



# The Fairways, Stafford

Phase 2

St. Leonards Avenue, ST17 4LX

1, 2, 3 & 4 bed homes available.



# There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



**Building more than just homes.**



# Community matters.



## Enjoy your surroundings.

“Community” can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you’re stuck in the sticks.



# Why The Fairways

Located between Wolverhampton and Stoke-on-Trent, The Fairways offers a range of stunning new homes in Stafford. Bordered by country walks, and with the River Sow a short distance away, these new houses provide a relaxed setting on the edge of the delightful market town of Stafford.





# The Webster V4

1001 sq. ft.

- Open plan kitchen-dining room with French doors opening onto the rear garden
- Useful utility cupboard
- Separate living room
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Please refer to specialist designs for exact locations.

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**End-terrace, Semi-Detached**

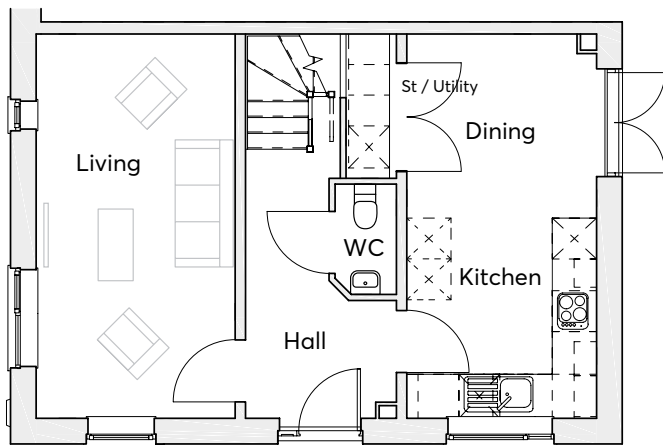
Find this home on the site plan



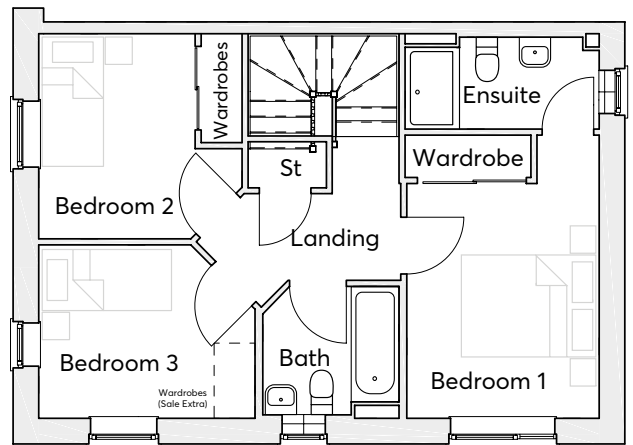
[View virtual tour](#)

# The Webster v4

Ground floor



First floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining	2.62m x 2.79m	8'7" x 9'2"
Kitchen	3.02m x 2.79m	9'11" x 9'2"
Living	5.65m x 2.93m	18'6" x 9'7"
Utility	1.05m x 0.74m	3'5" x 2'5"
WC	1.62m x 0.90m	5'4" x 3'0"

## First Floor

Bedroom 1	4.16m x 2.83m	13'8" x 9'3"
En-suite	1.35m x 2.85m	4'7" x 9'4"
Bedroom 2	3.01m x 2.99m	9'11" x 9'10"
Bedroom 3	2.55m x 3.18m	8'4" x 10'5"
Bathroom	1.94m x 2.00m	6'4" x 6'7"

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.



# The Nina

758 sq. ft.

- Open plan kitchen/dining room
- Living room with French doors to the garden
- Downstairs cloakroom
- Main bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

