

Discover the difference



KILN GATE

Nile Street, Burslem, ST6 2BH



**ST.MODWEN
HOMES**



**NEW
HOMES
QUALITY
CODE**



**NEW HOMES
OMBUDSMAN
SERVICE**



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 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.





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.





DEVELOPMENT LAYOUT

-  **The Paris (1342)**
4 bedroom home
-  **The Becket (1210)**
4 bedroom home
-  **The Edwena (1036)**
3 bedroom home
-  **The Kea (936)**
3 bedroom home
-  **The Webster (936)**
3 bedroom home
-  **The Houghton (920)**
3 bedroom home
-  **The Mirin (838)**
3 bedroom home
-  **The Lawrence (790)**
3 bedroom home
-  **The Kemble (705)**
2 bedroom home
-  **The Alban (637)**
2 bedroom home
-  **The Gennings (824)**
2 bedroom coach house
-  **The Sabina (599)**
1 bedroom maisonette (first floor)
-  **The Selwyn (471)**
1 bedroom maisonette (ground floor)
-  **Apartments (520)**
1 bedroom apartments



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 640141/February 2021





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T: 0121 647 1000 E: sales@stmodwenhomes.co.uk

Calls will be charged at seven pence per minute from a BT landline and may cost considerably more from mobile and other phones. Contact your service provider for more details. Map data ©2020 Google.



THE PARIS v3

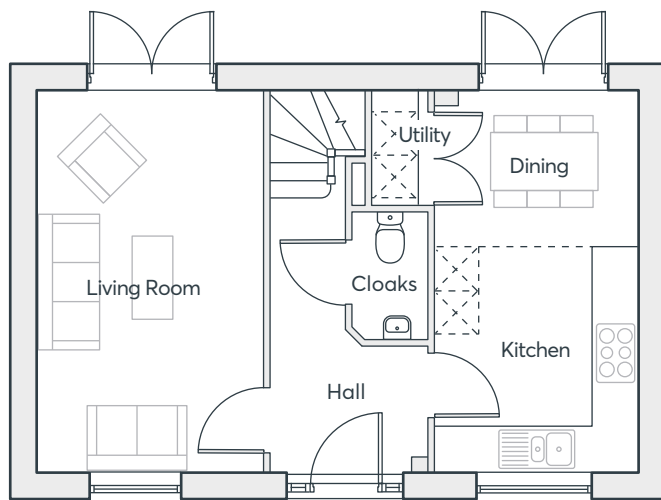
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- One further bedroom and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

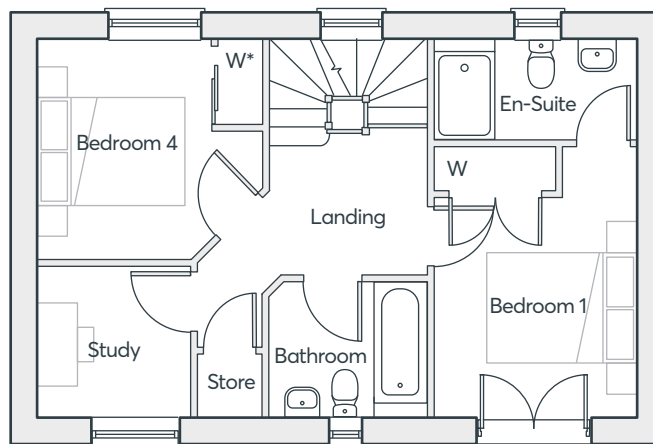
1342 sqft

**KILN GATE
BURSLEM**

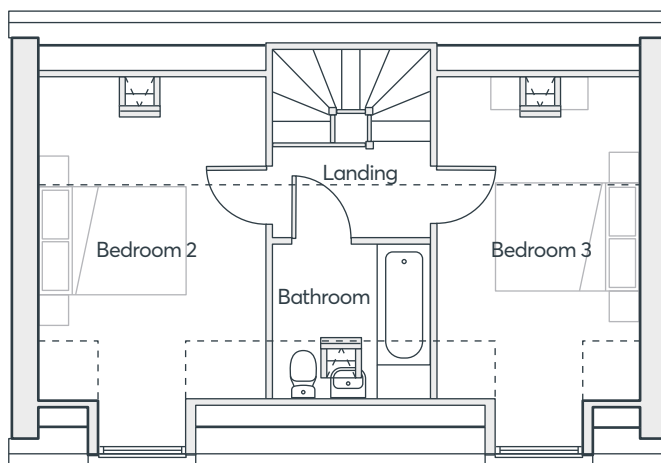
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR (*Optional/Sales extra)



SECOND FLOOR

THE PARIS v3

Living Room	5.25m x 3.07m	17'3" x 10'1"
Dining	2.15m x 2.77m	7'1" x 9'1"
Kitchen	3.10m x 2.77m	10'2" x 9'1"
Utility	1.56m x 0.75m	5'1" x 2'6"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Bathroom	1.90m x 2.16m	6'3" x 7'1"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	4.86m x 3.13m	15'11" x 10'3"
Bedroom 3	4.86m x 2.83m	15'11" x 9'3"
Bathroom	2.19m x 2.15m	7'2" x 7'1"

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**FOUR
BEDROOM
HOME**

1342 sqft

 **ST.MODWEN
HOMES**

THE PARIS V4

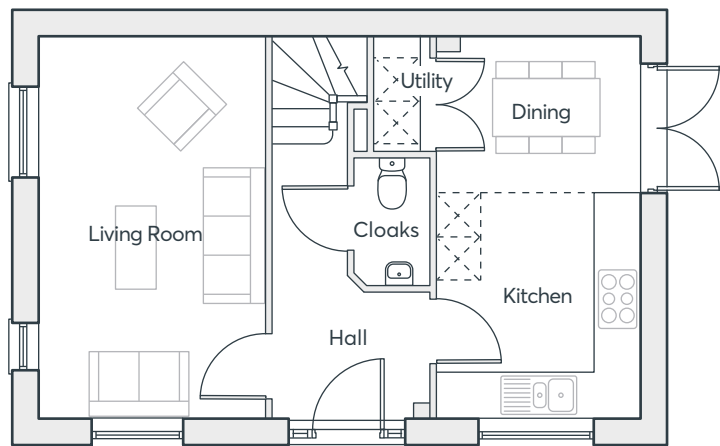
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- One further bedroom and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

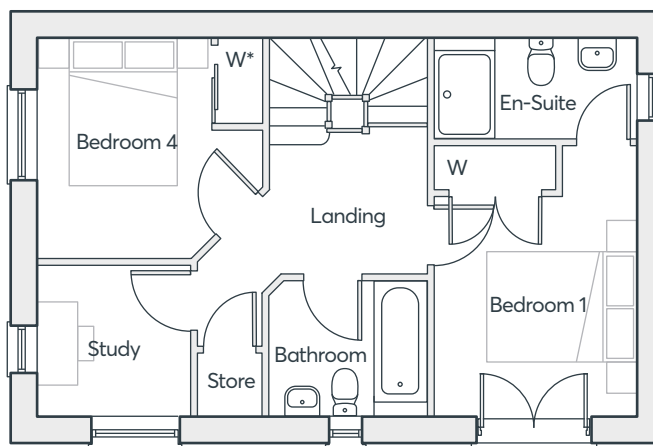
1342 sqft

**KILN GATE
BURSLEM**

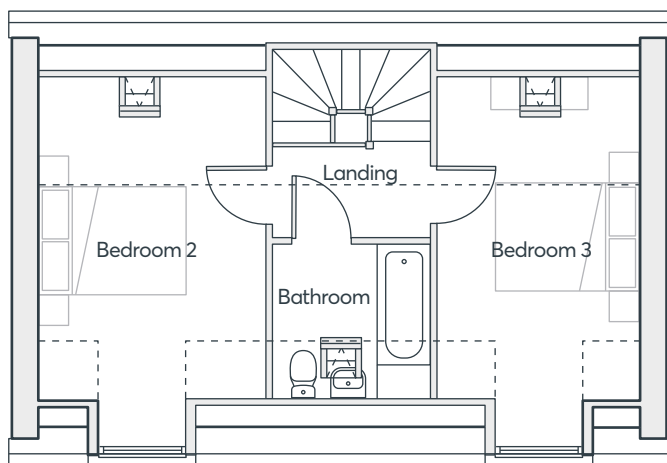
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR (*Optional/Sales extra)



