



FRIARY MEADOW

The Spires | Lichfield

FRIARY MEADOW

LICHFIELD, STAFFORDSHIRE

A stunning collection of 2, 3, 4 and 5 bedroom homes located by the sought after city of Lichfield.

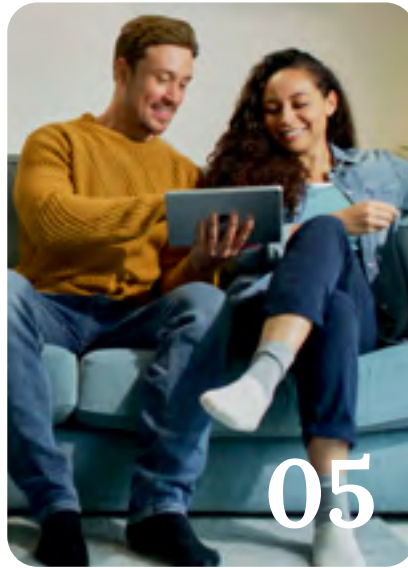
Taylor
Wimpey

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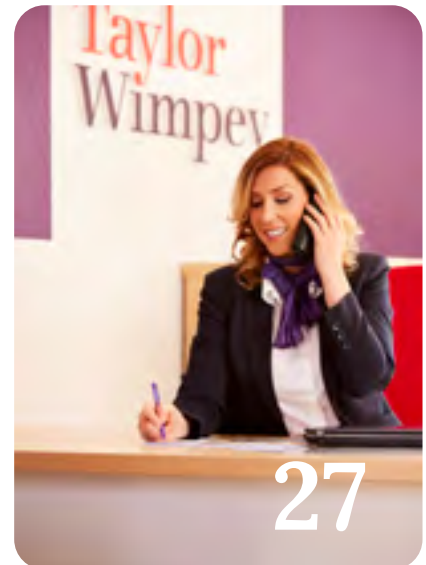
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Welcome to Friary Meadow

Lichfield has excellent connections by road, with easy access to the M6 making trips to surrounding areas such as Birmingham and Stafford straightforward. Lichfield City and Lichfield Trent Valley train stations are both situated close by, providing regular services to Birmingham, London and beyond. And for when you want to jet off on holiday, Birmingham Airport is only a 25 minute drive away.



[→ View the site plan](#)

Love village life

Situated on the outskirts of Lichfield city centre, The Spires is located in a semi-rural area with easy access to all local amenities and is only a 15 minute walk from the city centre.

Lichfield is a small, vibrant city nestled in the heart of Staffordshire. The city is home to lots of historical attractions, including Erasmus Darwin House, Staffordshire Regiment Museum and the Old Guildhall Prison Cells. The streets of Lichfield are lined with independent shops, mouth-watering restaurants and the famous Lichfield Cathedral. There is lots to see and do in the local area.

Coventry canal



Lichfield



Lichfield



[Watch development video](#)



