

Development Layout



THE FAIRWAYS



Off St. Leonards Avenue, Stafford, ST17 4LX
Telephone: 0330 058 6210
www.stmodwenhomes.co.uk

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 Keyne 1664
5 bedroom home
- The Cuthbert 1513
5 bedroom home
- The Garnet 1474
4 bedroom home
- The Barlow 1379
4 bedroom home
- The Hexham 1355
4 bedroom home
- The Paris 1342
4 bedroom home
- The Hiero 1272
4 bedroom home
- The Becket 1210
4 bedroom home
- The Hannington 1173
4 bedroom home
- The Edwena 1036
3 bedroom home
- The Webster 936
3 bedroom home
- The Kea 936
3 bedroom home
- The Houghton 920
3 bedroom home
- The Mirin 838
3 bedroom home
- The Gennings 824
2 bedroom FOG
- The Lawrence 790
3 bedroom home
- The Kemble 705
2 bedroom home
- The Selwyn 471 & 599
1 bedroom maisonette
- Affordable Housing

BCP = Bin collection Point
V = Visitor parking
▶ = Integral garage
▷ = Drive through
SS = Sub Station



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 63328/JULY 2021.

THE KEYNE

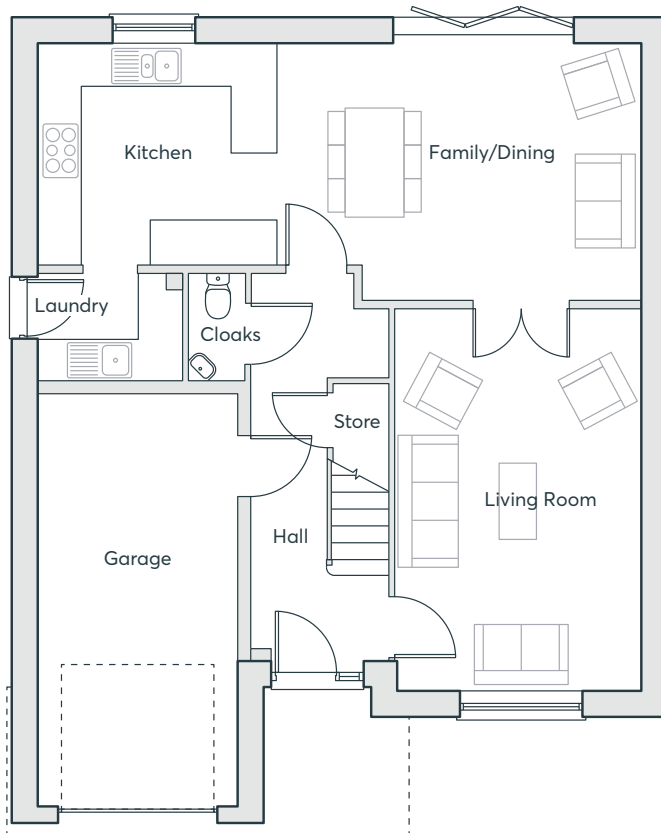
- Open plan kitchen/dining/family room with Bi-folding doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- En-suite to bedroom two and three
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FIVE
BEDROOM
HOME**

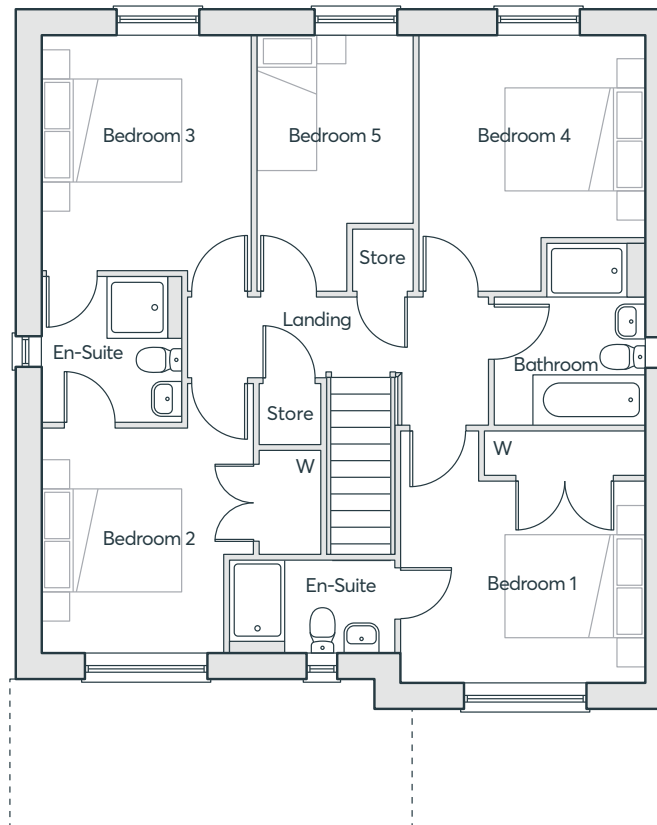
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE KEYNE



GROUND FLOOR



FIRST FLOOR

Kitchen/Family/Dining	8.96m x 3.82m	29'5" x 10'0"
Living Room	5.66m x 3.67m	18'7" x 12'1"
Utility	2.15m x 1.59m	7'1" x 5'2"
Cloakroom	1.59m x 0.87m	5'2" x 2'10"
Garage	6.15m x 3.05m	20'2" x 10'0"
Bedroom 1	3.72m x 3.65m	12'3" x 12'0"
En-suite	1.40m x 2.41m	4'7" x 7'7"
Bedroom 2	4.01m x 3.13m	11'0" x 10'2"
En-suite	2.05m x 2.12m	6'9" x 7'0"
Bedroom 3	3.81m x 3.09m	11'6" x 10'2"
Bedroom 4	3.81m x 3.37m	9'11" x 11'1"
Bedroom 5	3.81m x 2.30m	12'6" x 7'7"
Bathroom	2.70m x 2.27m	7'10" x 7'5"

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SMP 63328/July 2021

**FIVE
BEDROOM
HOME**

THE CUTHBERT

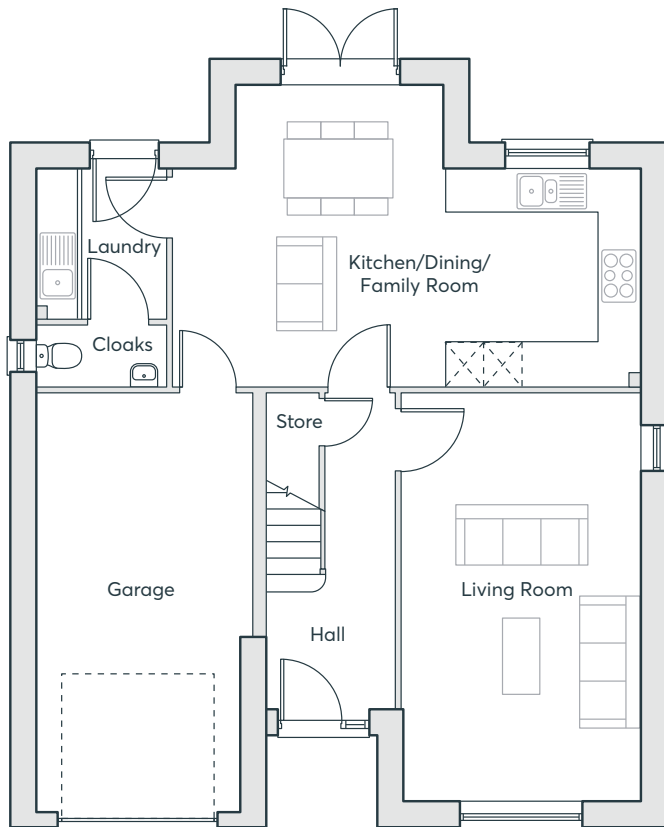
- Open plan kitchen/dining/family room with French doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- En-suite to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FIVE
BEDROOM
HOME**

