89m x 1.93m | 2'11" x 6'4"

## First Floor

- BEDROOM 1**  
4.78m x 3.70m | 15'8" x 12'1"
- BEDROOM 2**  
2.60m x 4.44m | 8'5" x 14'6"
- BATHROOM**  
2.14m x 1.93m | 2'11" x 6'4"

### KEY

B - Boiler | ST - Store | W - Wardrobe | WC - Cloakroom | WM - Washing Machine space | FF - Fridge/Freezer space | DW - Dishwasher space | ◀▶ - Dimension Location

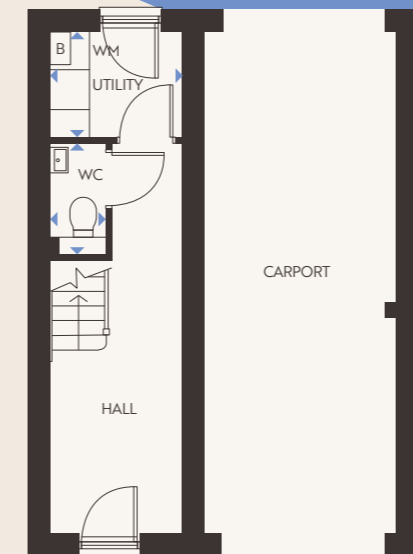
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# Wareham



# 3 Bedroom Homes

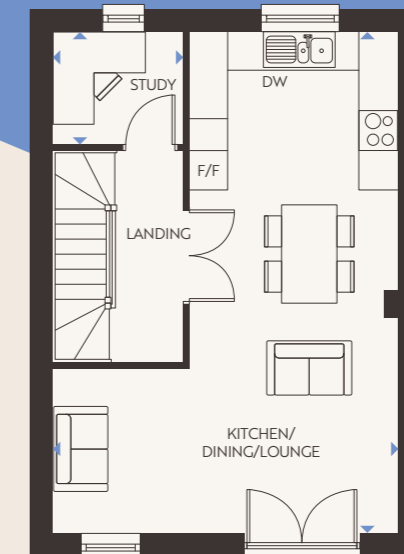
ST JOHN'S GRANGE PLOTS: 175, 176, 205, 206, 209, 210, 221 & 22



Ground Floor

**UTILITY**  
2.06m x 1.68m | 6'9" x 5'6"

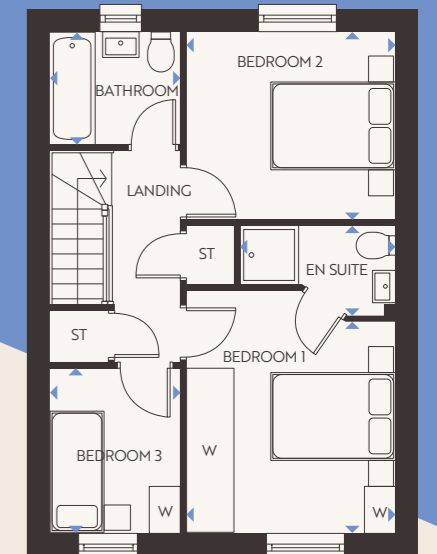
**WC**  
0.86m x 1.72m | 2'10" x 5'8"



