

Discover the
difference



BLYTHE FIELDS

Off Uttoxeter Road, Blythe Bridge,
Staffordshire, ST11 9ND



DEVELOPMENT LAYOUT

- The Garnet (1474)**
4 bedroom home
- The Barlow (1379)**
4 bedroom home
- The Paris V1 (1318)**
4 bedroom home
- The Paris V2 (1318)**
4 bedroom home
- The Becket (1210)**
4 bedroom home
- The Chichester (1208)**
4 bedroom home
- The Edwen (1036)**
4 bedroom home
- The Draycott (1002)**
3 bedroom home
- The Romana (970)**
3 bedroom home
- The Kea (936)**
3 bedroom home
- The Houghton (920)**
3 bedroom home
- The Meir (902)**
3 bedroom home
- The Mirin (838)**
3 bedroom home
- The Lawrence (790)**
3 bedroom home
- The Alena (830)**
2 bedroom home
- The Alton (756)**
2 bedroom home
- The Kemble (705)**
2 bedroom home
- Affordable/shared ownership**



Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 59562/February 2022



YOUR HOME

PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

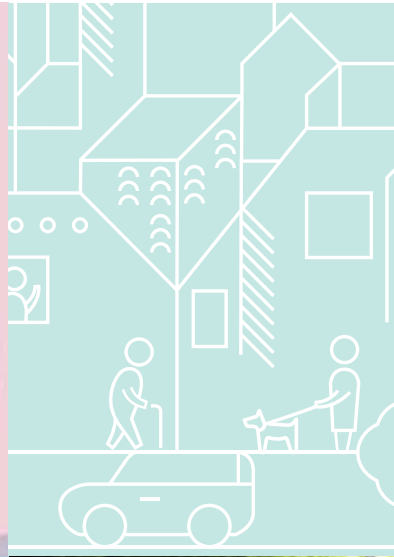
We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.







YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.



THE EDWEN

- Open plan kitchen/dining and living room with French doors to the garden
- Downstairs cloakroom
- Utility cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bedroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

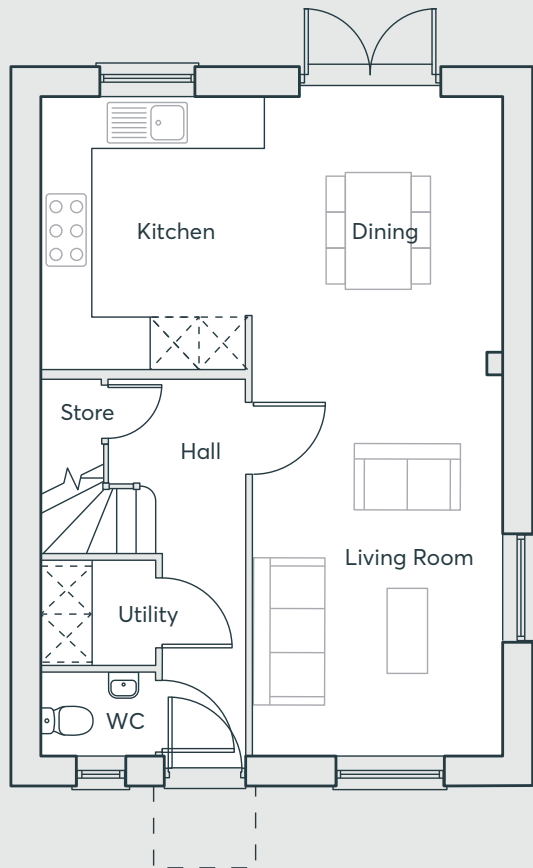
**FOUR
BEDROOM
HOME**

BLYTHE FIELDS

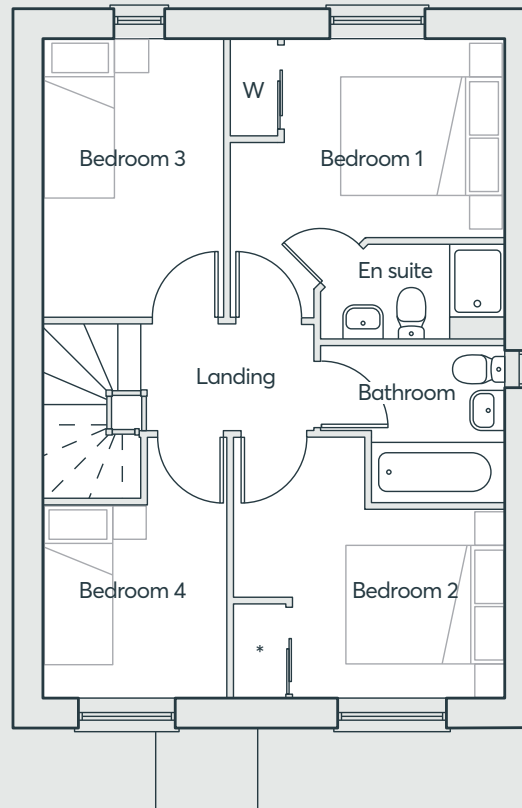
STAFFORDSHIRE

 **ST. MODWEN
HOMES**

THE EDWEN



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| Living Room | 4.85m x 3.13m | 15'11" x 10'3" |
| Kitchen/Dining | 3.43m x 5.81m | 11'3" x 19'1" |
| Laundry | 1.30m x 1.45m | 4'3" x 4'9" |
| Cloakroom | 1.05m x 1.45m | 3'5" x 4'9" |
| Bedroom 1 | 3.41m x 3.67m | 11'2" x 12'0" |
| Bedroom 2 | 3.41m x 3.23m | 11'2" x 10'6" |
| Bedroom 3 | 3.49m x 2.28m | 11'6" x 7'6" |
| Bedroom 4 | 2.44m x 2.31m | 8'0" x 7'7" |
| Bathroom | 2.63m x 2.15m | 8'6" x 7'0" |