SECOND FLOOR

THE PARIS V4

Living Room	5.25m x 3.07m	17'3" x 10'1"
Dining	2.15m x 2.77m	7'1" x 9'1"
Kitchen	3.10m x 2.77m	10'2" x 9'1"
Utility	1.56m x 0.75m	5'1" x 2'6"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Bathroom	1.90m x 2.16m	6'3" x 7'1"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	4.88m x 3.13m	16'0" x 10'3"
Bedroom 3	4.88m x 2.83m	16'0" x 9'3"
Bathroom	2.19m x 2.15m	7'2" x 7'1"

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**FOUR
BEDROOM
HOME**

1342 sqft

 **ST.MODWEN
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THE PARIS V5

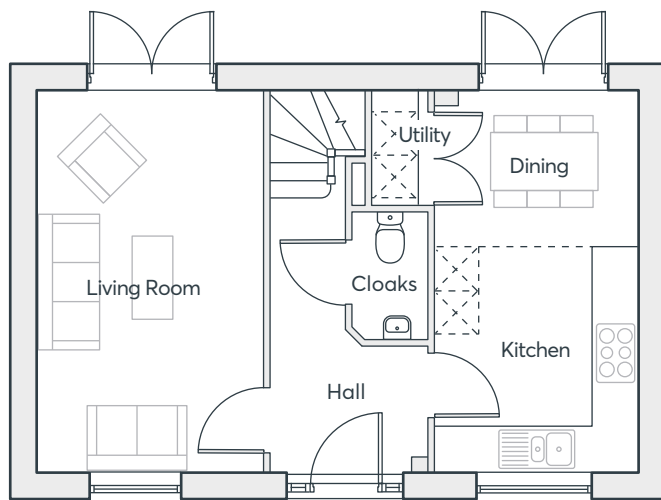
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- One further bedroom and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

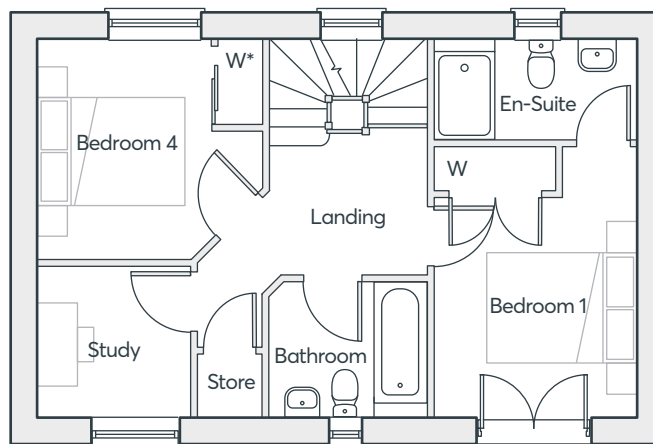
1342 sqft

**KILN GATE
BURSLEM**

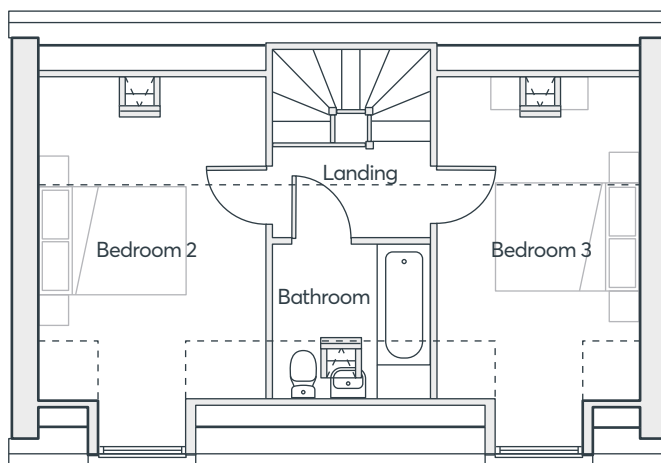
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR (*Optional/Sales extra)



SECOND FLOOR

THE PARIS V5

Living Room	5.25m x 3.07m	17'3" x 10'1"
Dining	2.15m x 2.77m	7'1" x 9'1"
Kitchen	3.10m x 2.77m	10'2" x 9'1"
Utility	1.56m x 0.75m	5'1" x 2'6"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Bathroom	1.90m x 2.16m	6'3" x 7'1"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	4.86m x 3.13m	15'11" x 10'3"
Bedroom 3	4.86m x 2.83m	15'11" x 9'3"
Bathroom	2.19m x 2.15m	7'2" x 7'1"

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**FOUR
BEDROOM
HOME**

1342 sqft

 **ST.MODWEN
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THE BECKET V1

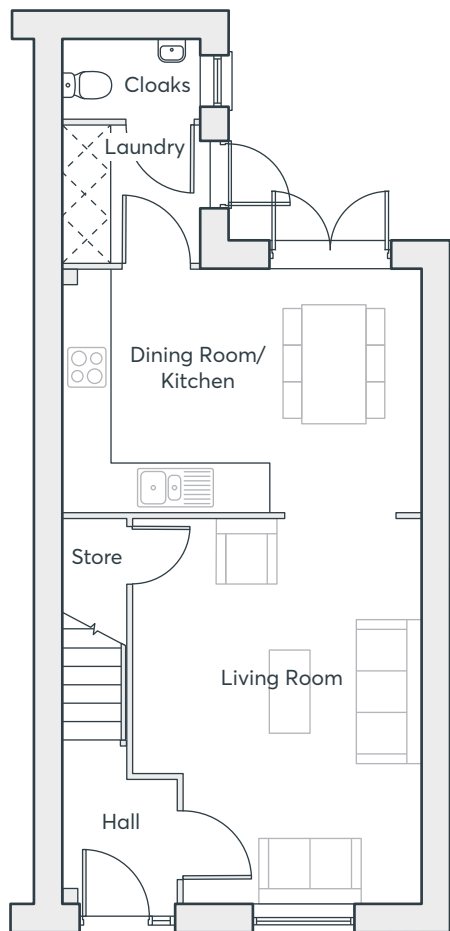
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

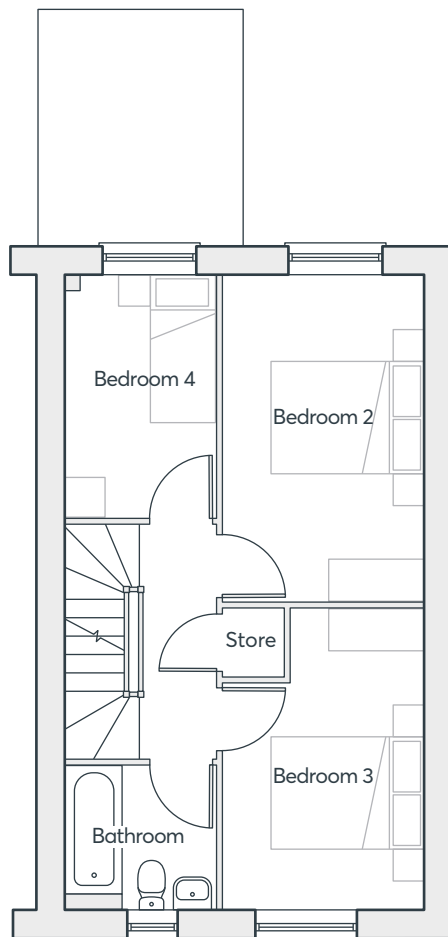
1210 sqft

**KILN GATE
BURSLEM**

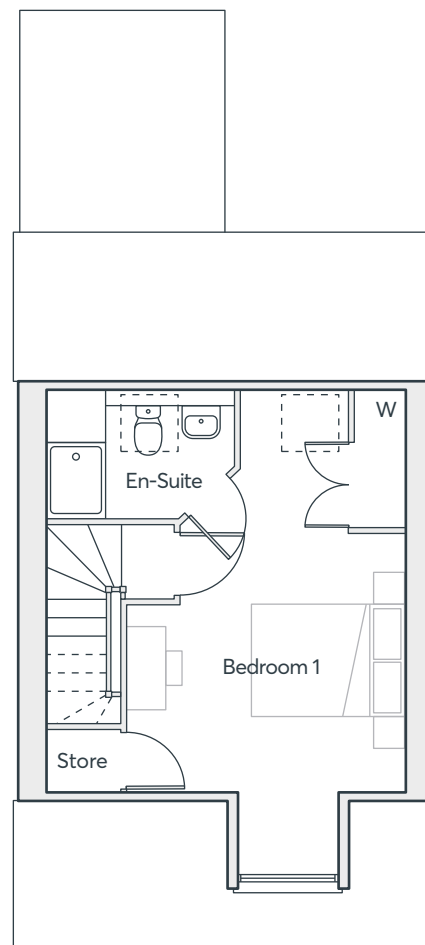
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V1