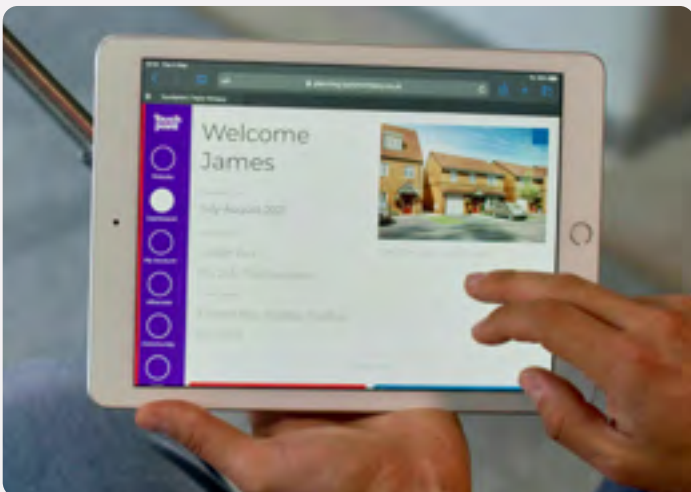
Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group	✓
Choice of kitchen worktops and upstands (see our Options display)	*
Zanussi electric oven, gas hob and Electrolux cooker hood	✓
Range of granite worktops from our Options display, complete with undermount stainless steel sink	*
Plumbing for washing machine	✓
Inset 1½ bowl stainless steel sink with monobloc mixer tap	✓
Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes)	*
Plumbing for dishwasher point where applicable	✓
Stainless steel hob splashback	✓
Range of upgrade ceramic floor tiling (see our Options display)	*
Range of monobloc mixer taps	*
USB charger socket	✓
Bathrooms, en suites, utility and cloakrooms	
Thermostatic shower to en suite (where applicable)	✓
Thermostatic shower over bath available as an optional extra	*
Heated towel warmer in chrome	*
Shower tray and enclosure to en suites with full height tiling	✓
Half height tiling to sanitary walls only	✓
Window cill fully tiled to en suites and bathrooms	✓
400mm minimum high tiling to perimeter of bath	✓
Mixer tap to basin in wet areas	✓
Range of upgrade taps, showers and glazed screen	*
Range of standard and upgrade ceramic floor and wall tiling (see our Options display)	*
Splashback behind basin in cloakroom	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Internal features	
Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)	✓
Energy efficient lighting to all rooms throughout	✓
BT point provided to ground floor	✓
Mains operated smoke detectors	✓
Newark internal doors, chamfered and grooved skirting and architrave, all finished in white	✓
Chrome lever furniture as standard to all doors	✓
Range of upgrade polished chrome door furniture	*
Smooth finished skirtings and architraves in white	✓
Smooth finished walls and ceilings in Heathcliff's Castle matt emulsion	✓
Range of wardrobes available as optional extras	*
Range of floor covering including carpets, vinyl and Moduleo flooring available from our Options display	*
Under counter lights as standard	*
Extensive range of electrical extras and upgrades available	*
External features	
Garage doors are pre-finished in a colour coating (please speak to your Sales Executive for plot specific colour information) and are spring loaded up and over style	✓
PVCu lockable double glazed windows	✓
Fencing as shown on site layout	✓
Turf and development landscaping to front and rear gardens	✓
Feature garden walls to selected plots (refer to development plan)	✓
Power and light to internal garage (excludes FOGs)	✓
Power and light to detached garage if within curtilage of the property	✓
Garden external taps to plots with kitchen at rear - where possible	✓
Door bell to front entrance	✓
GRP (Glass Reinforced Plastic) front entrance door pre-finished in a colour coating (please speak to your Sales Executive for plot specific colour information) with chrome handles	✓
Acrylic plaque numeral	✓



Find out more

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Our homes

→ 5 bedroom homes



→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ [View the site plan](#)



The Garrton

5 BEDROOM HOME, TOTAL 1,825 sq. ft. (gross) / 1,803 sq. ft. (net)



GROUND FLOOR

Lounge	3.34m × 4.74m	11' 0" × 15' 7"
Kitchen/Dining min.	8.34m × 2.85m	27' 4" × 9' 4"
Study	2.73m × 2.31m	9' 0" × 7' 7"



FIRST FLOOR

Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"



SECOND FLOOR

Bedroom 2	3.36m × 4.60m	11' 1" × 15' 1"
Bedroom 3	2.78m × 3.65m	9' 2" × 12' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM_73189/March 2023.



The Winterford

5 BEDROOM HOME, TOTAL 2,090 sq. ft. (gross) / 2,067 sq. ft. (net)



GROUND FLOOR

Lounge	5.22m × 4.12m	17' 2" × 13' 7"
Lounge 2	4.74m × 3.56m	15' 7" × 11' 8"
Kitchen/Dining	6.36m × 3.83m	20' 11" × 12' 7"
Study	2.97m × 2.60m	9' 9" × 8' 6"



FIRST FLOOR

Bedroom 1	4.05m × 3.56m	13' 4" × 11' 8"
Bedroom 2	3.49m × 3.79m	11' 5" × 12' 5"
Bedroom 3	3.95m × 2.66m	13' 0" × 8' 9"
Bedroom 4	2.75m × 3.44m	9' 0" × 11' 3"
Bedroom 5	2.76m × 2.71m	9' 1" × 8' 11"

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The Shelford

4 BEDROOM HOME, TOTAL 1,378 sq. ft. (gross) / 1,360 sq. ft. (net)



GROUND FLOOR

Lounge

4.74m x 3.88m 15' 7" x 12' 9"

Kitchen/Dining max.

8.10m x 3.24m 26' 7" x 10' 8"

Study

2.61m x 2.10m 8' 7" x 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 max.

4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 max.

3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 max.

3.89m x 2.75m 12' 9" x 9' 0"



[Discover more about this home](#)



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The Ransford

4 BEDROOM HOME, TOTAL 1,664 sq. ft. (gross) / 1,643 sq. ft. (net)



GROUND FLOOR

Lounge

3.84m x 7.10m 12' 7" x 23' 4"

Kitchen/Dining

6.60m x 3.47m 21' 8" x 11' 5"

Study

3.84m x 2.48m 12' 7" x 8' 2"



FIRST FLOOR

Bedroom 1

3.92m x 3.54m 12' 11" x 11' 7"

Bedroom 2

3.25m x 3.54m 10' 8" x 11' 7"

Bedroom 3 min.