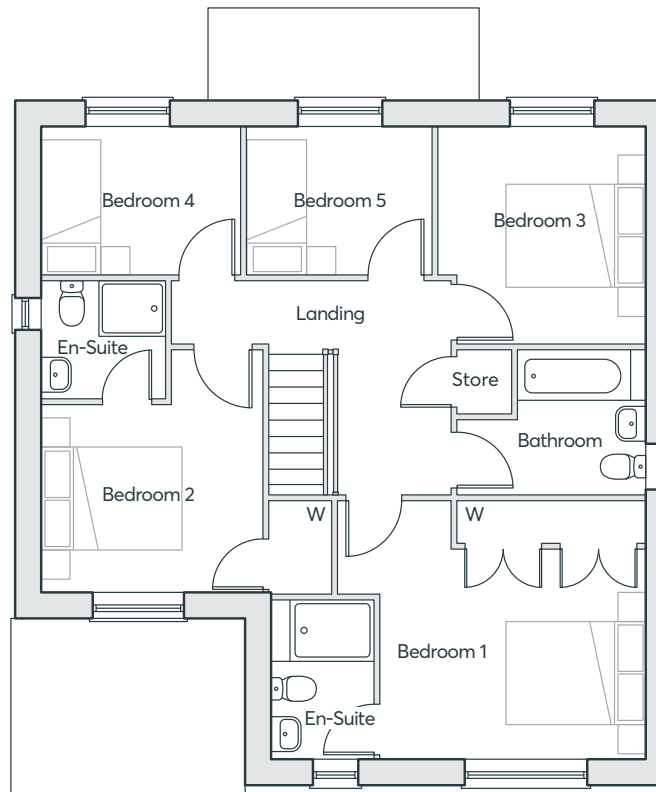
**THE FAIRWAYS
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HOMES**

THE CUTHBERT



GROUND FLOOR



FIRST FLOOR

Kitchen /Family/ Dining	6.95m x 4.47m	22'10" x 14'8"
Living Room	6.03m x 3.56m	19'9" x 11'8"
Utility	2.24m x 1.93m	7'4" x 6'4"
Cloakroom	1.93m x 0.90m	6'4" x 2'11"
Garage	6.15m x 3.23m	20'2" x 10'7"
Bedroom 1	4.56m x 3.85m	15'0" x 12'8"
En-suite	2.39m x 1.55m	7'10" x 5'1"
Bedroom 2	3.61m x 3.28m	10'9" x 9'2"
En-suite	1.85m x 1.72m	6'1" x 5'8"
Bedroom 3	3.22m x 3.09m	10'7" x 10'2"
Bedroom 4	2.94m x 2.21m	9'8" x 7'3"
Bedroom 5	2.73m x 2.21m	8'11" x 7'3"
Bathroom	2.80m x 2.13m	9'2" x 7'0"

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**FIVE
BEDROOM
HOME**

THE GARNET

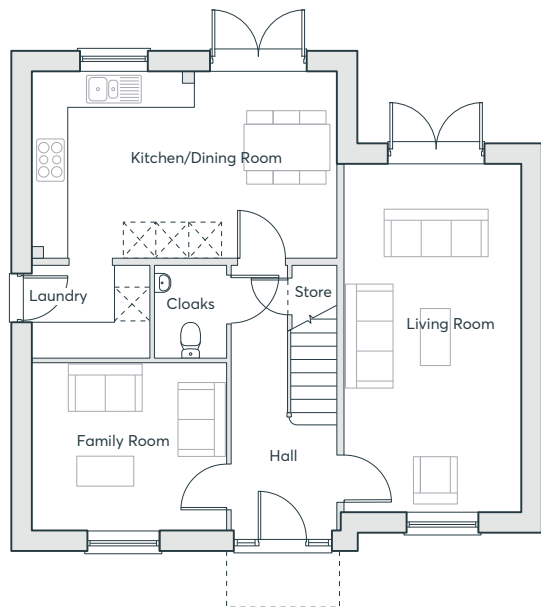
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

FOUR BEDROOM HOME

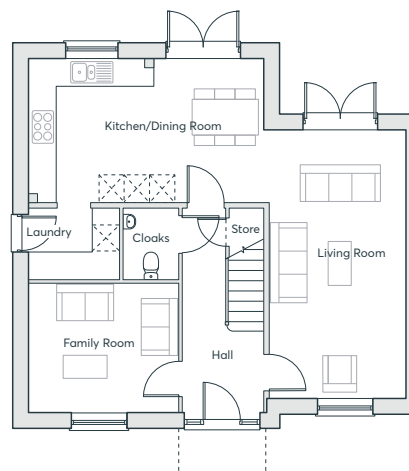
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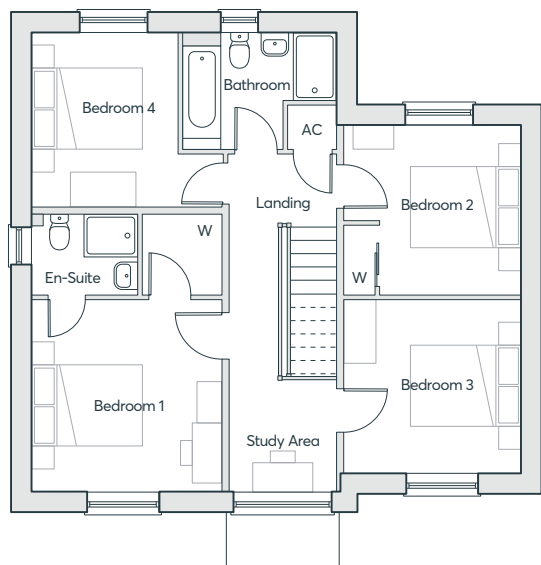
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



FOUR BEDROOM HOME

THE GARNET

Living Room	6.38m × 3.23m	20'11" × 10'7"
Family room	3.56m × 3.07m	11'8" × 10'1"
Kitchen/Dining	5.59m × 3.41m	18'4" 11'2"
Laundry Room	2.16m × 1.69m	7'1" × 5'6"
Cloakroom	1.69m × 1.31m	5'6" × 4'4"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
En-suite	1.95m × 1.51m	6'5" × 4'11"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	3.51m × 3.16m	11'6" × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"

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THE BARLOW

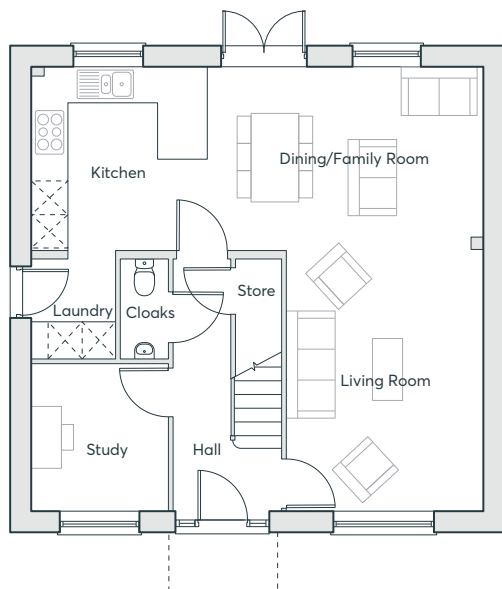
- Open plan kitchen/dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FOUR
BEDROOM
HOME**

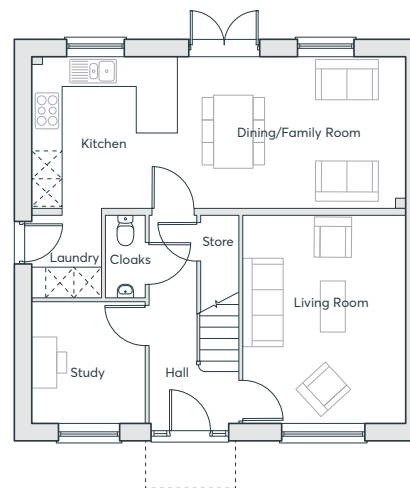
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HOMES**

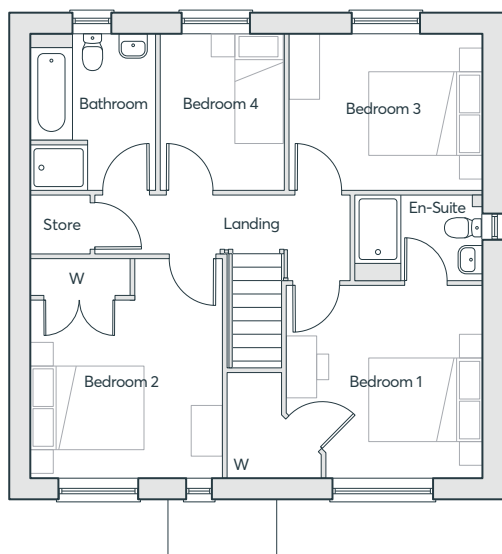
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