Living Room	5.09m × 3.81m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76	10'7" × 15'7"
Cloakroom	1.05m × 1.83m	3'3" × 6'0"
Laundry	1.80m × 1.83m	5'11" × 6'0"
Bedroom 1	6.45m × 3.68m	17'7" × 12'1"
En-suite	1.70m × 2.51m	5'7" × 8'3"
Bedroom 2	4.31m × 2.64m	14'2" × 8'8"
Bedroom 3	3.97m × 2.64m	13'0" × 8'8"
Bedroom 4	3.21m × 2.02m	10'7" × 6'8"
Bathroom	1.91m × 2.03m	6'3" × 6'8"

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FOUR BEDROOM HOME

1210 sqft



THE EDWENA V1

- Open plan kitchen/dining room/ living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Second 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

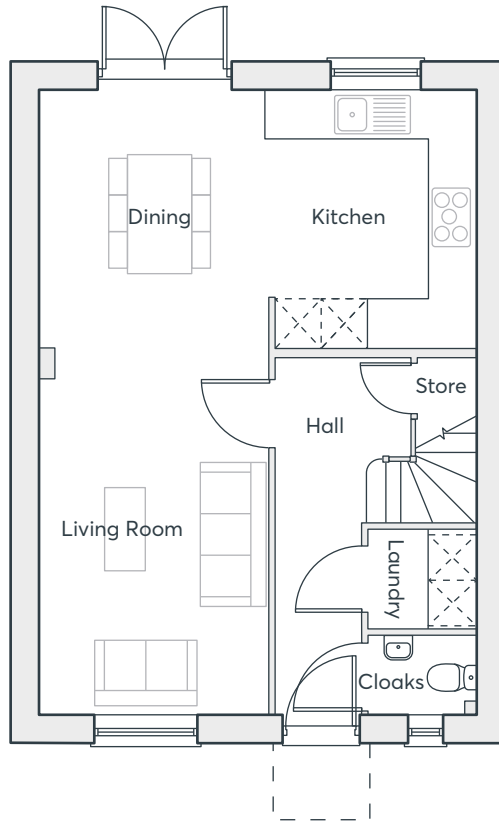
**THREE
BEDROOM
HOME**

1036 sqft

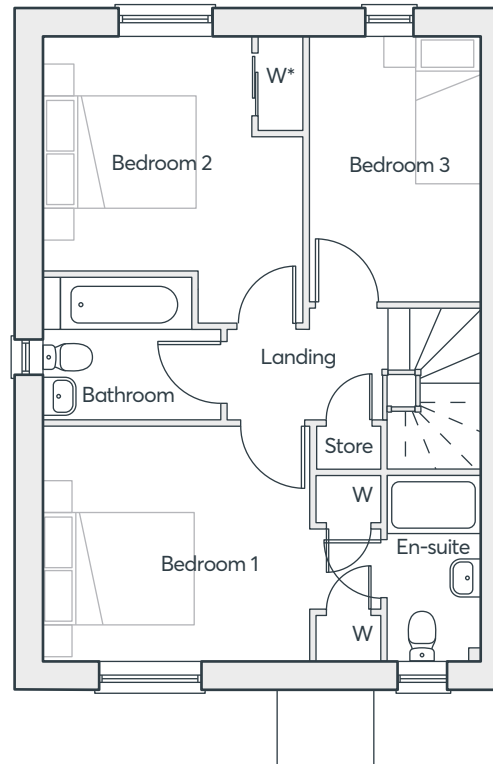
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 **ST.MODWEN
HOMES**

THE EDWENA V1



GROUND FLOOR (Flexible living option where living room is separated)



FIRST FLOOR (*Optional/Sales extra)

Living	4.81m × 3.07m	15'9" × 10'1"
Dining/Kitchen	5.81m × 3.43m	19'1" × 11'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Bedroom 1	4.52m × 3.08m	14'10" × 10'1"
En-suite	1.20m × 2.44m	3'11" × 8'0"
Bedroom 2	3.45m × 3.10m	11'4" × 10'2"
Bedroom 3	2.28m × 3.50m	7'6" × 11'6"
Bathroom	2.37m × 1.94m	7'9" × 6'4"

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**THREE
BEDROOM
HOME**

1036 sqft

 **ST.MODWEN
HOMES**

THE KEA V1

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

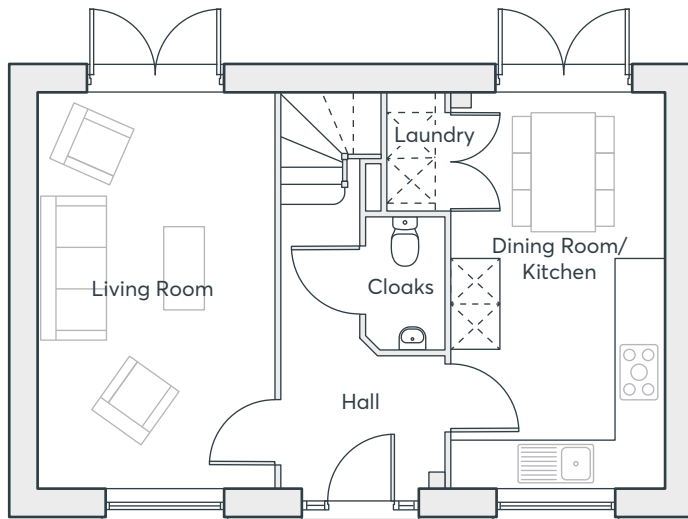
THREE BEDROOM HOME

936 sqft

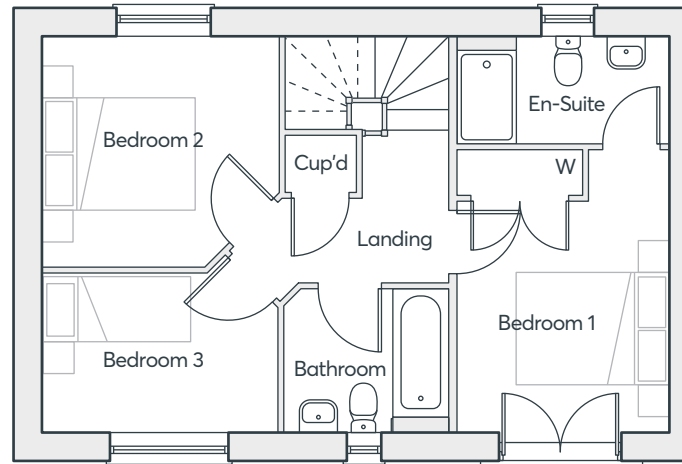
KILN GATE
BURSLEM

 **ST.MODWEN
HOMES**

THE KEA V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.07m × 5.25m	10'1" × 17'3"
Kitchen/Dining	2.77m × 5.25m	9'1" × 17'3"
Cloakroom	1.03m × 1.75m	3'4" × 5'9"
Bedroom 1	2.79m × 3.75m	9'2" × 12'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Bedroom 2	3.12m × 3.06m	10'3" × 10'0"
Bedroom 3	3.12m × 2.11m	10'3" × 6'11"
Bathroom	2.18m × 1.90m	7'2" × 6'3"