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SMP 59562/July 2022

BLYTHE FIELDS

STAFFORDSHIRE

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE BECKET

- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

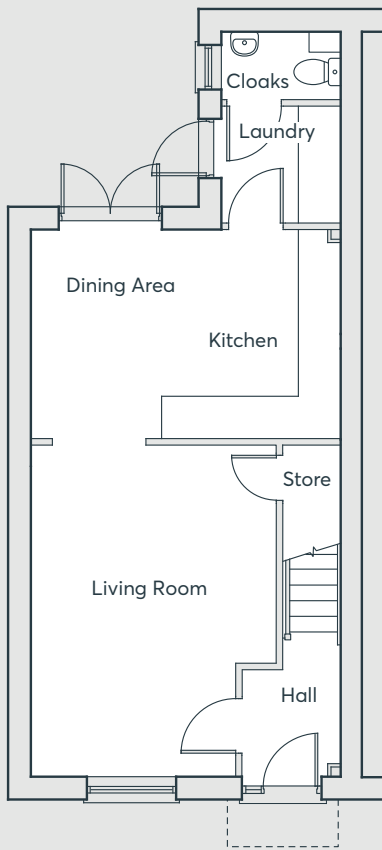
BLYTHE FIELDS

BLYTHE BRIDGE

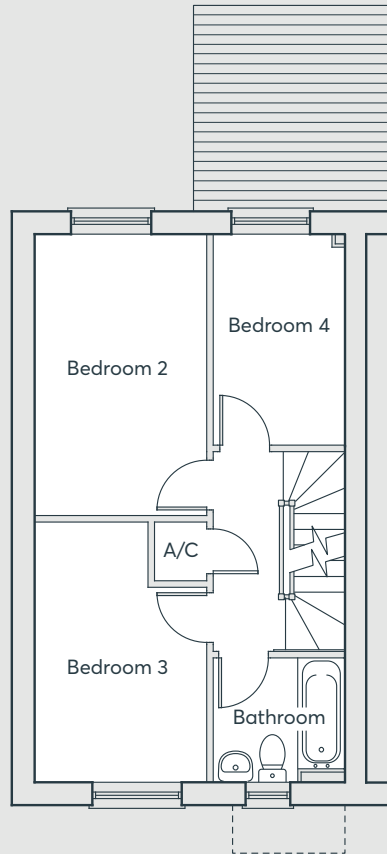
**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

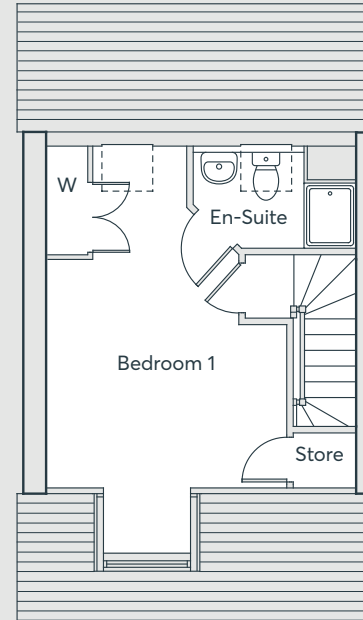
THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 5.09m x 3.81m | 16'8" x 12'6" |
| Kitchen/Dining | 4.76m x 3.22m | 15'7" x 10'7" |
| Cloakroom | 1.83m x 1.05m | 6'0" x 3'5" |
| Laundry Room | 1.83m x 1.81m | 6'0" x 5'11" |
| Bedroom 1 | 5.34m x 3.68m | 17'7" x 12'1" |
| En-suite | 2.50m x 1.69m | 8'3" x 5'7" |
| Bedroom 2 | 4.31m x 2.64m | 14'2" x 8'8" |
| Bedroom 3 | 3.96m x 2.64m | 13'0" x 8'8" |
| Bedroom 4 | 3.21m x 2.02m | 10'7" x 6'8" |
| Bathroom | 1.90m x 2.02m | 6'3" x 6'8" |

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SMH/1210/03/19

BLYTHE FIELDS

BLYTHE BRIDGE

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE PARIS V1-B

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room French doors to the garden
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