FOUR BEDROOM HOME

THE BARLOW

Kitchen/Dining/ Family	8.06m × 3.29m	14'11" × 10'9"
Living Room	4.66m × 3.51m	26'1" × 11'6"
Study	2.65m × 2.45m	8'8" × 8'0"
Utility	1.77m × 1.50m	5'10" × 4'11"
Cloakroom	1.77m × 0.86m	5'10" × 2'10"
Bedroom 1	3.51m × 3.45m	17'5" × 11'4"
Bedroom 2	3.92m × 3.42m	12'10" × 11'3"
Bedroom 3	3.45m × 2.78m	11'4" × 9'1"
Bedroom 4	2.80m × 2.21m	9'2" × 7'3"
Bathroom	2.80m × 2.23m	9'2" × 7'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"

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THE HEXHAM

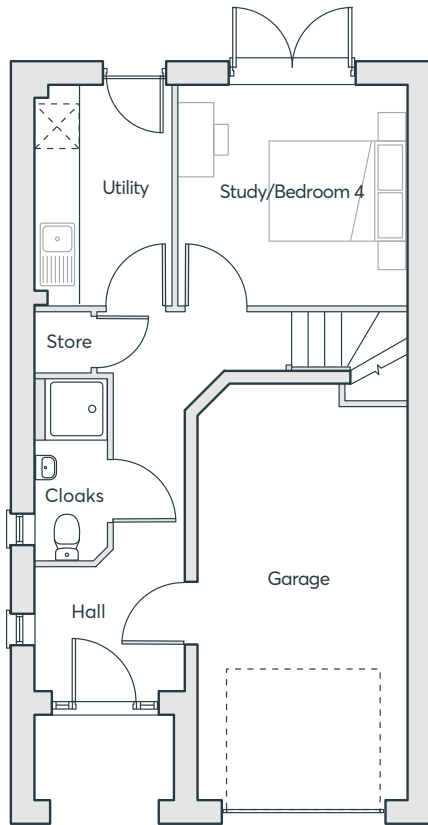
- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Kitchen/dining room
- Master bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FOUR
BEDROOM
HOME**

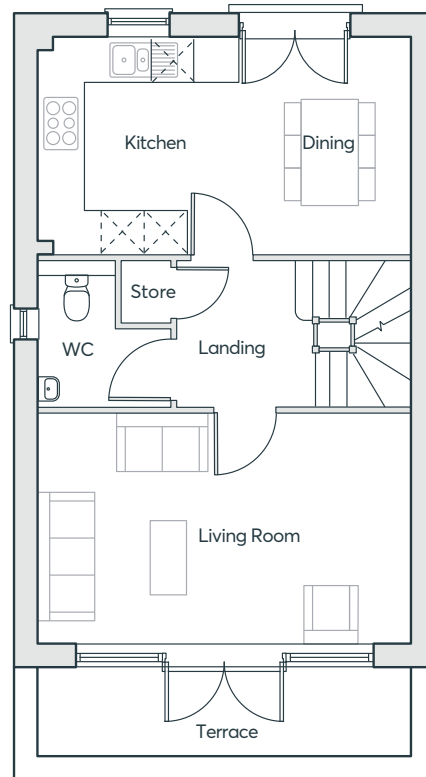
**THE FAIRWAYS
STAFFORD**

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HOMES**

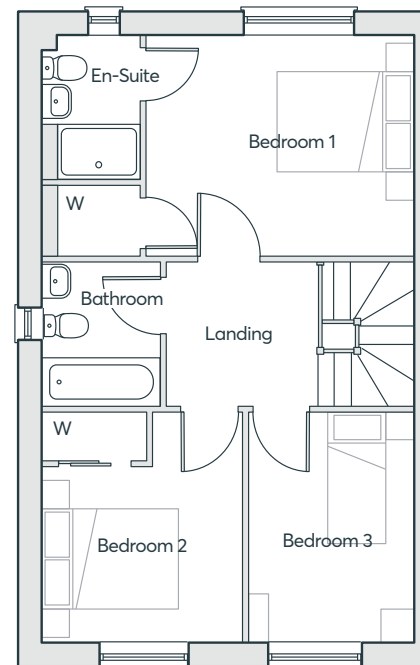
THE HEXHAM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Study/Bed 4	3.30m x 3.16m	10'10" x 10'4"
Garage	6.04m x 3.05m	19'10" x 10'0"
Utility	3.16m x 1.97m	10'4" x 6'6"
Cloakroom	2.63m x 1.05m	8'7" x 3'5"
Living Room	5.36m x 3.31m	17'7" x 10'10"
Kitchen/Dining	5.36m x 3.13m	17'7" x 10'3"
WC	2.09m x 1.88m	6'10" x 6'2"
Bedroom 1	3.12m x 3.87m	10'3" x 12'8"
En-suite	2.05m x 1.40m	6'9" x 4'7"
Bedroom 2	3.31m x 2.87m	10'10" x 9'5"
Bedroom 3	3.31m x 2.38m	10'10" x 7'10"
Bathroom	2.09m x 1.70m	6'10" x 5'7"

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**FOUR
BEDROOM
HOME**

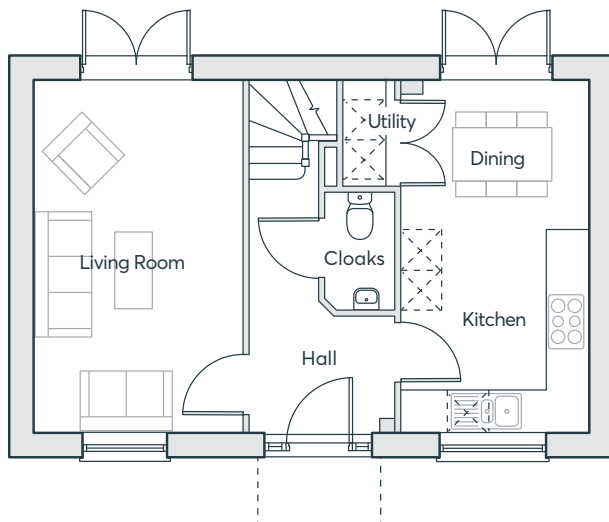
THE PARIS

- Three storey home
- Kitchen/dining room with French doors to the garden
- Living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

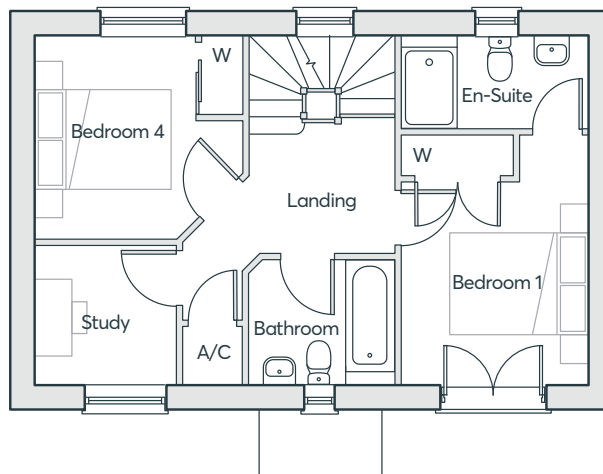
FOUR BEDROOM HOME

THE FAIRWAYS
STAFFORD

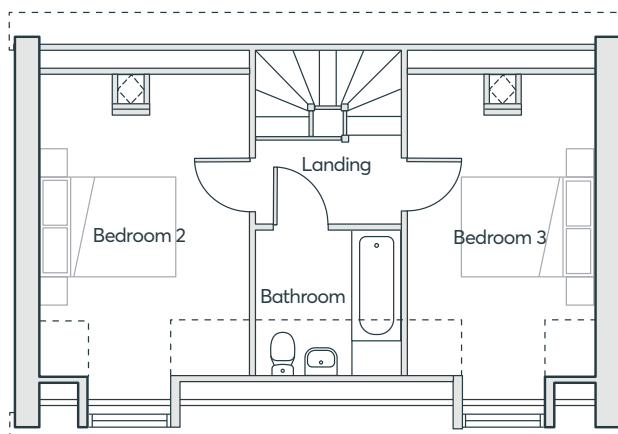
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS

Living Room	5.25m × 3.07m	17'3" × 10'1"
Kitchen/Dining	5.25m × 2.77m	9'4" × 17'5"
Cloakroom	1.75m × 1.03m	5'9" × 3'4"
Laundry	1.56m × 0.75m	5'1" × 2'6"
Bedroom 1	2.83m × 3.74m	9'3" × 12'3"
En-suite	2.83m × 1.42m	9'3" × 4'8"
Study	2.11m × 2.14m	6'11" × 7'0"
FF Bathroom	1.90m × 2.16m	6'3" × 7'1"
Bedroom 3	4.88m × 2.83m	15'11" × 9'3"
Bedroom 2	4.88m × 3.13m	15'11" × 10'3"
Bedroom 4	3.05m × 3.13m	10'0" × 10'3"
SF Bathroom	2.19m × 2.15m	7'2" × 7'1"

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**FOUR
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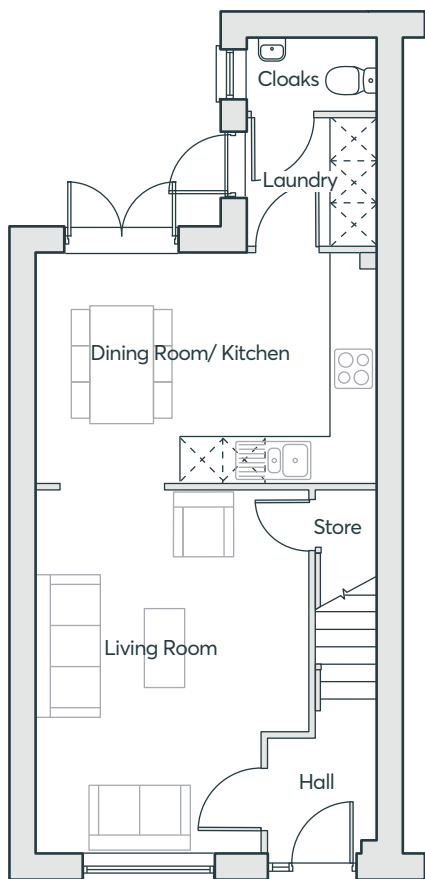
THE HIERO

- 3 storey home
- Living room with under stairs storage
- Kitchen/dining room with attached laundry room and cloakroom
- French doors leading to the garden from the dining room with a separate door from laundry room
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the master bedroom with en suite shower room and walk-in wardrobe
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

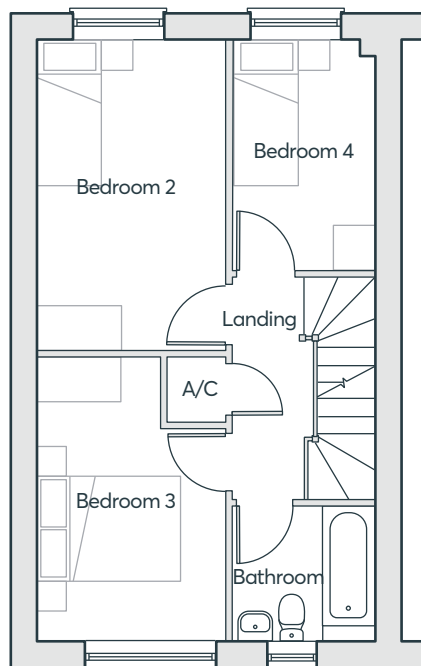
FOUR BEDROOM HOME

THE FAIRWAYS
STAFFORD

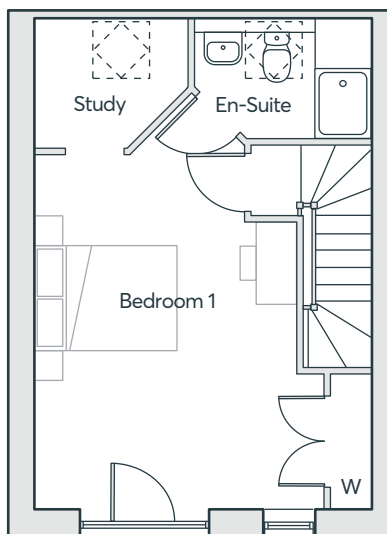
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HIERO

Living Room	5.09m × 3.82m	16'8" × 16'10"
Kitchen/Dining	4.76m × 3.22m	15'7" × 10'7"
Laundry	1.83m × 1.81m	6'0" × 5'11"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 2	4.33m × 2.65m	14'2" × 8'8"
Bedroom 3	3.98m × 2.65m	13'1" × 8'8"
Bedroom 4	3.22m × 2.02m	10'7" × 6'8"
Bathroom	2.02m × 1.91m	6'8" × 6'3"
Bedroom 1	4.97m × 4.07m	16'4" × 13'4"
En-suite	2.50m × 1.69m	8'3" × 5'7"

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**FOUR
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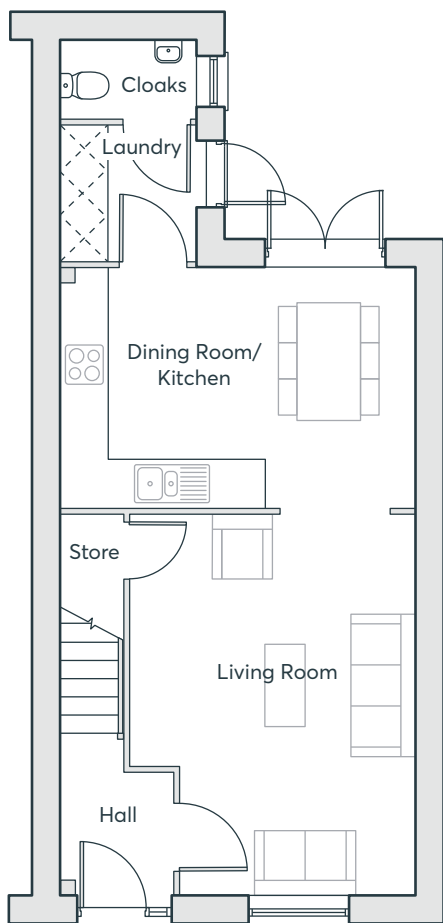
THE BECKET

- 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 and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

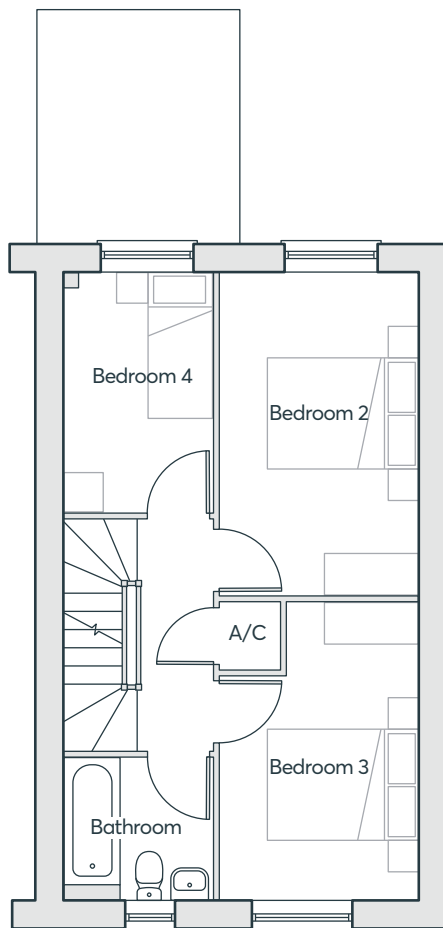
**FOUR
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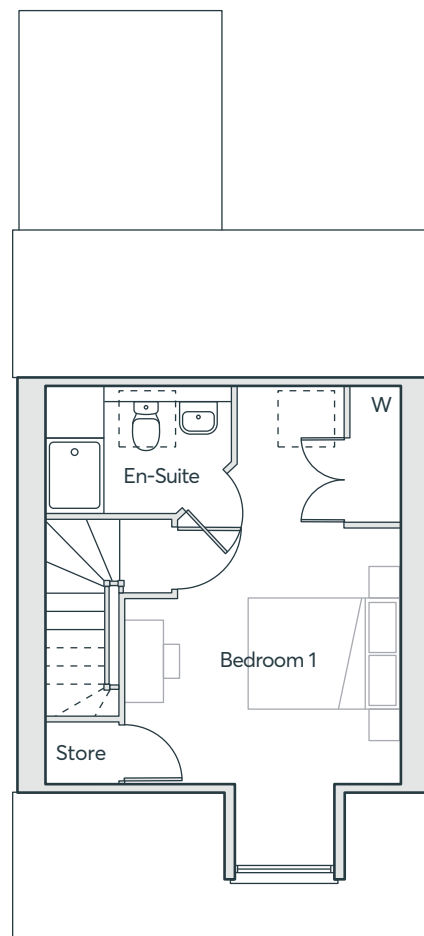
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET