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THREE BEDROOM HOME

936 sqft



THE WEBSTER V3

- Open plan dining/kitchen with 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, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

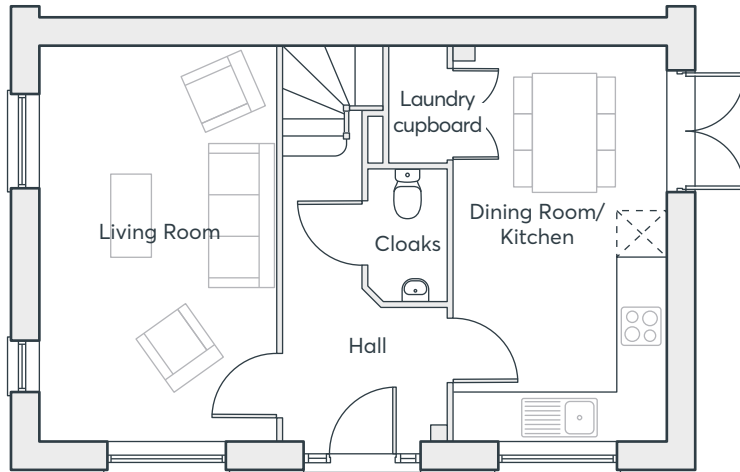
**THREE
BEDROOM
HOME**

936 sqft

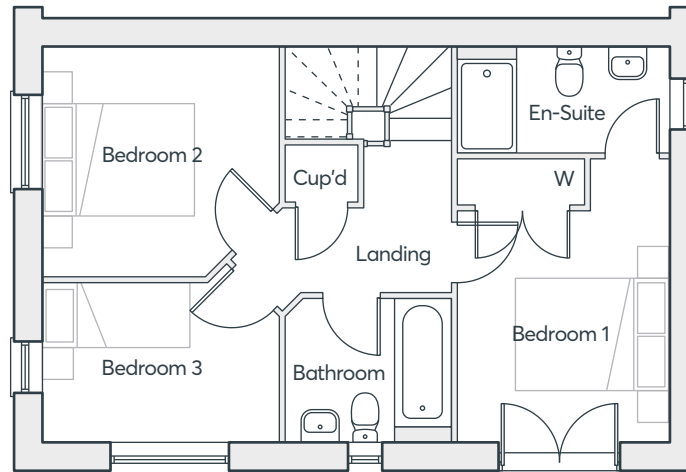
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE WEBSTER V3



GROUND FLOOR



FIRST FLOOR

Living Room	3.07m x 5.25m	10'1" x 17'3"
Kitchen/Dining	2.77m x 5.25m	9'1" x 17'3"
Cloakroom	1.03m x 1.75m	3'4" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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**THREE
BEDROOM
HOME**

936 sqft

 **ST.MODWEN
HOMES**

THE WEBSTER V4

- Open plan dining/kitchen with 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, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

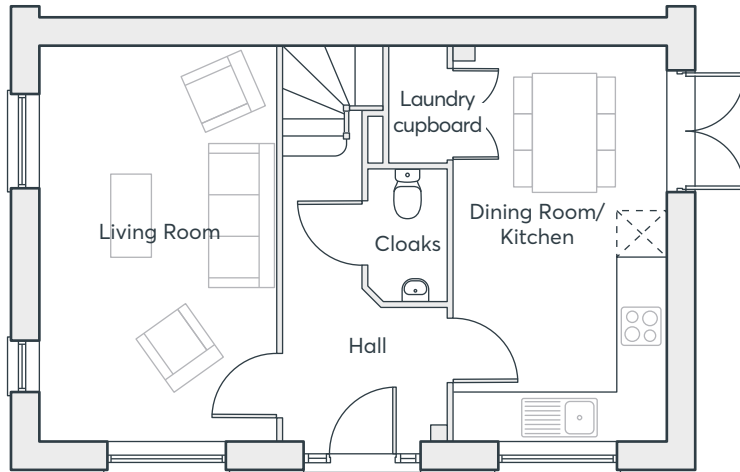
**THREE
BEDROOM
HOME**

936 sqft

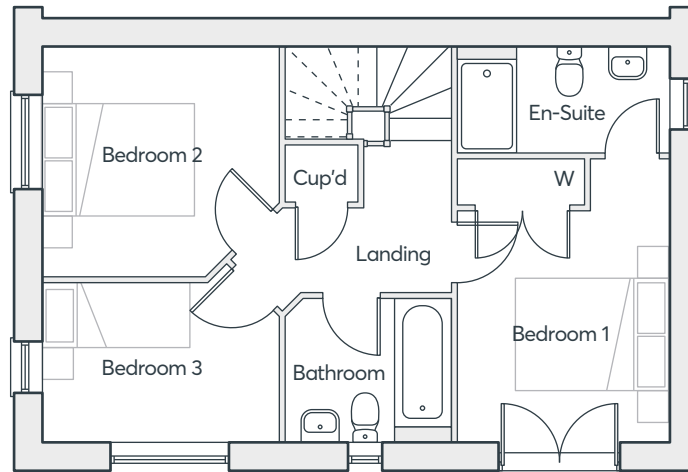
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 **ST.MODWEN
HOMES**

THE WEBSTER V4



GROUND FLOOR



FIRST FLOOR

Living Room	3.07m x 5.25m	10'1" x 17'3"
Kitchen/Dining	2.77m x 5.25m	9'1" x 17'3"
Cloakroom	1.03m x 1.75m	3'4" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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THREE BEDROOM HOME

936 sqft

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THE HOUGHTON V1

- Front aspect 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
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

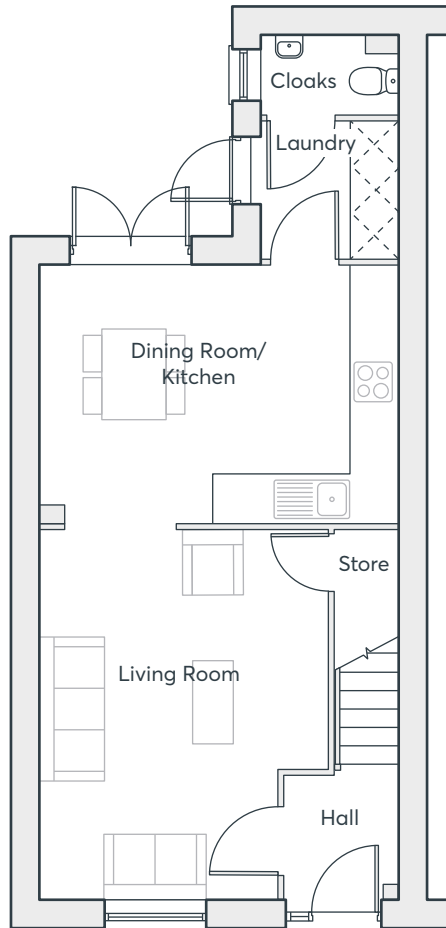
THREE BEDROOM HOME

920 sqft

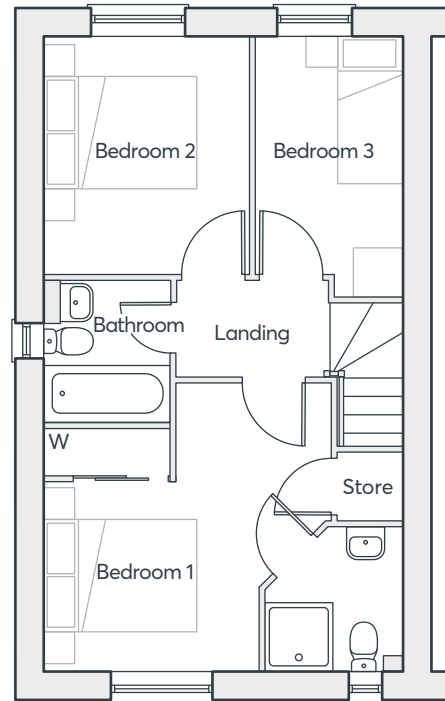
KILN GATE
BURSLEM

 **ST.MODWEN
HOMES**

THE HOUGHTON V1



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

920 sqft

Living Room	4.87m x 3.18m	16'0" x 10'5"
Kitchen/Dining	4.76m x 3.44m	15'7" x 11'3"
Laundry	1.83m x 1.81m	6'0" x 5'11"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
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	3.15m x 2.74m	10'4" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.88m	5'6" x 5'7"