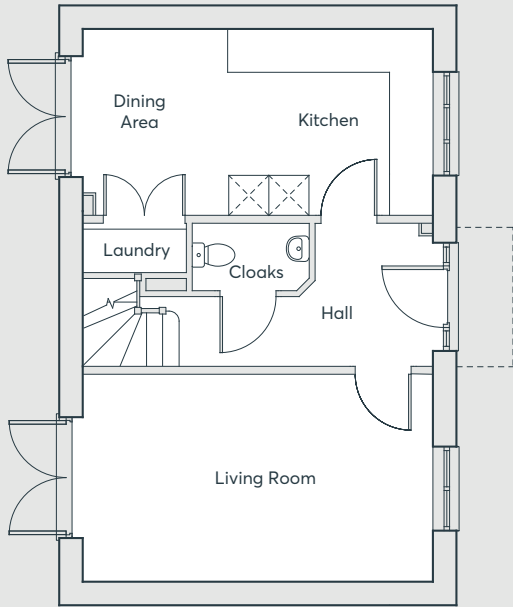
**FOUR
BEDROOM
HOME**

BLYTHE FIELDS

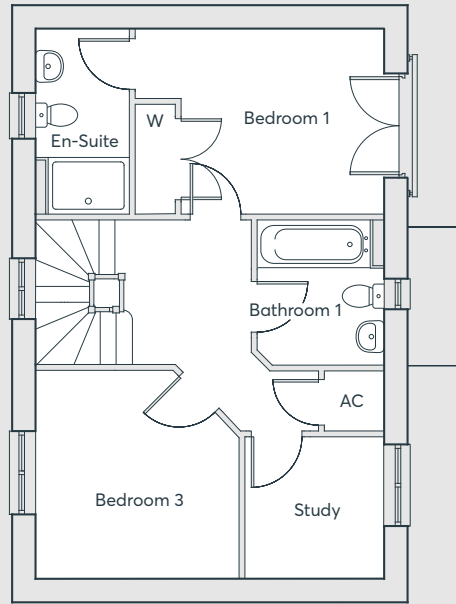
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 **ST. MODWEN
HOMES**

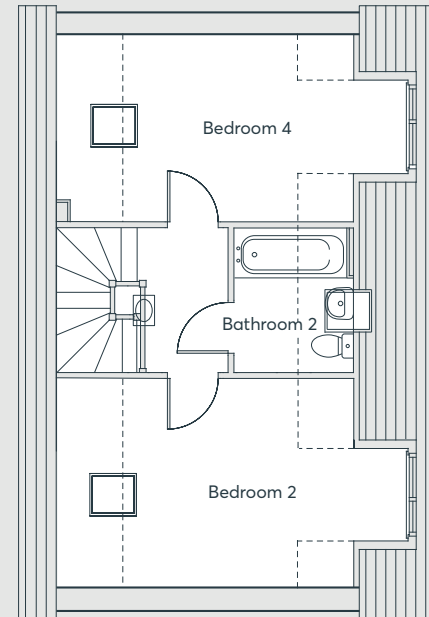
THE PARIS V1-B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 5.24m x 3.11m | 17'3" x 10'3" |
| Kitchen/Dining | 5.24m x 2.81m | 17'3" x 9'3" |
| Cloakroom | 1.75m x 1.03m | 5'9" x 3'5" |
| Laundry Room | 1.56m x 0.76m | 5'1" x 2'5" |
| Study | 2.10m x 2.13m | 6'11" x 7'0" |
| Bedroom 1 | 3.74m x 2.78m | 12'3" x 9'2" |
| En-suite | 1.41m x 2.78m | 4'8" x 9'2" |
| Bedroom 2 | 4.46m x 3.11m | 14'8" x 10'3" |
| Bedroom 3 | 3.05m x 3.11m | 10'0" x 10'3" |
| Bedroom 4 | 4.46m x 2.81m | 14'8" x 9'3" |
| Bathroom 1 | 1.89m x 2.17m | 6'3" x 7'2" |
| Bathroom 2 | 1.80m x 2.17m | 5'11" x 7'2" |

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SMH/1318V1/03/19

BLYTHE FIELDS

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE PARIS V1-A

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room French doors to the garden
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

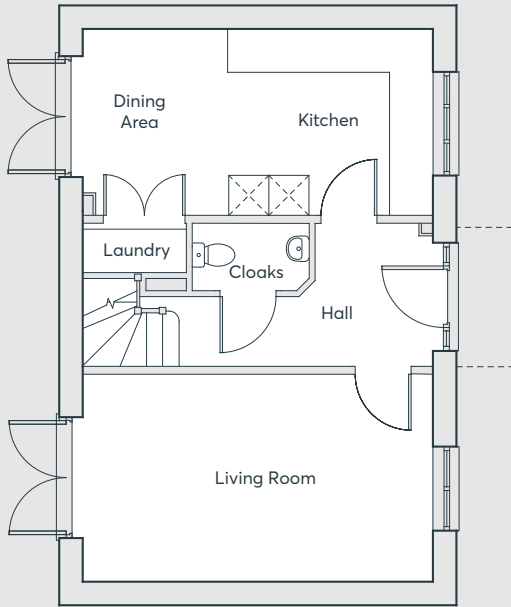
**FOUR
BEDROOM
HOME**

BLYTHE FIELDS

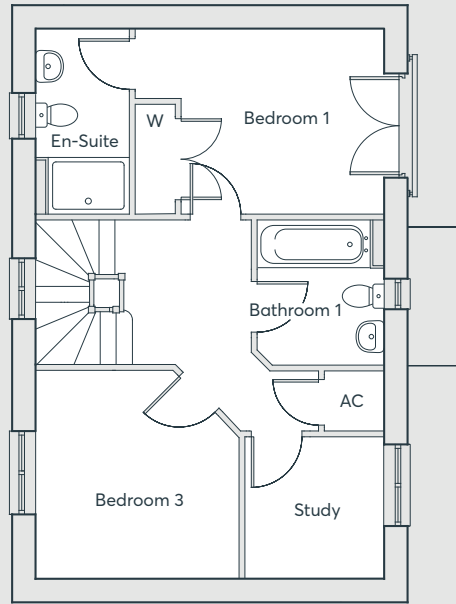
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 **ST. MODWEN
HOMES**