Living Room	5.09m × 3.82m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76m	10'5" × 14'5"
Cloakroom	1.05m × 1.83m	3'5" × 6'0"
Laundry	1.81m × 1.83m	5'11" × 6'0"
Bedroom 1	6.46m × 3.68m	21'2" × 12'1"
En-suite	1.69m × 2.50m	5'7" × 8'3"
Bedroom 2	4.31m × 2.65m	14'2" × 8'8"
Bedroom 3	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.21m × 2.02m	10'7" × 6'8"
Bathroom	1.91m × 2.02m	6'3" × 6'8"

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THE HANNINGTON

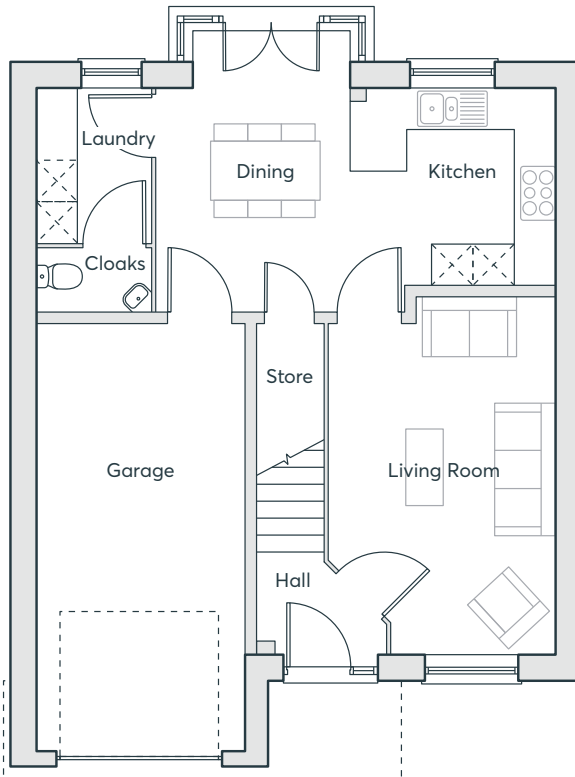
- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobe
- Bedroom 2 with built-in wardrobe and store cupboard
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FOUR
BEDROOM
HOME**

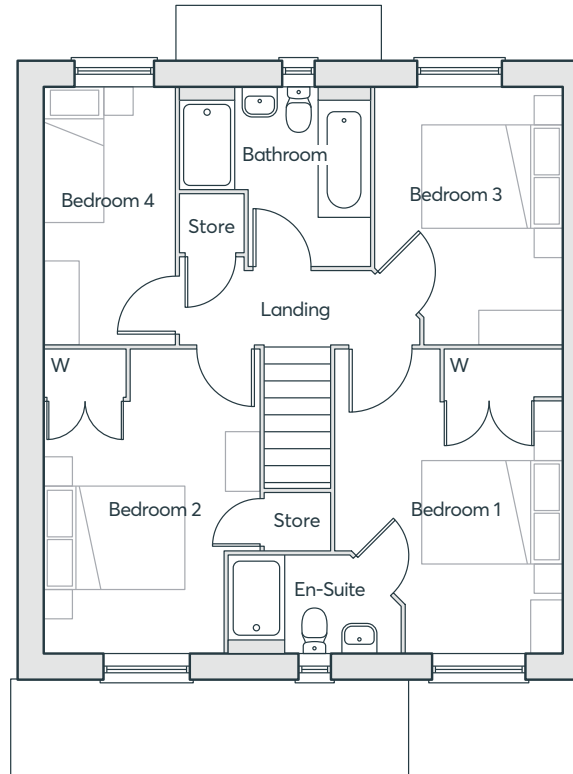
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM HOME

Living Room	5.16m × 3.27m	16'11" × 10'9"
Kitchen/Dining	5.75m × 3.22m	24'9" × 9'6"
Cloakroom	1.66m × 0.90m	5'5" × 2'11"
Bedroom 1	3.28m × 4.36m	10'9" × 14'4"
Bedroom 2	4.36m × 3.11m	14'4" × 10'2"
Bedroom 3	2.70m × 3.73m	8'10" × 12'3"
Bedroom 4	1.90m × 3.73m	6'3" × 12'3"
Bathroom	2.72m × 2.59m	8'11" × 8'6"
En-suite	1.40m × 2.45m	4'7" × 8'0"

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THE EDWENA

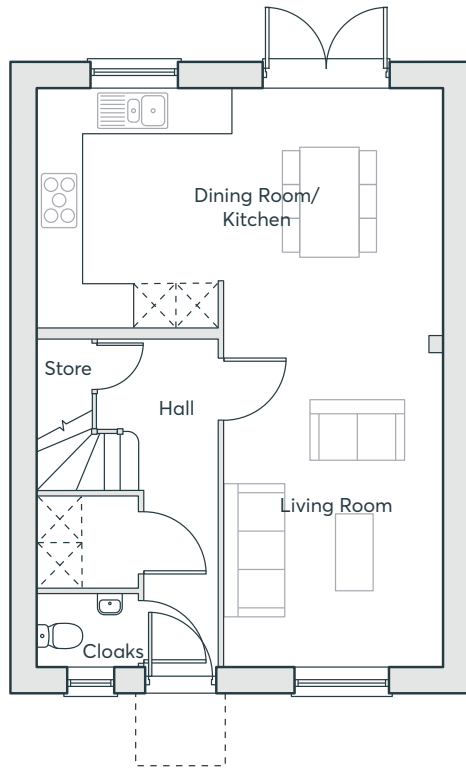
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Second bedroom with built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

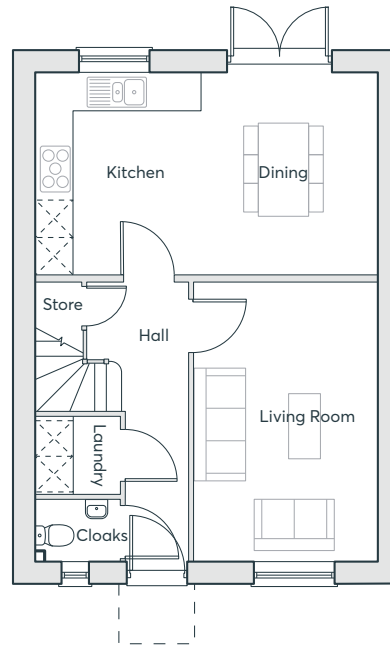
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

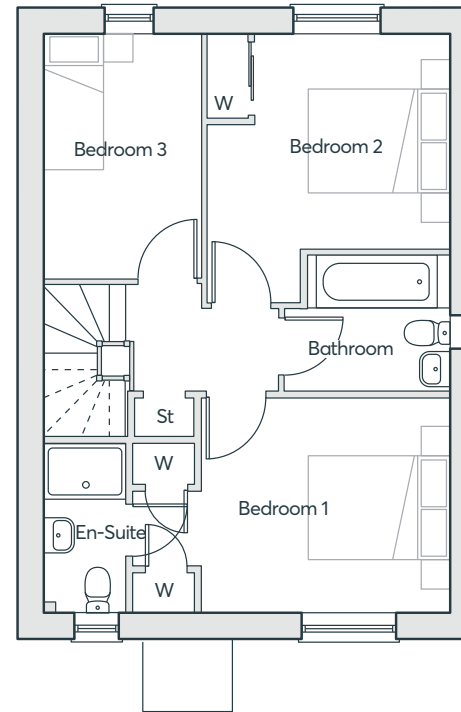
THE EDWENA



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Kitchen/Dining	3.43m × 2.59m	11'3" × 8'6"
Living Room	8.29m × 3.13m	27'2" × 10'3"
Utility	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	3.08m × 3.56m	10'1" × 11'8"
Bedroom 2	3.84m × 3.45m	11'6" × 11'4"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	1.94m × 2.36m	6'4" × 7'9"
En-suite	2.44m × 1.20m	10'9" × 7'7"