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THE HOUGHTON V2

- Front aspect 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
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

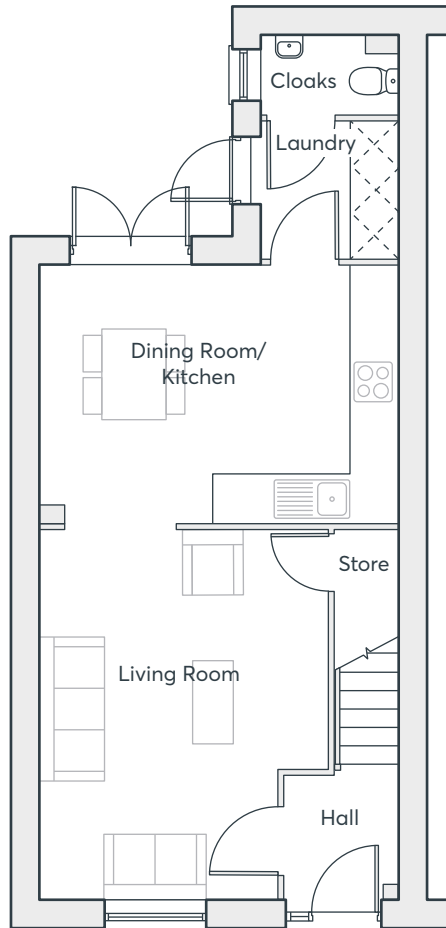
THREE BEDROOM HOME

920 sqft

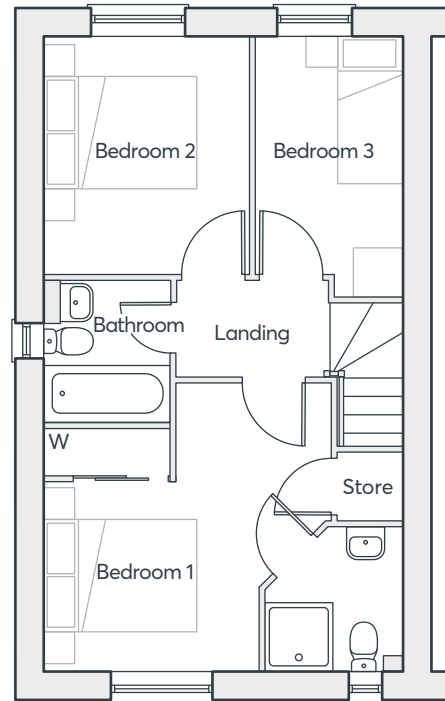
KILN GATE
BURSLEM

 **ST.MODWEN
HOMES**

THE HOUGHTON V2



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

920 sqft

Living Room	4.87m x 3.18m	16'0" x 10'5"
Kitchen/Dining	4.76m x 3.44m	15'7" x 11'3"
Laundry	1.83m x 1.81m	6'0" x 5'11"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
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	3.15m x 2.74m	10'4" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.88m	5'6" x 5'7"

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THE MIRIN ^{V1}

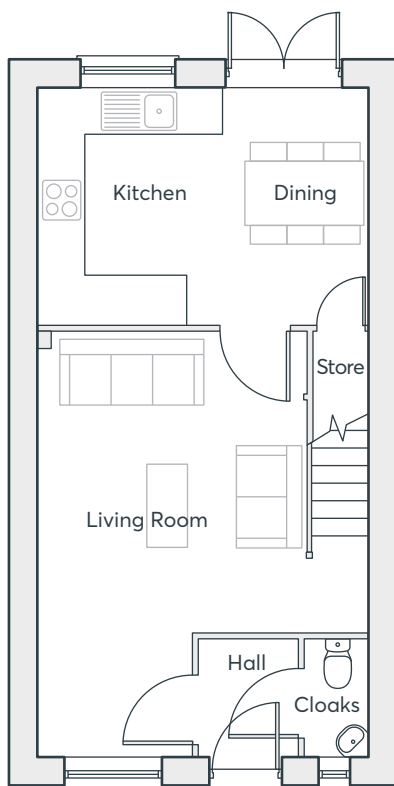
- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing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

**THREE
BEDROOM
HOME**

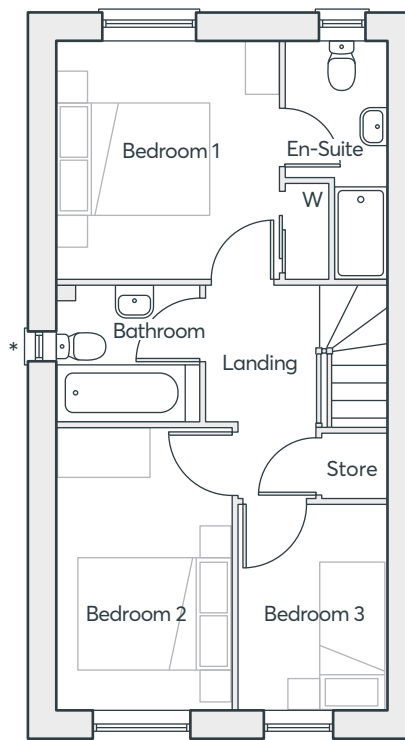
838 sqft

**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

*Plot specific window

THREE BEDROOM HOME

838 sqft

THE MIRIN V1

Kitchen/Dining	4.40m × 3.16m	14'5" × 10'5"
Living room	4.40m × 5.60m	14'5" × 18'4"
Cloakroom	0.86m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.16m	9'6" × 10'5"
En-suite	1.40m × 3.16m	4'7" × 10'5"
Bedroom 2	2.26m × 3.71m	7'5" × 12'2"
Bedroom 3	2.05m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.79m	6'1" × 5'11"

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THE MIRIN ^{V3}

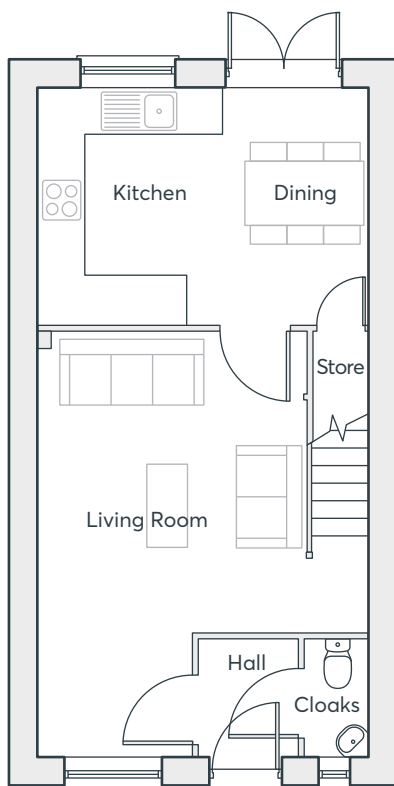
- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing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

**THREE
BEDROOM
HOME**

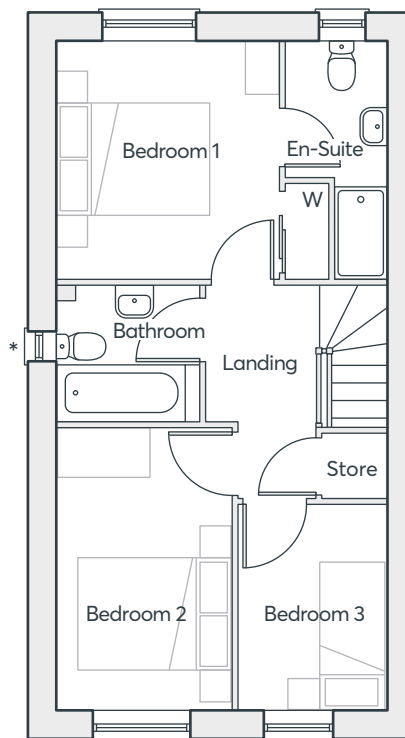
838 sqft

**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

*Plot specific window

THREE BEDROOM HOME

838 sqft

THE MIRIN V3

Kitchen/Dining	4.40m × 3.16m	14'5" × 10'5"
Living room	4.40m × 5.60m	14'5" × 18'4"
Cloakroom	0.86m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.16m	9'6" × 10'5"
En-suite	1.40m × 3.16m	4'7" × 10'5"
Bedroom 2	2.26m × 3.71m	7'5" × 12'2"
Bedroom 3	2.05m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.79m	6'1" × 5'11"