**Bedrooms**

**2**

**Bathrooms**

**2**

**Property type**

**Terraced, Semi-Detached**

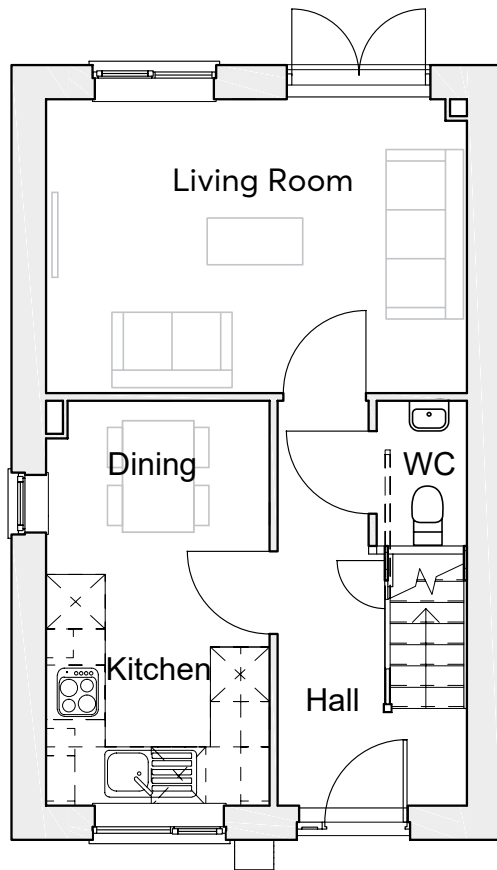
Find this home on the site plan



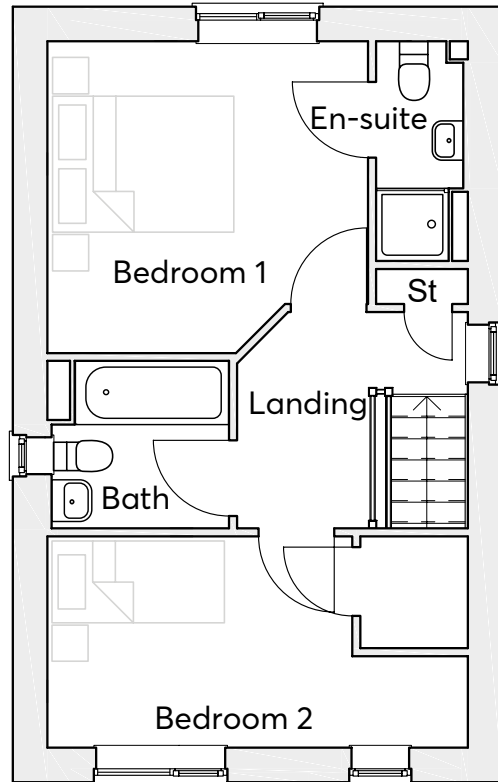
\*Please refer to specialist designs for exact locations.

# The Nina

Ground floor



First floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining	1.91m x 2.46m	6'3" x 8'1"
Kitchen	2.55m x 2.46m	8'4" x 8'1"
Living	3.24m x 4.48m	10'7" x 15'2"
WC	1.60m x 0.87m	5'3" x 3'3"

## First Floor

Bedroom 1	3.44m x 3.53m	11'3" x 11'7"
En-suite	2.42m x 0.90m	7'11" x 3'2"
Bedroom 2	2.33m x 4.52m	7'8" x 15'2"
Bathroom	1.85m x 2.00m	6'1" x 6'7"

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# The Edwena

1,021 sq. ft.

- Open plan kitchen/dining room with French doors to the rear garden
- Separate living room with flexible living option available^
- Utility cupboard to hallway
- Main bedroom with en-suite and built-in wardrobes
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

**Bedrooms**

**3**

**Bathrooms**

**2**

**Property type**

**Detached**

Find this home on the site plan



[View virtual tour](#)

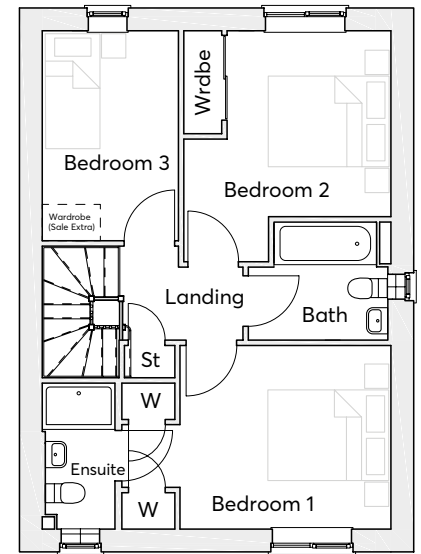
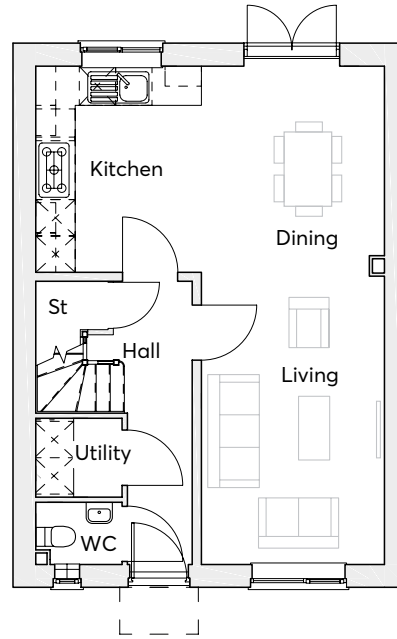
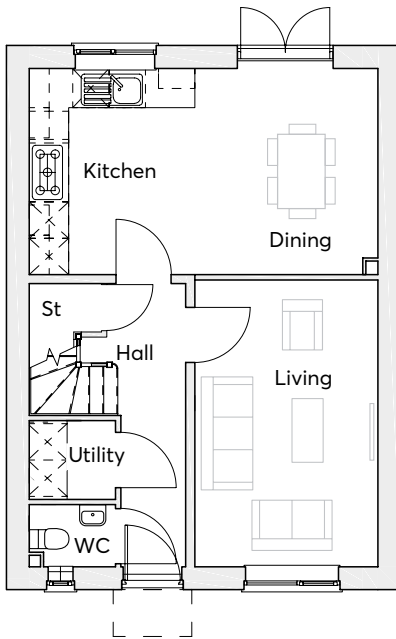
\*Please refer to specialist designs for exact locations.