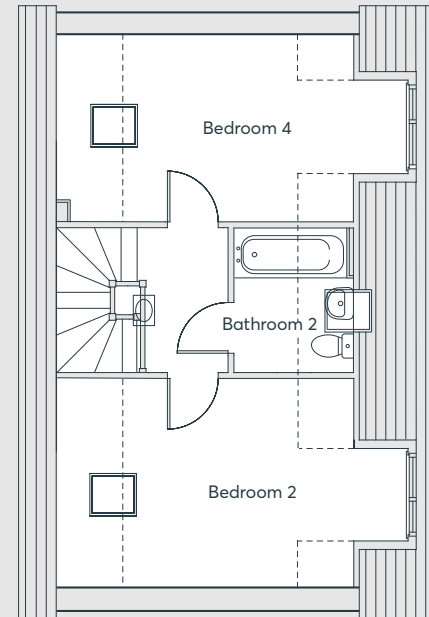
THE PARIS V1-A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 5.24m x 3.11m | 17'3" x 10'3" |
| Kitchen/Dining | 5.24m x 2.81m | 17'3" x 9'3" |
| Cloakroom | 1.75m x 1.03m | 5'9" x 3'5" |
| Laundry Room | 1.56m x 0.76m | 5'1" x 2'5" |
| Study | 2.10m x 2.13m | 6'11" x 7'0" |
| Bedroom 1 | 3.74m x 2.78m | 12'3" x 9'2" |
| En-suite | 1.41m x 2.78m | 4'8" x 9'2" |
| Bedroom 2 | 4.46m x 3.11m | 14'8" x 10'3" |
| Bedroom 3 | 3.05m x 3.11m | 10'0" x 10'3" |
| Bedroom 4 | 4.46m x 2.81m | 14'8" x 9'3" |
| Bathroom 1 | 1.89m x 2.17m | 6'3" x 7'2" |
| Bathroom 2 | 1.80m x 2.17m | 5'11" x 7'2" |

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SMH/1318V1/03/19

BLYTHE FIELDS

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE PARIS V2-B

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

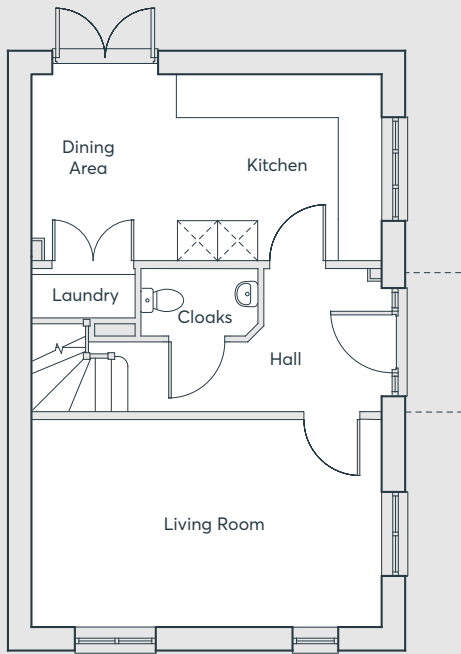
BLYTHE FIELDS

BLYTHE BRIDGE

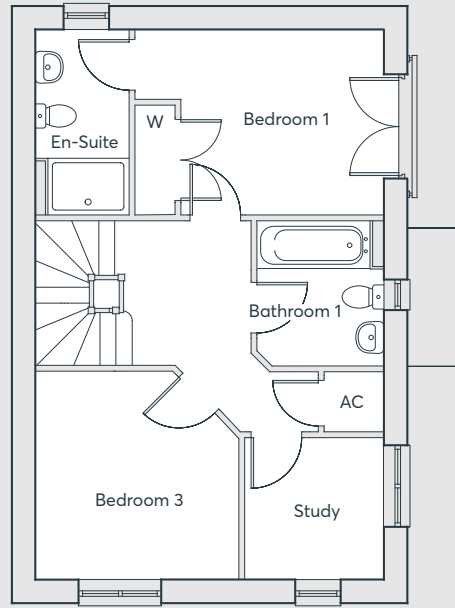
**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