First Floor

**KITCHEN/DINING/LOUNGE**  
5.31m x 7.66m | 17'3" x 25'0"

**STUDY**  
2.05m x 1.78m | 6'9" x 5'10"



Second Floor

**BEDROOM 1**  
3.69m x 3.20m | 12'10" x 10'4"

**EN SUITE**  
2.42m x 1.41m | 7'11" x 4'8"

**BEDROOM 2**  
3.19m x 2.88m | 10'4" x 9'3"

**BEDROOM 3**  
2.00m x 2.50m | 6'5" x 5'10"

**BATHROOM**  
2.05m x 1.78m | 6'9" x 5'10"

**KEY**

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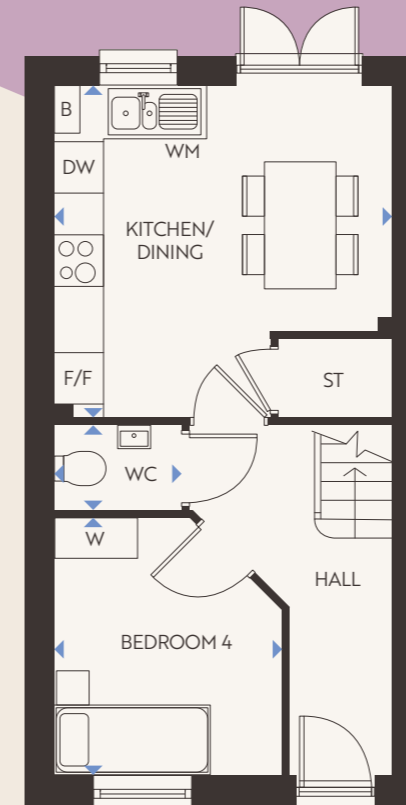
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# Towcester



# 4 Bedroom Homes

ST JOHN'S GRANGE PLOTS: 170, 171, 173, 174, 177, 178, 203, 204, 207, 208, 211, 212, 219, 220, 223 & 224

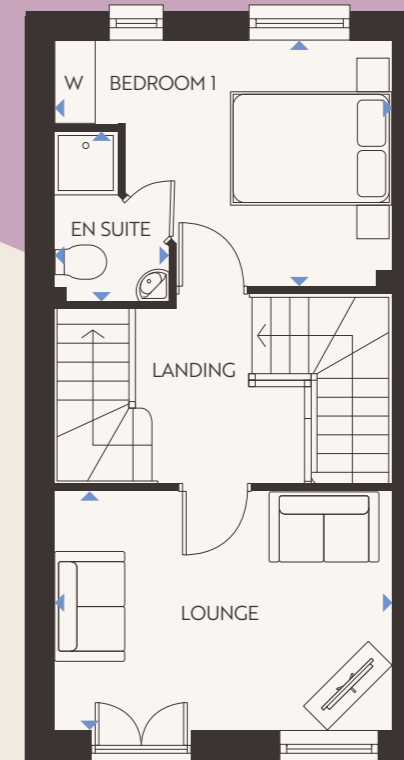


Ground Floor

**KITCHEN/DINING**  
3.99m x 3.90m | 12'11" x 12'7"

**BEDROOM 4**  
2.70m x 3.02m | 8'8" x 9'9"

**WC**  
1.56m x 1.04m | 5'1" x 3'5"

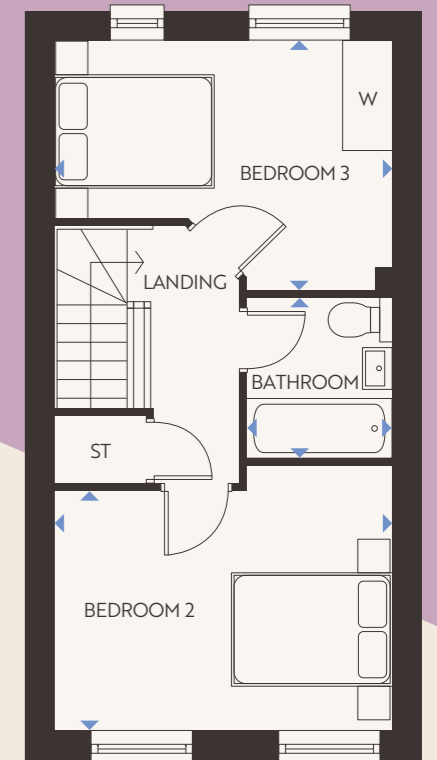


First Floor

**BEDROOM 1**  
3.99m x 2.88m | 12'11" x 9'4"

**EN SUITE**  
1.41m x 2.04m | 4'7" x 6'8"

**LOUNGE**  
3.99m x 3.11m | 12'1" x 10'2"



Second Floor

**BEDROOM 2**  
3.99m x 3.11m | 12'11" x 10'2"

**BEDROOM 3**  
3.99m x 2.92m | 12'11" x 9'6"

**BATHROOM**  
1.75m x 1.93m | 5'9" x 6'4"

**KEY**

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | DW – Dishwasher space | ◀▶ – Dimension Location

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# Greyfriars

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