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SMP 59532/July 2021

THE LAWRENCE v1

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- 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

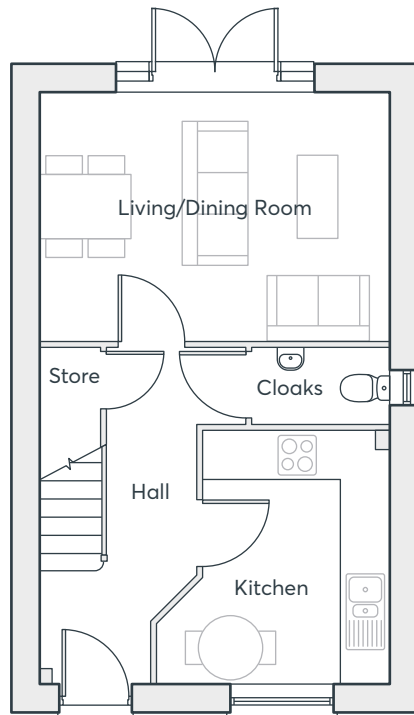
**THREE
BEDROOM
HOME**

790 sqft

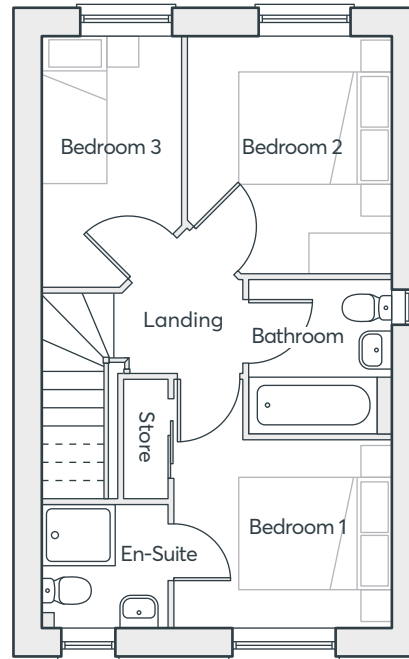
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE LAWRENCE V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m × 3.30m	15'4" × 10'10"
Kitchen	2.49m × 3.35m	8'2" × 11'0"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 2.50m	9'6" × 8'2"
En-suite	1.64m × 1.70m	5'5" × 5'7"
Bedroom 2	3.12m × 2.71m	10'3" × 8'11"
Bedroom 3	3.30m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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SMP 59532/July 2021

**THREE
BEDROOM
HOME**

790 sqft

 **ST.MODWEN
HOMES**

THE LAWRENCE V3

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- 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

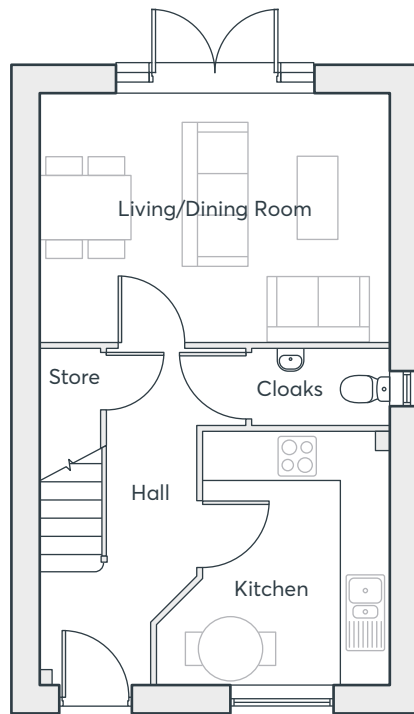
**THREE
BEDROOM
HOME**

790 sqft

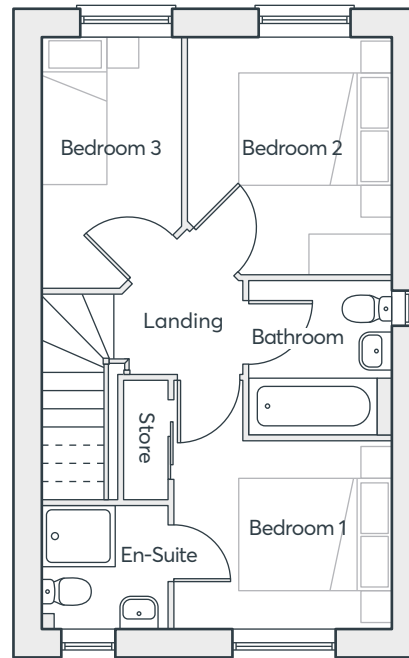
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE LAWRENCE V3



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m × 3.30m	15'4" × 10'10"
Kitchen	2.49m × 3.35m	8'2" × 11'0"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 2.50m	9'6" × 8'2"
En-suite	1.64m × 1.70m	5'5" × 5'7"
Bedroom 2	3.12m × 2.71m	10'3" × 8'11"
Bedroom 3	3.30m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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**THREE
BEDROOM
HOME**

790 sqft

 **ST.MODWEN
HOMES**

THE KEMBLE V1

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

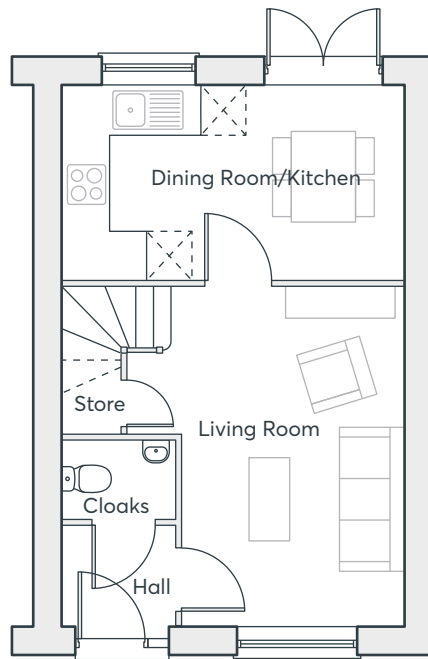
**TWO
BEDROOM
HOME**

705 sqft

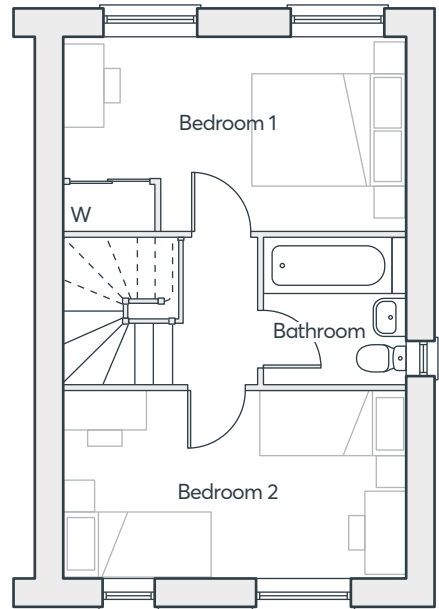
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE KEMBLE V1



GROUND FLOOR



FIRST FLOOR

*Plot specific window

**TWO
BEDROOM
HOME**

705 sqft

Living Room	3.71m x 4.49m	12'2" x 14'9"
Kitchen/Dining	4.57m x 2.58m	15'0" x 8'5"
Cloakroom	1.51m x 1.05m	5'0" x 3'5"
Bedroom 1	4.57m x 2.58m	15'0" x 8'5"
Bedroom 2	4.57m x 2.47m	15'0" x 8'1"
Bathroom	1.93m x 1.90m	6'4" x 6'3"