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SMP 63328/July 2021

**THREE
BEDROOM
HOME**

THE WEBSTER

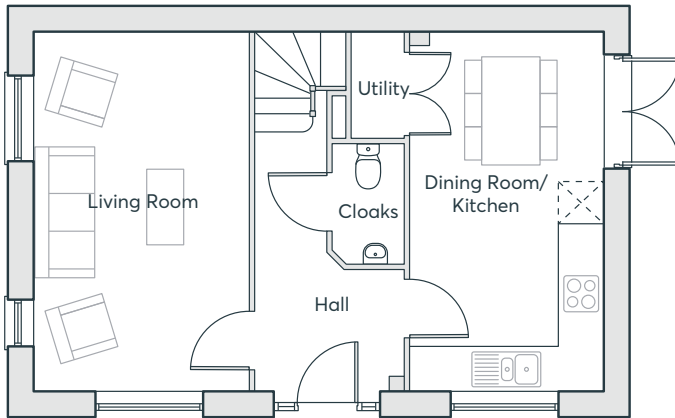
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

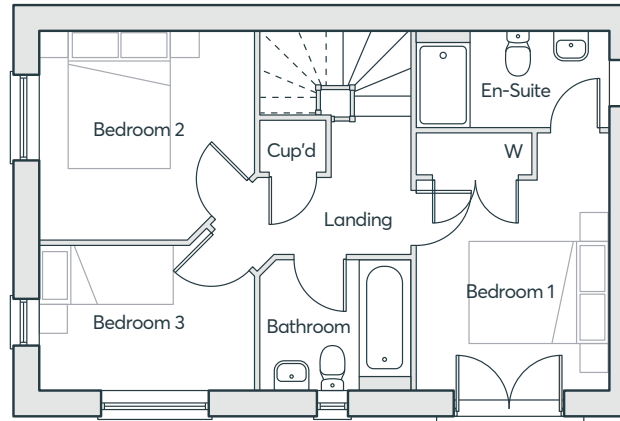
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

Living Room	3.07m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.77m x 5.25m	9'3" x 17'3"
Cloakroom	1.03m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.74m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.05m	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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THE KEA

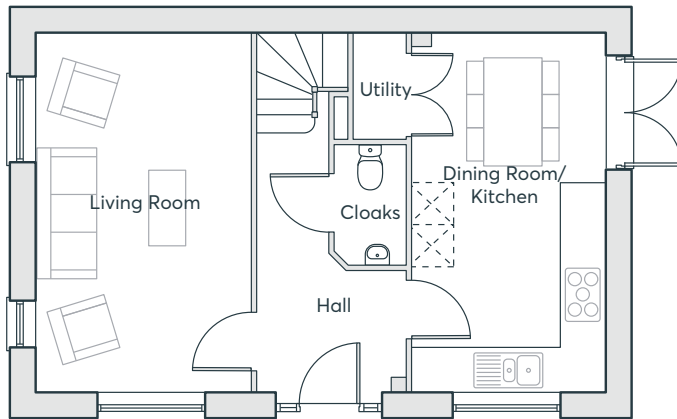
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

THREE BEDROOM HOME

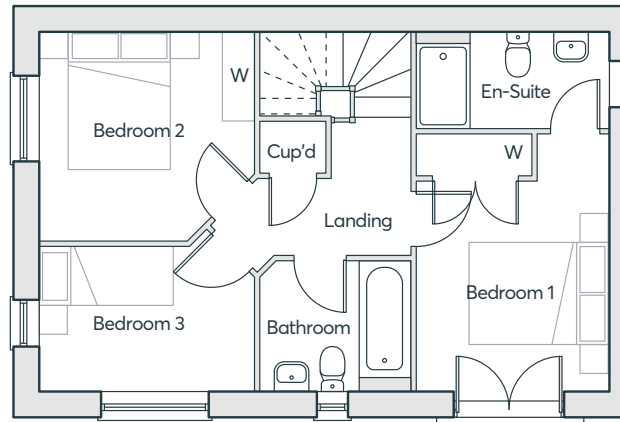
THE FAIRWAYS
STAFFORD

 **ST.MODWEN
HOMES**

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	3.07m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.77m x 5.25m	9'3" x 17'3"
Cloakroom	1.03m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.74m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.05m	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

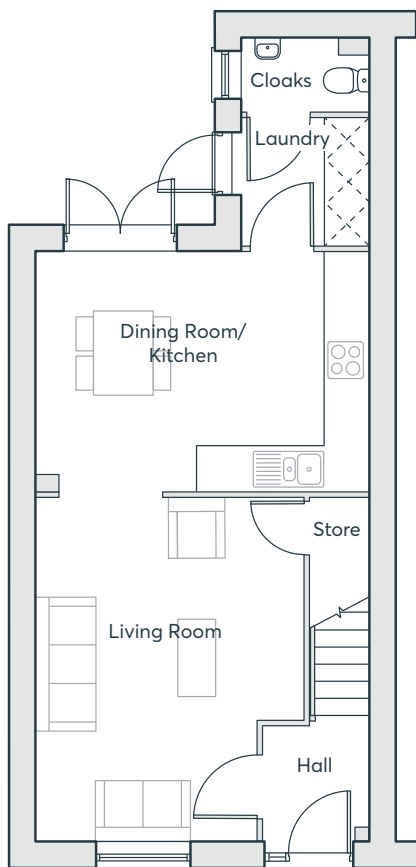
THE HOUGHTON

- 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 and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

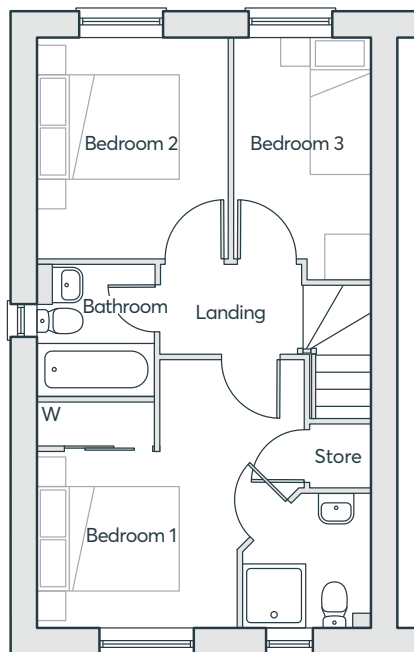
**THREE
BEDROOM
HOME**

**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE HOUGHTON

Living Room	4.87m × 3.82m	16'0" × 12'6"
Kitchen/Dining	4.76m × 3.44m	15'7" × 11'3"
Laundry	1.83m × 1.81m	6'0" × 5'11"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 1	3.82m × 3.80m	12'6" × 12'6"
En-suite	1.81m × 1.92m	5'11" × 6'4"
Bedroom 2	3.13m × 2.74m	10'3" × 9'0"
Bedroom 3	3.44m × 1.93m	11'3" × 6'4"
Bathroom	1.70m × 1.87m	5'7" × 6'2"

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SMP 63328/July 2021

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE MIRIN

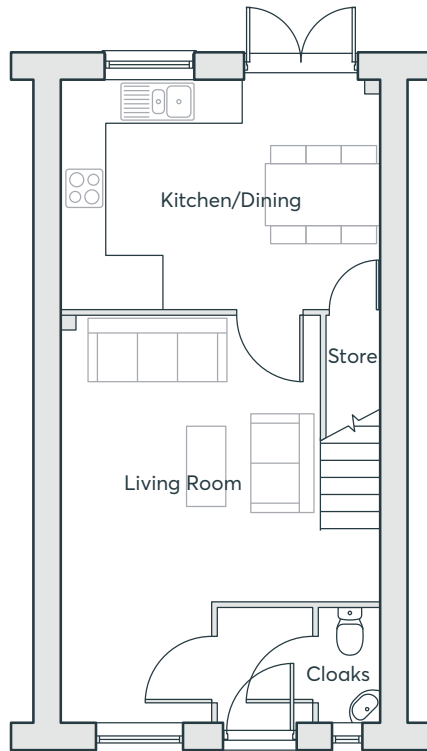
- Open plan living/dining room and kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- Full gas fired central heating and Nest Ring 2 doorbell
- Magnetic plaster feature wall
- 10 year New Home warranty