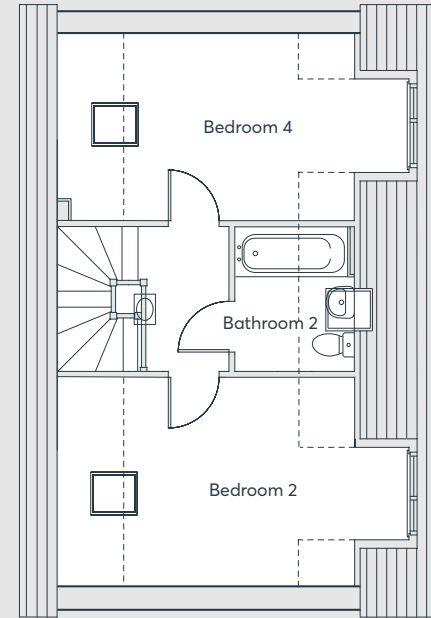
THE PARIS V2-B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 5.24m x 3.11m | 17'3" x 10'3" |
| Kitchen/Dining | 5.24m x 2.81m | 17'3" x 9'3" |
| Cloakroom | 1.75m x 1.03m | 5'9" x 3'5" |
| Laundry Room | 1.56m x 0.76m | 5'1" x 2'5" |
| Study | 2.10m x 2.13m | 6'11" x 7'0" |
| Bedroom 1 | 3.74m x 2.78m | 12'3" x 9'2" |
| En-suite | 1.41m x 2.78m | 4'8" x 9'2" |
| Bedroom 2 | 4.46m x 3.11m | 14'8" x 10'3" |
| Bedroom 3 | 3.05m x 3.11m | 10'0" x 10'3" |
| Bedroom 4 | 4.46m x 2.81m | 14'8" x 9'3" |
| Bathroom 1 | 1.89m x 2.17m | 6'3" x 7'2" |
| Bathroom 2 | 1.80m x 2.17m | 5'11" x 7'2" |

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SMH/1318V2/03/19

BLYTHE FIELDS

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**FOUR
BEDROOM
HOME**

**ST. MODWEN
HOMES**

THE PARIS V2-A

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

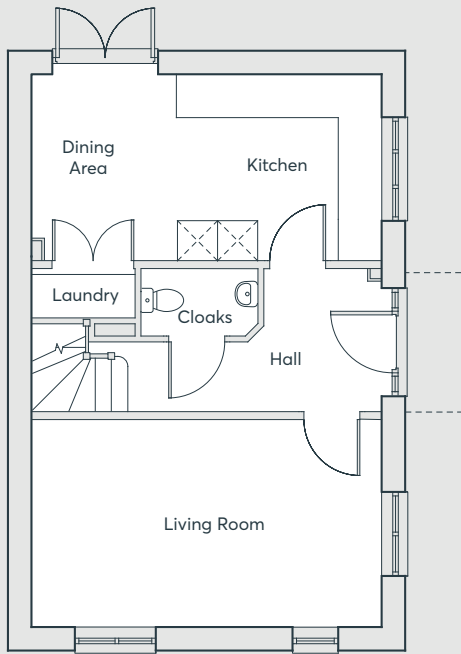
**FOUR
BEDROOM
HOME**

BLYTHE FIELDS

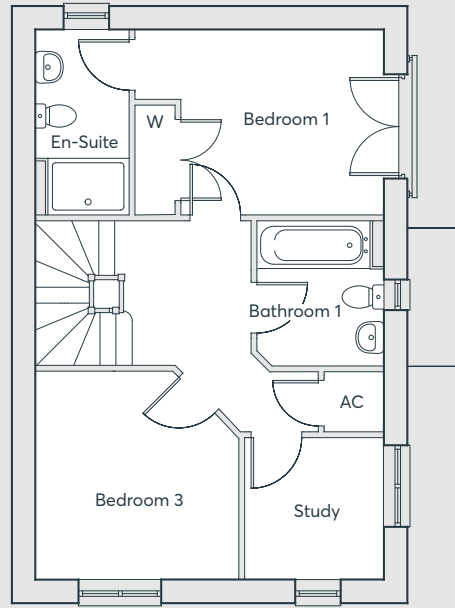
BLYTHE BRIDGE

 **ST. MODWEN
HOMES**

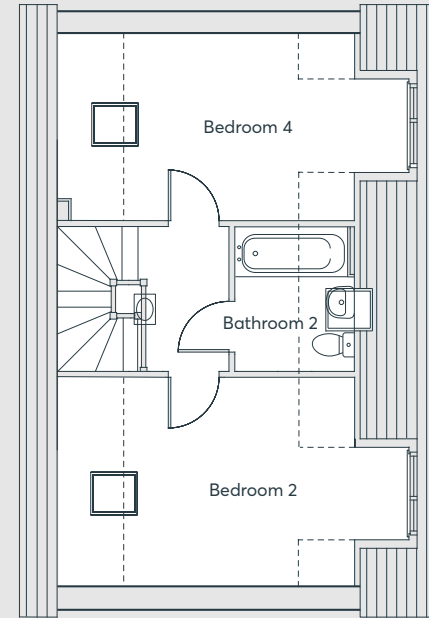
THE PARIS V2-A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 5.24m x 3.11m | 17'3" x 10'3" |
| Kitchen/Dining | 5.24m x 2.81m | 17'3" x 9'3" |
| Cloakroom | 1.75m x 1.03m | 5'9" x 3'5" |
| Laundry Room | 1.56m x 0.76m | 5'1" x 2'5" |
| Study | 2.10m x 2.13m | 6'11" x 7'0" |
| Bedroom 1 | 3.74m x 2.78m | 12'3" x 9'2" |
| En-suite | 1.41m x 2.78m | 4'8" x 9'2" |
| Bedroom 2 | 4.46m x 3.11m | 14'8" x 10'3" |
| Bedroom 3 | 3.05m x 3.11m | 10'0" x 10'3" |
| Bedroom 4 | 4.46m x 2.81m | 14'8" x 9'3" |
| Bathroom 1 | 1.89m x 2.17m | 6'3" x 7'2" |
| Bathroom 2 | 1.80m x 2.17m | 5'11" x 7'2" |