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 **ST.MODWEN
HOMES**

THE GENNINGS V1

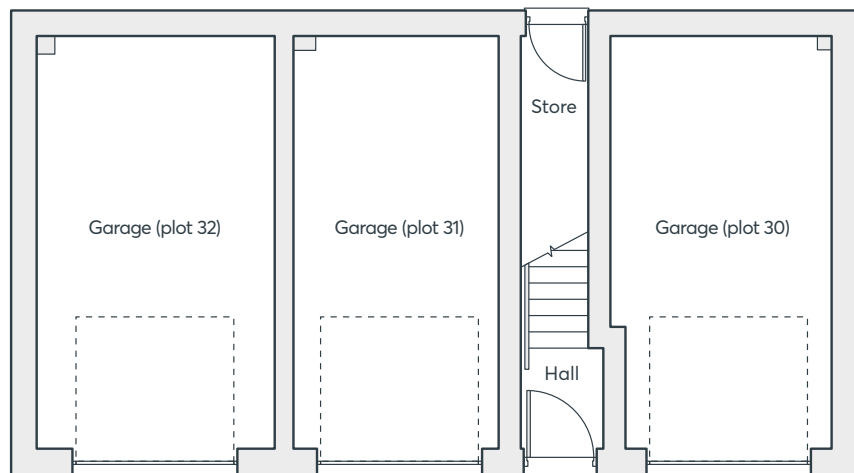
- Open plan kitchen/living room
- Separate living room
- Fully fitted kitchen with oven and hob
- Master bedroom with built in wardrobe, en-suite and Juliet balcony
- Family bathroom with bath
- Storage cupboard
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

TWO BEDROOM COACH HOUSE

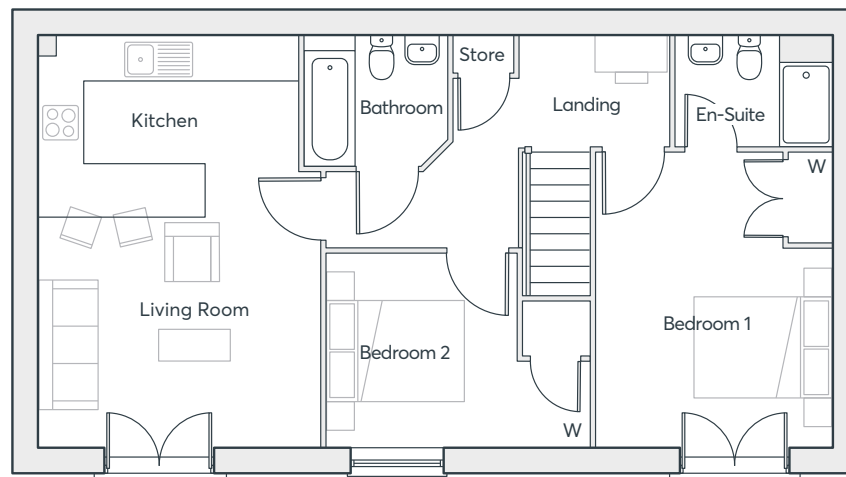
824 sqft

KILN GATE
BURSLEM

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE GENNINGS V1

Living/Kitchen	6.04m × 4.14m	19'10" × 13'7"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
En-suite	2.30m × 1.61m	7'6" × 5'3"
Bedroom 2	2.86m × 2.80m	9'5" × 9'2"
Bathroom	2.09m × 1.90m	6'10" × 6'3"

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**TWO
BEDROOM
COACH
HOUSE**

824 sqft

 **ST.MODWEN
HOMES**

THE ALBAN ^{V1}

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

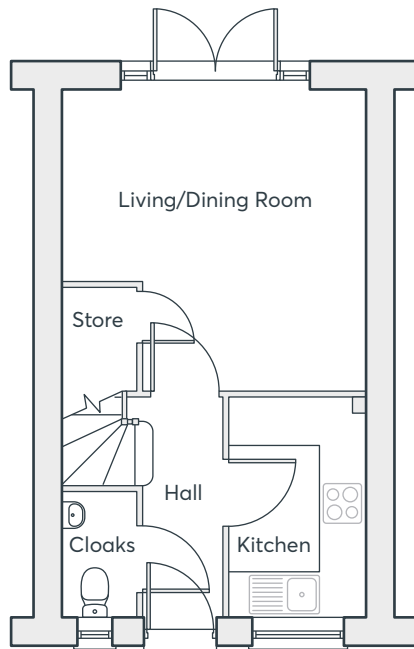
**TWO
BEDROOM
HOME**

637 sqft

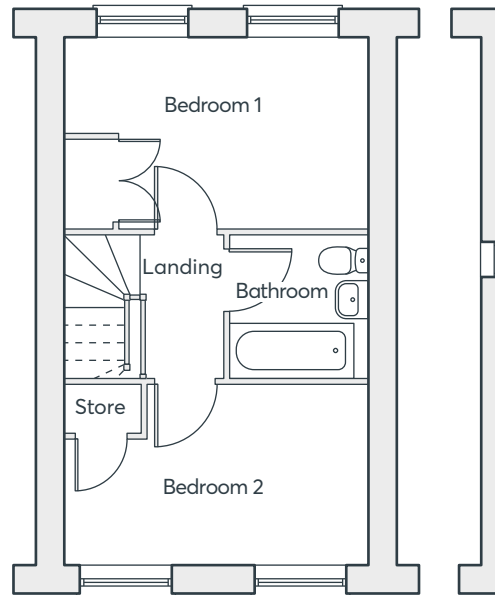
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE ALBAN V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.12m × 4.07m	13'6" × 13'4"
Kitchen	1.87m × 3.01m	6'2" × 9'10"
Bedroom 1	4.12m × 2.60m	13'6" × 8'6"
Bedroom 2	4.12m × 2.45m	13'6" × 8'1"
Bathroom	1.89m × 1.93m	6'2" × 6'4"

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**TWO
BEDROOM
HOME**

637 sqft

 **ST.MODWEN
HOMES**

THE ALBAN ^{v2}

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

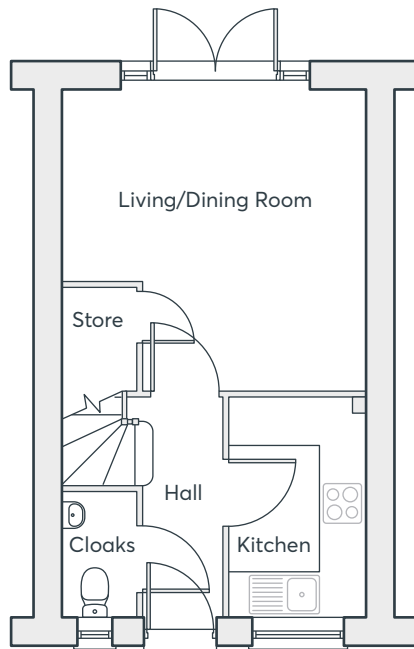
**TWO
BEDROOM
HOME**

637 sqft

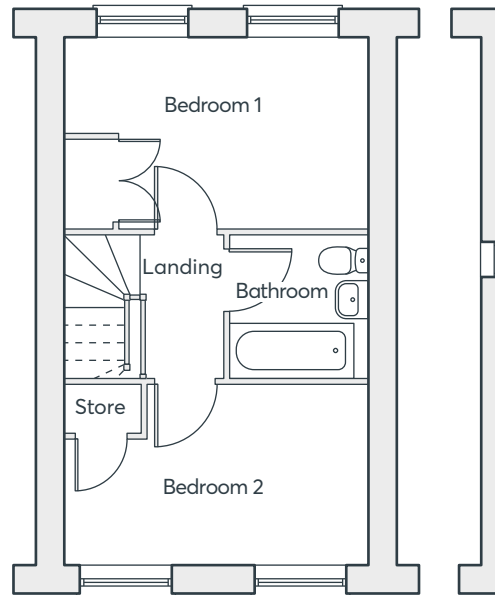
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE ALBAN V2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.12m × 4.07m	13'6" × 13'4"
Kitchen	1.87m × 3.01m	6'2" × 9'10"
Bedroom 1	4.12m × 2.60m	13'6" × 8'6"
Bedroom 2	4.12m × 2.45m	13'6" × 8'1"
Bathroom	1.93m × 1.90m	6'4" × 6'3"