THREE BEDROOM HOME

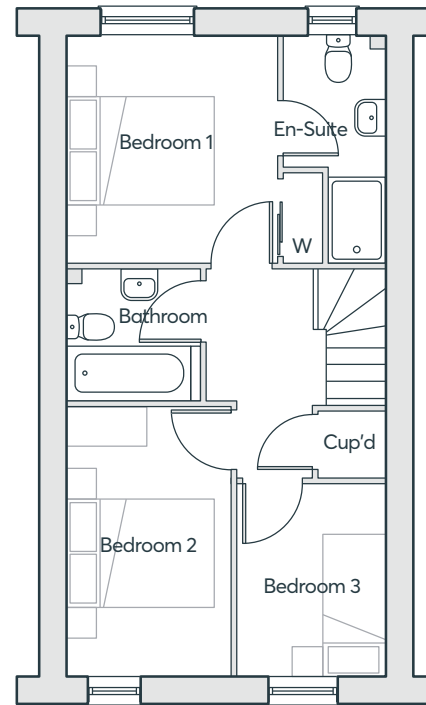
THE FAIRWAYS
STAFFORD

 **ST.MODWEN
HOMES**

THE MIRIN



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	3.16m × 4.39m	10'5" × 14'5"
Living room	5.59m × 4.39m	13'2" × 6'10"
Bedroom 1	3.16m × 2.90m	12'0" × 8'3"
En-suite	3.16m × 1.40m	11'3" × 5'11"
Bedroom 2	3.71m × 2.26m	12'2" × 10'8"
Bedroom 3	2.04m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.79m	7'3" × 5'7"

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**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE GENNINGS

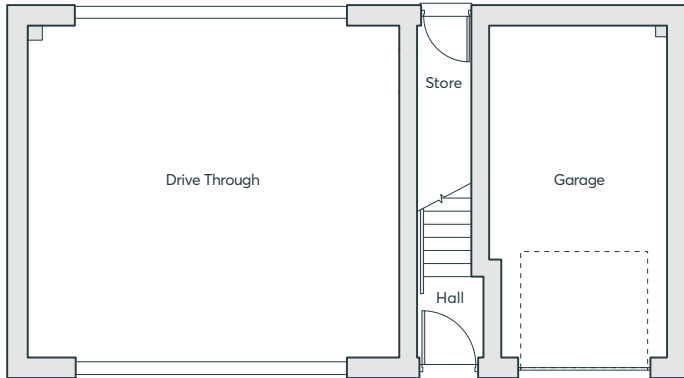
- Open plan kitchen/living room with Juliet balcony
- Fully fitted kitchen with oven and hob
- Master bedroom with built in wardrobe, en-suite and Juliet balcony
- Family bathroom with bath
- Full gas fired central heating Double glazing and high performance insulation throughout
- 10 year New Home warranty

**TWO
BEDROOM
FOG**

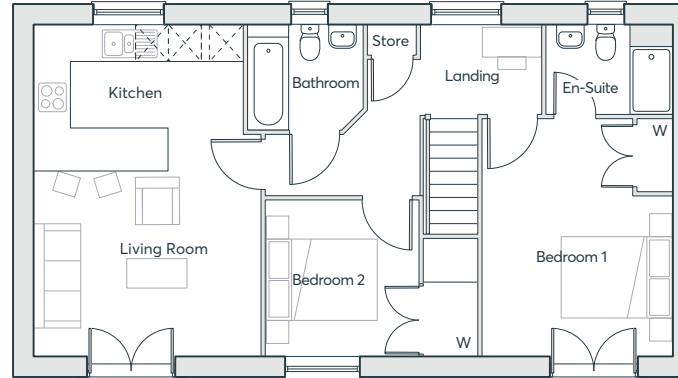
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE GENNINGS



GROUND FLOOR



FIRST FLOOR

Kitchen/Living	4.14m × 6.04m	12'6" × 15'8"
Bathroom	2.09m × 1.89m	6'10" × 6'3"
Bedroom 1	3.45m × 4.34m	11'4" × 14'3"
En-suite	2.29m × 1.61m	7'6" × 5'3"
Bedroom 2	2.80m × 2.86m	9'2" × 9'5"

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SMP 63328/July 2021

**TWO
BEDROOM
FOG**

 **ST.MODWEN
HOMES**

THE LAWRENCE v1

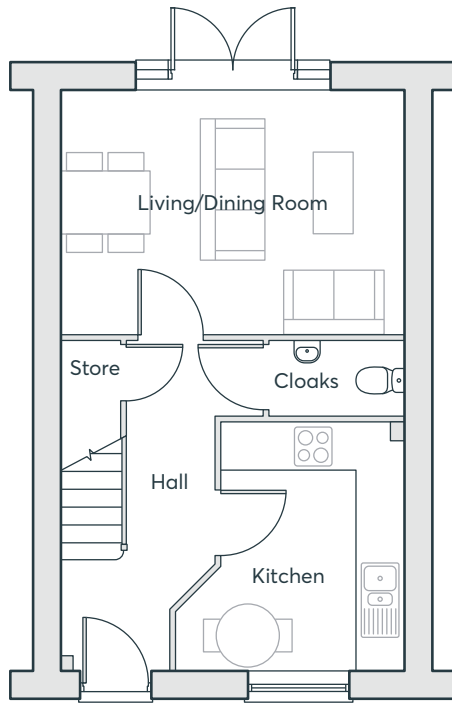
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

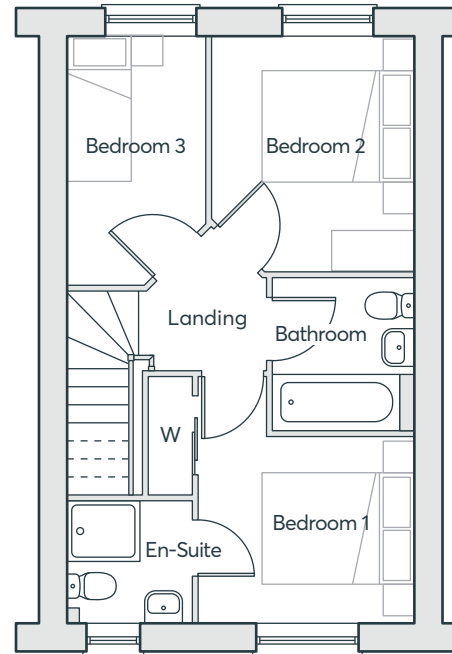
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE LAWRENCE V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.69m × 3.31m	15'4" × 10'10"
Kitchen	3.35m × 3.09m	11'0" × 10'2"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 3.30m	9'6" × 10'10"
En-suite	1.64m × 1.70m	5'5" × 5'7"
Bedroom 2	3.13m × 2.71m	10'3" × 8'11"
Bedroom 3	3.31m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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**THREE
BEDROOM
HOME**

THE LAWRENCE v2

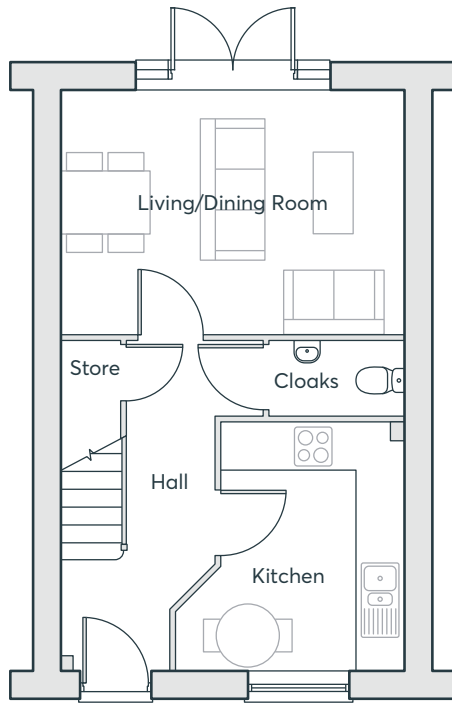
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