# The Edwena

Ground floor

Flexible living layout

First floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining	3.41m x 3.03m	11'2" x 9'11"
Kitchen	3.41m x 2.74m	11'2" x 9'0"
Living	4.83m x 3.03m	15'10" x 9'11"
Utility	1.30m x 1.43m	4'3" x 4'8"
WC	1.03m x 1.43m	3'4" x 4'8"

## First Floor

Bedroom 1	3.03m x 3.48m	9'11" x 11'5"
En-suite	2.41m x 1.20m	7'11" x 3'11"
Bedroom 2	3.07m x 3.42m	10'1" x 11'3"
Bedroom 3	3.47m x 2.25m	11'5" x 7'5"
Bathroom	1.95m x 1.93m	6'5" x 6'4"

^Flexible living layout is available on selected plots only and is subject to build stage. Plots will be built as standard layout unless otherwise specified.

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# The Barlow

1362 sq. ft.

- Open plan dining/family/ living room and kitchen with
- integrated appliances and
- French doors to the garden
- Separate study
- Utility room off the kitchen
- Main bedroom with en-suite and walk-in wardrobe
- Fully fitted bathroom with walk-in shower and bath
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Please refer to specialist designs for exact locations.

**Bedrooms**

**4**

**Bathrooms**

**2**

**Property type**

**Detached**

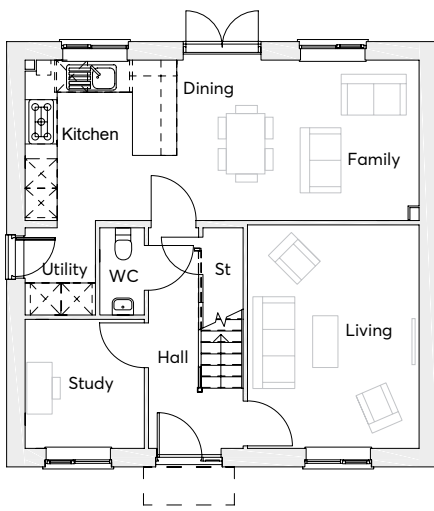
Find this home on the site plan



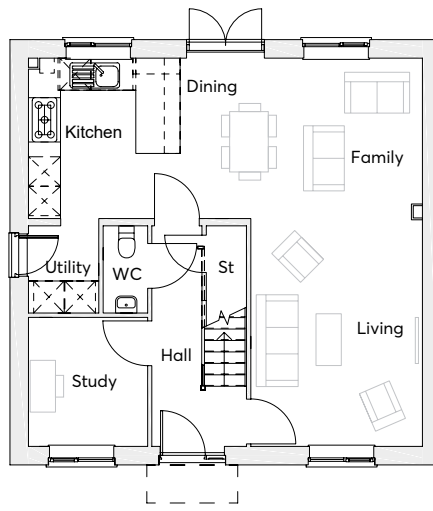
[View virtual tour](#)

# The Barlow

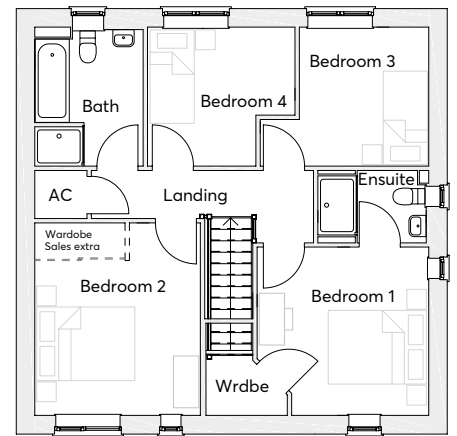
Ground floor



Flexible living layout



First floor



\*Optional wardrobe at an additional cost

## Ground Floor

Dining	3.26m x 2.19m	10'8" x 7'2"
Family	3.26m x 2.74m	10'8" x 9'0"
Kitchen	3.26m x 3.08m	10'8" x 10'1"
Living	4.64m x 3.49m	15'2" x 11'5"
Study	2.63m x 2.42m	8'7" x 7'11"
Utility	1.77m x 1.43m	5'10" x 4'8"
WC	1.77m x 0.91m	5'10" x 3'0"

## First Floor

Bedroom 1	3.42m x 3.49m	11'3" x 11'5"
En-suite	1.47m x 2.20m	4'10" x 7'3"
Bedroom 2	3.92m x 3.37m	12'10" x 11'1"
Bedroom 3	2.83m x 3.43m	9'3" x 11'3"
Bedroom 4	2.80m x 3.00m	9'2" x 9'10"
Bathroom	2.73m x 2.20m	8'11" x 7'3"

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# Your site

Make sure to pinch and zoom!



## 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.



Mon 10am - 5.30pm / Closed Tues - Wed /  
Thurs 11am - 5.30pm / Fri - Sun 10am - 5.30pm

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

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# Contact us



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