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SMH/1318V2/03/19

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

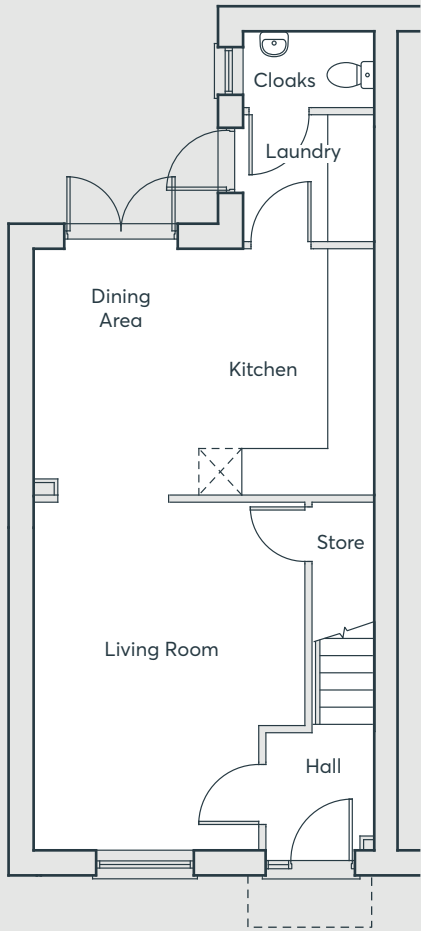
**THREE
BEDROOM
HOME**

BLYTHE FIELDS

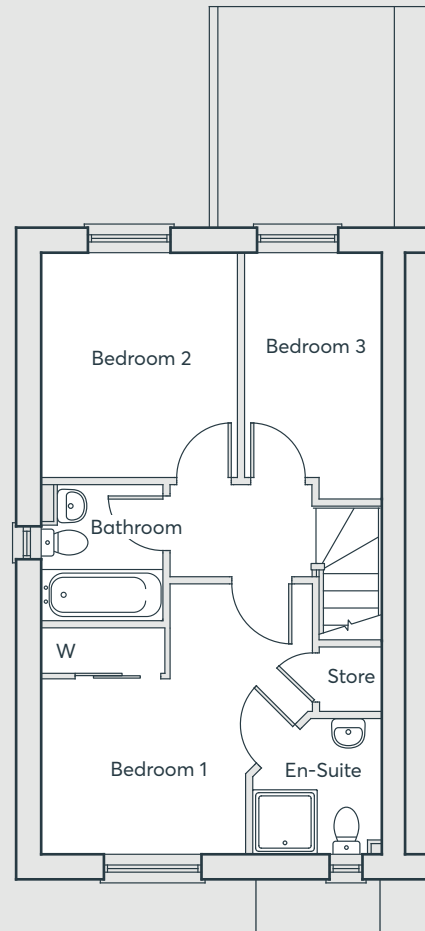
BLYTHE BRIDGE

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 4.87m x 3.81m | 16'0" x 12'6" |
| Kitchen/Dining | 4.76m x 3.44m | 15'7" x 11'3" |
| Laundry | 1.81m x 1.83m | 5'11" x 6'0" |
| Cloakroom | 1.04m x 1.83m | 3'5" x 6'0" |
| Bedroom 1 | 3.19m x 2.86m | 10'6" x 9'5" |
| En-suite | 1.80m x 1.92m | 5'11" x 6'4" |
| Bedroom 2 | 3.13m x 2.74m | 10'3" x 9'0" |
| Bedroom 3 | 3.44m x 1.92m | 11'3" x 6'4" |
| Bathroom | 1.87m x 1.70m | 6'2" x 5'7" |

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SMH/920/03/19

BLYTHE FIELDS

BLYTHE BRIDGE

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE DRAYCOTT V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