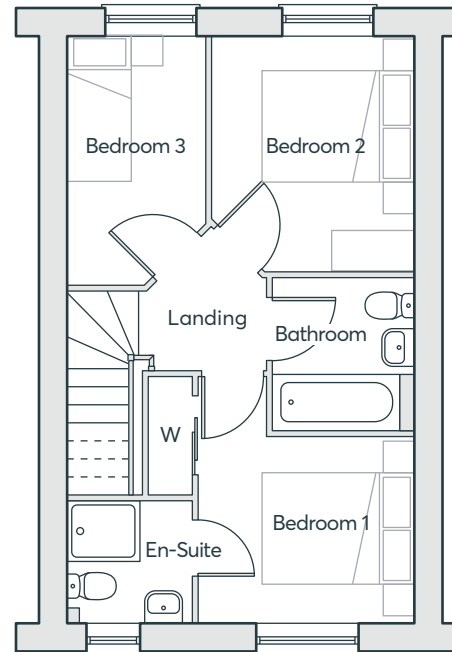
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE LAWRENCE V2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.69m × 3.31m	15'4" × 10'10"
Kitchen	3.35m × 3.09m	11'0" × 10'2"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 3.30m	9'6" × 10'10"
En-suite	1.64m × 1.70m	5'5" × 5'7"
Bedroom 2	3.13m × 2.71m	10'3" × 8'11"
Bedroom 3	3.31m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE KEMBLE V1

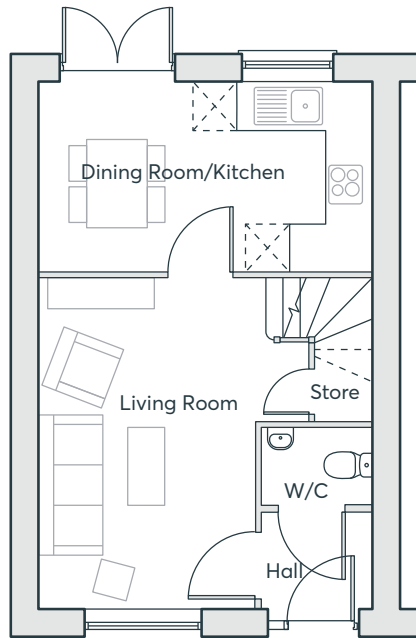
- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**TWO
BEDROOM
HOME**

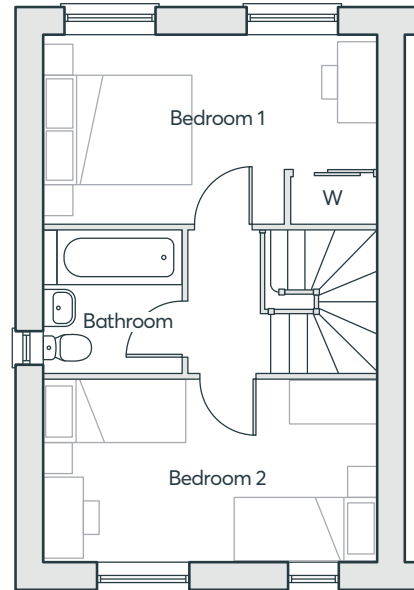
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE KEMBLE V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.71m × 4.49m	12'2" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.52m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.94m × 1.91m	6'4" × 6'3"

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**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE KEMBLE V2

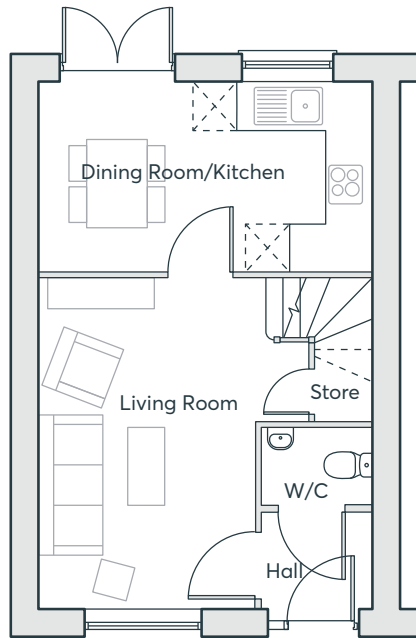
- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**TWO
BEDROOM
HOME**

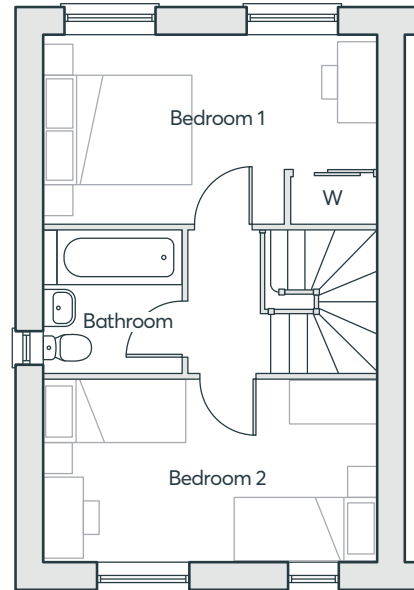
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

THE KEMBLE V2



GROUND FLOOR



FIRST FLOOR

Living Room	3.71m × 4.49m	12'2" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.52m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.94m × 1.91m	6'4" × 6'3"

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**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

SELWYN 471 & SABINA 599

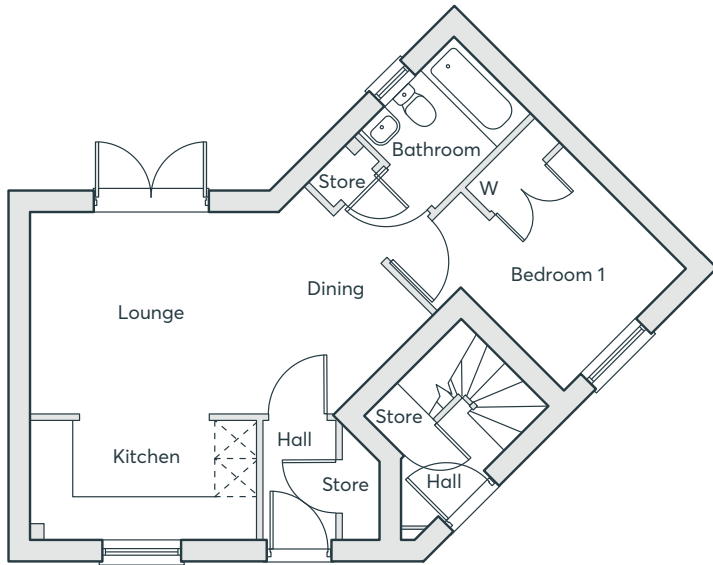
- All the living space is conveniently located on one floor
- Open plan living/dining/kitchen room
- Master bedroom with built-in wardrobe
- Fully fitted family bathroom
- Convenient storage space
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**ONE
BEDROOM
APARTMENT**

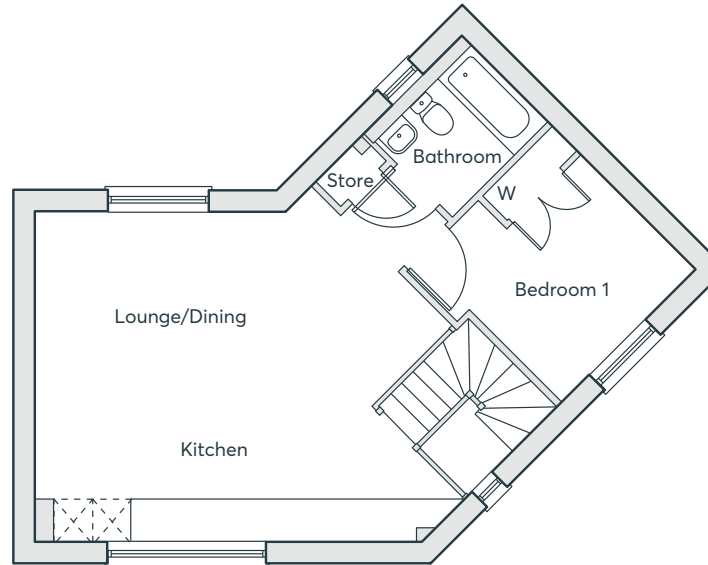
**THE FAIRWAYS
STAFFORD**

 **ST.MODWEN
HOMES**

SELWYN 471 & SABINA 599



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	3.54m x 1.88m	11'7" x 6'2"
Living/Dining	6.31m x 3.15m	20'8" x 10'4"
Bedroom 1	3.35m x 3.23m	11'0" x 10'7"
Bathroom	2.13m x 1.70m	7'0" x 5'7"

FIRST FLOOR

Lounge/Dining/		
Kitchen	6.67m x 5.14m	21'11" x 16'10"
Bedroom 1	3.23m x 3.15m	10'7" x 10'4"
Bathroom	2.13m x 1.90m	7'0" x 6'3"

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SMP 63328/July 2021

ONE
BEDROOM
APARTMENT

 **ST.MODWEN
HOMES**



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

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