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**TWO
BEDROOM
HOME**

637 sqft

 **ST.MODWEN
HOMES**

THE SELWYN ^{V1}

- Open plan kitchen/dining/living room
- Fully fitted kitchen with oven and hob
- Master bedroom with built in wardrobe
- Family bathroom with bath
- Storage cupboard
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

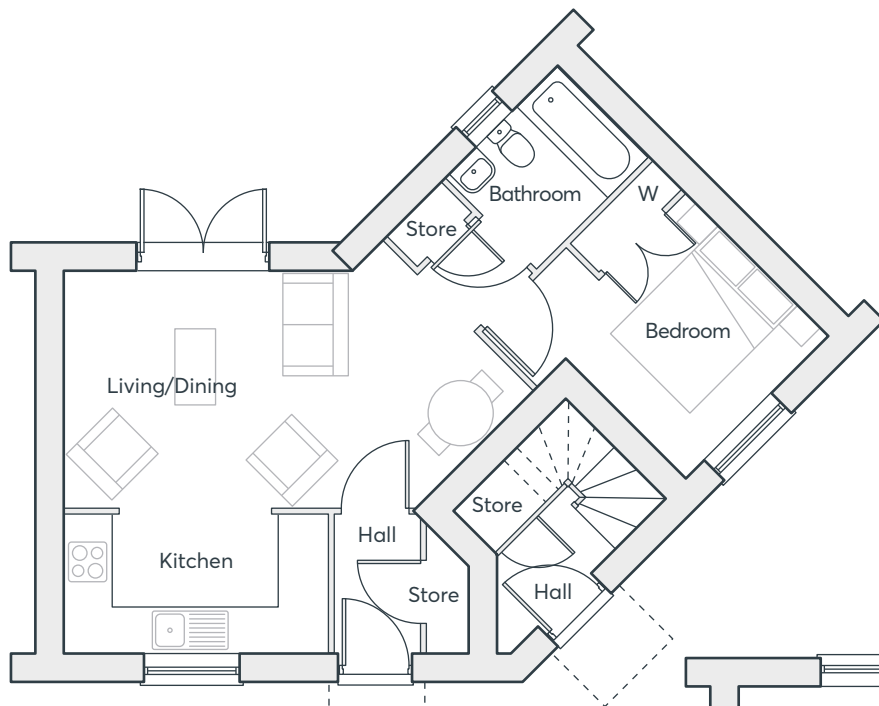
**ONE
BEDROOM
MAISONETTE**

471 sqft

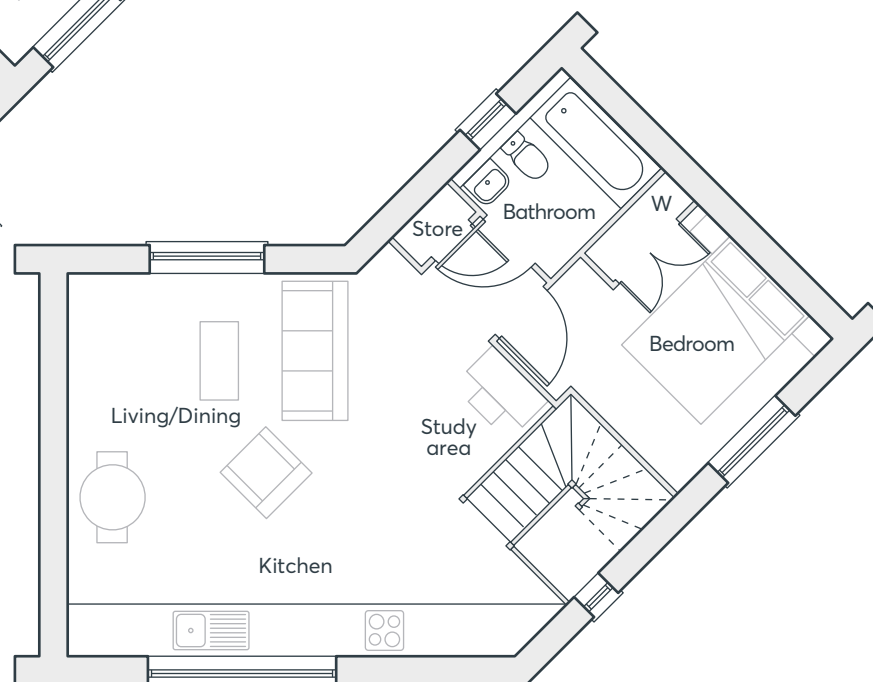
**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**

THE SABINA & SELWYN V1



GROUND FLOOR
Selwyn 471



FIRST FLOOR
Sabina 599

ONE BEDROOM MAISONETTE

599 sqft &
471 sqft

SELWYN – GROUND FLOOR

Living/Dining	3.89m × 3.17m	12'9" × 10'5"
Kitchen	3.54m × 1.88m	11'7" × 6'2"
Bedroom	2.70m × 3.35m	8'10" × 11'0"
Bathroom	2.13m × 1.70m	7'0" × 5'7"

SABINA – FIRST FLOOR

Living/Dining/Kitchen	6.02m × 5.14m	19'9" × 16'10"
Bedroom	2.94m × 3.15m	9'8" × 11'4"
Bathroom	2.13m × 1.90m	7'0" × 6'3"

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THE MIRIN ^{V2}

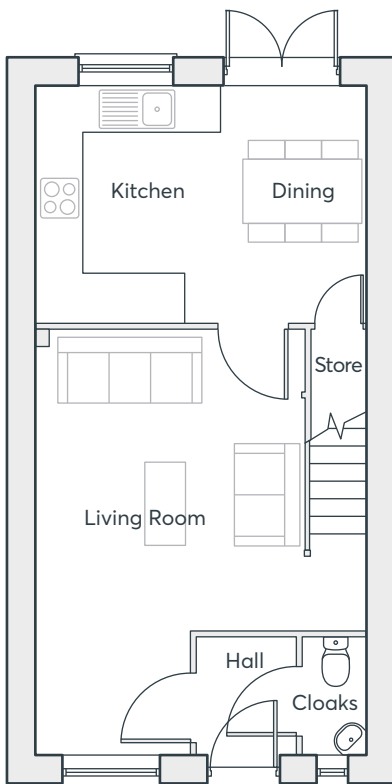
- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing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

**THREE
BEDROOM
HOME**

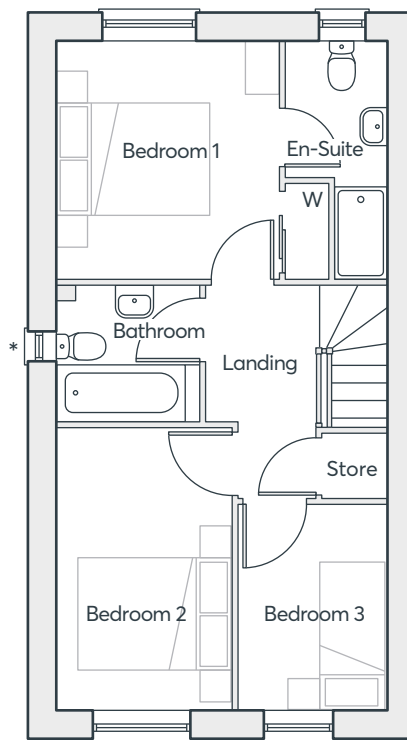
838 sqft

**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

*Plot specific window

THREE BEDROOM HOME

838 sqft

THE MIRIN V2

Kitchen/Dining	4.40m × 3.16m	14'5" × 10'5"
Living room	4.40m × 5.60m	14'5" × 18'4"
Cloakroom	0.86m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.16m	9'6" × 10'5"
En-suite	1.40m × 3.16m	4'7" × 10'5"
Bedroom 2	2.26m × 3.71m	7'5" × 12'2"
Bedroom 3	2.05m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.79m	6'1" × 5'11"

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Please speak to a member of the Sales Team if you require this brochure in an alternative format.

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