NOTE: Image shows a Draycott v2

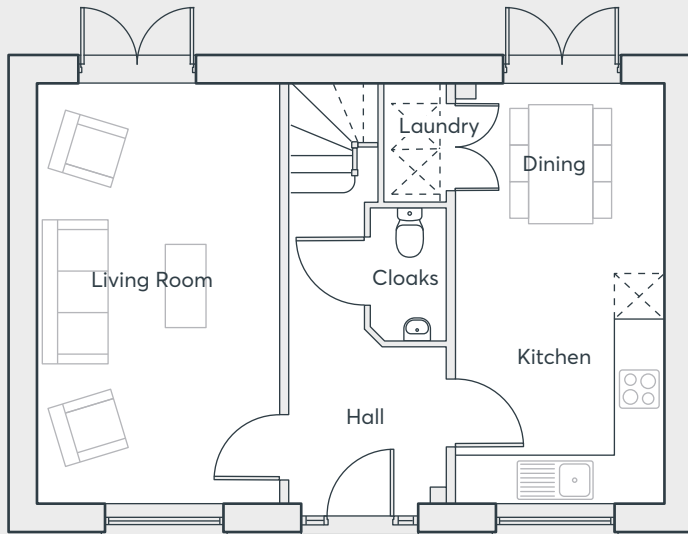
**THREE
BEDROOM
HOME**

BLYTHE FIELDS

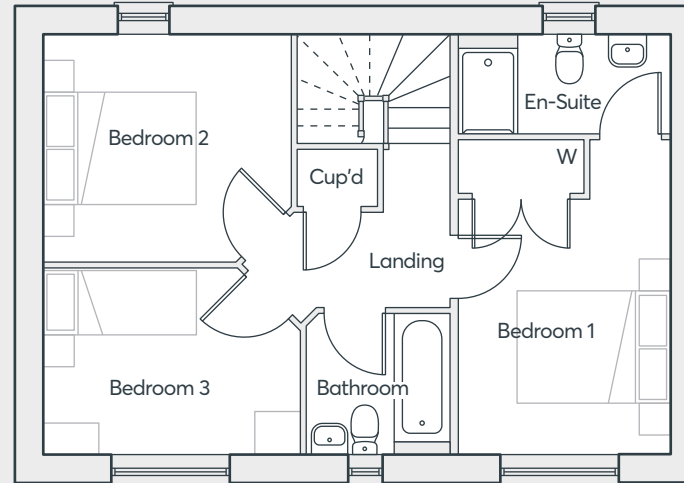
STAFFORDSHIRE

 **ST. MODWEN
HOMES**

THE DRAYCOTT V1



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 2.75m x 5.61m | 9'0" x 18'5" |
| Living Room | 3.22m x 5.61m | 10'7" x 18'5" |
| Cloakroom | 0.98m x 1.75m | 3'2" x 5'9" |
| Bedroom 1 | 2.81m x 4.20m | 9'3" x 13'9" |
| En-suite | 2.81m x 1.33m | 9'3" x 4'4" |
| Bedroom 2 | 3.29m x 3.03m | 10'9" x 9'11" |
| Bedroom 3 | 3.40m x 2.50m | 11'2" x 8'2" |
| Bathroom | 1.90m x 1.90m | 6'3" x 6'3" |

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SMP 59562/February 2022

BLYTHE FIELDS

STAFFORDSHIRE

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE DRAYCOTT V2

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

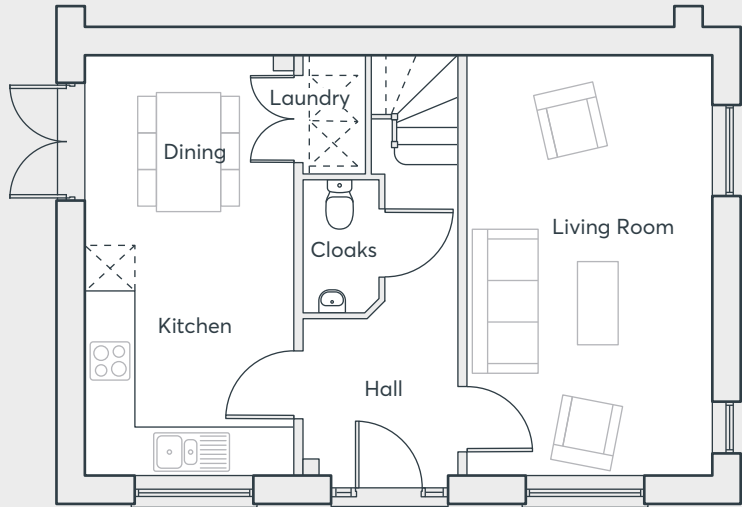
BLYTHE FIELDS

STAFFORDSHIRE

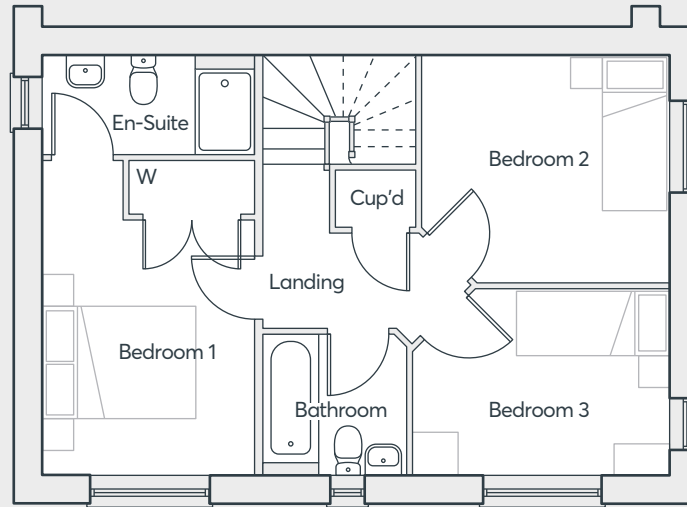
**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE DRAYCOTT V2



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 2.75m x 5.61m | 9'0" x 18'5" |
| Living Room | 3.22m x 5.61m | 10'7" x 18'5" |
| Cloakroom | 0.98m x 1.75m | 3'2" x 5'9" |
| Bedroom 1 | 2.81m x 4.20m | 9'3" x 13'9" |
| En-suite | 2.81m x 1.33m | 9'3" x 4'4" |
| Bedroom 2 | 3.29m x 3.03m | 10'9" x 9'11" |
| Bedroom 3 | 3.40m x 2.50m | 11'2" x 8'2" |
| Bathroom | 1.90m x 1.90m | 6'3" x 6'3" |

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.
SMP 59562/February 2022

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STAFFORDSHIRE

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE MEIR

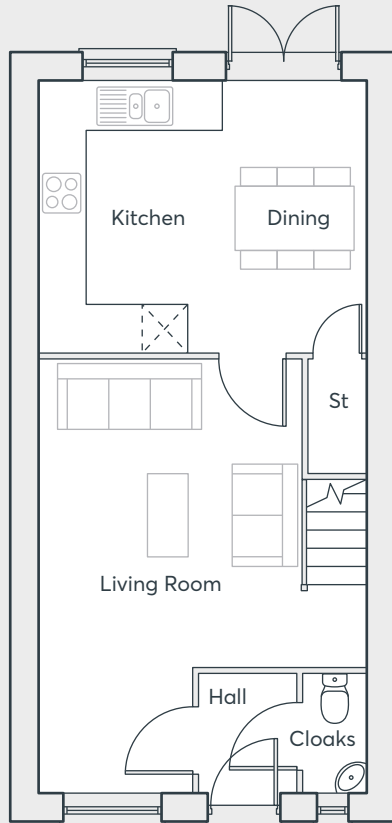
- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

BLYTHE FIELDS

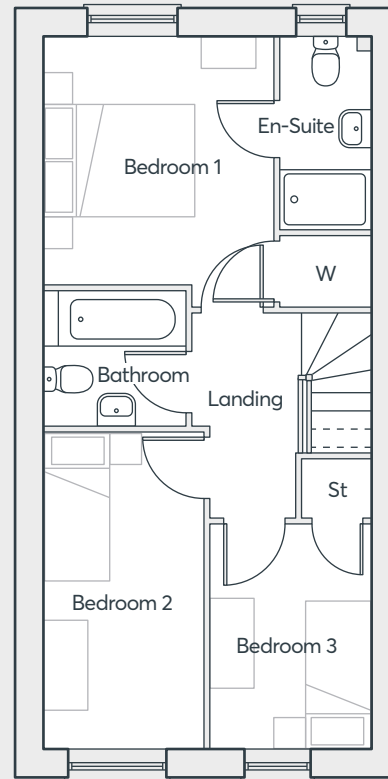
STAFFORDSHIRE

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE MEIR

| | | |
|----------------|---------------|----------------|
| Living Room | 4.40m x 5.81m | 14'5" x 19'1" |
| Kitchen/Dining | 4.40m x 3.63m | 14'5" x 11'11" |
| Cloakroom | 0.86m x 1.61m | 2'10" x 5'4" |
| Bedroom 1 | 3.08m x 3.34m | 10'1" x 10'11" |
| En-suite | 1.23m x 2.61m | 4'1" x 8'7" |
| Bedroom 2 | 2.14m x 4.21m | 7'0" x 13'10" |
| Bedroom 3 | 2.17m x 2.99m | 7'1" x 9'10" |
| Bathroom | 1.91m x 1.80m | 6'3" x 5'11" |

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**THREE
BEDROOM
HOME**

BLYTHE FIELDS

STAFFORDSHIRE





THE ALTON

- Living room with French doors to rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

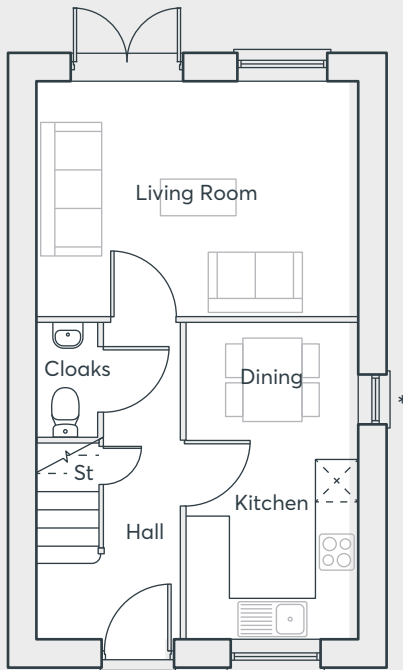
BLYTHE FIELDS

STAFFORDSHIRE

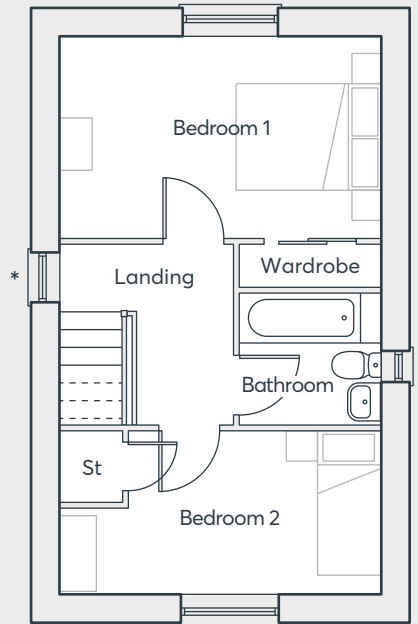
**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE ALTON



GROUND FLOOR



FIRST FLOOR

*Plot specific windows

| | | |
|-------------|---------------|---------------|
| Dining | 1.91m x 2.40m | 6'3" x 7'10" |
| Kitchen | 2.55m x 2.40m | 8'4" x 7'10" |
| Living Room | 3.29m x 4.49m | 10'9" x 14'9" |
| Cloakroom | 1.60m x 0.87m | 5'3" x 2'10" |
| Bedroom 1 | 2.81m x 4.49m | 9'3" x 14'9" |
| Bedroom 2 | 2.33m x 4.49m | 7'8" x 14'9" |
| Bathroom | 1.85m x 1.99m | 6'1" x 6'6" |

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**TWO
BEDROOM
HOME**

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HOMES**



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