2.80m x 2.82m 9' 2" x 9' 3"

Bedroom 4

3.84m x 2.24m 12' 7" x 7' 5"



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The Downham

4 BEDROOM HOME, TOTAL 1,244 sq. ft. (gross) / 1,226 sq. ft. (net)



GROUND FLOOR

Lounge max.

5.27m × 3.18m 17' 4" × 10' 5"

Kitchen/Dining

7.94m × 2.98m 26' 1" × 9' 10"



FIRST FLOOR

Bedroom 1

4.30m × 3.03m 14' 1" × 10' 0"

Bedroom 2 max.

3.51m × 3.28m 11' 6" × 10' 9"

Bedroom 3

3.55m × 3.03m 11' 8" × 10' 0"

Bedroom 4

2.62m × 2.53m 8' 7" × 8' 4"

[→ Discover more about this home](#)

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The Kentdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft. (gross) / 1,205 sq. ft. (net)



GROUND FLOOR

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.16m × 2.77m 10' 4" × 9' 1"



FIRST FLOOR

Bedroom 1 max.

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 max.

3.09m × 2.53m 10' 2" × 8' 4"

[→ Discover more about this home](#)

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The Eskdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft. (gross) / 1,205 sq. ft. (net)



GROUND FLOOR

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen/Dining max.

3.58m × 6.02m 11' 9" × 19' 9"



FIRST FLOOR

Bedroom 1 max.

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 max.

3.09m × 2.53m 10' 2" × 8' 4"



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The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft. (gross) / 917 sq. ft. (net)



GROUND FLOOR

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining max.

5.10m × 3.02m 16' 9" × 9' 11"



FIRST FLOOR

Bedroom 1

3.78m × 3.08m 12' 5" × 10' 1"

Bedroom 2

3.02m × 2.86m 9' 11" × 9' 5"

Bedroom 3

3.02m × 2.15m 9' 11" × 7' 1"

[→ Discover more about this home](#)

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The Ardingham

3 BEDROOM HOME, TOTAL 967 sq. ft. (gross) / 951 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

6.34m × 3.95m 14' 2" × 13' 0"

Kitchen

2.63m × 3.41m 8' 7" × 11' 2"



FIRST FLOOR

Bedroom 1 max.

3.17m × 4.10m 10' 5" × 13' 6"

Bedroom 2 max.

3.57m × 2.99m 11' 9" × 9' 10"

Bedroom 3 max.

2.68m × 2.99m 8' 9" × 9' 10"



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The Alrington

3 BEDROOM HOME, TOTAL 1,091 sq. ft. (gross) / 1,070 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

4.25m × 3.43m 14' 0" × 11' 3"

Kitchen max.

3.26m × 3.73m 10' 8" × 12' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m × 2.82m 14' 0" × 9' 3"

Bedroom 3

2.11m × 3.62m 6' 11" × 11' 11"



SECOND FLOOR

Bedroom 1 max.

3.14m × 6.80m 10' 4" × 22' 4"



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The Ardale

3 BEDROOM HOME, TOTAL 1,012 sq. ft. (gross) / 997 sq. ft. (net)



GROUND FLOOR

Lounge

3.01m × 5.41m 9' 11" × 17' 9"

Kitchen/Dining max.

3.25m × 5.41m 10' 8" × 17' 9"



FIRST FLOOR

Bedroom 1

3.07m × 4.10m 10' 1" × 13' 6"

Bedroom 2

2.47m × 2.91m 8' 2" × 9' 7"

Bedroom 3

3.25m × 2.41m 10' 8" × 7' 11"



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The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft. (gross) / 852 sq. ft. (net)



GROUND FLOOR

Lounge max.

3.69m x 4.26m 12' 1" x 14' 0"

Kitchen/Dining

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 max.

2.00m x 3.55m 6' 7" x 11' 8"

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The Yewdale

3 BEDROOM HOME, TOTAL 931 sq. ft. (gross) / 917 sq. ft. (net)



GROUND FLOOR

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

5.10m × 3.02m 16' 9" × 9' 11"



FIRST FLOOR

Bedroom 1

3.78m × 3.08m 12' 5" × 10' 1"

Bedroom 2

3.02m × 2.86m 9' 11" × 9' 5"

Bedroom 3

3.02m × 2.15m 9' 11" × 7' 1"

[→ Discover more about this home](#)

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The Beauford

2 BEDROOM HOME, TOTAL 873 sq. ft. (gross) / 856 sq. ft. (net)



GROUND FLOOR

Lounge max.
3.67m × 4.05m 12' 1" × 13' 3"

Kitchen/Dining
4.70m × 2.87m 15' 5" × 9' 5"



FIRST FLOOR

Bedroom 1
2.94m × 3.57m 9' 8" × 11' 9"

Bedroom 2
4.70m × 2.55m 15' 5" × 8' 4"

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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM_73189/March 2023.



The Canford

2 BEDROOM HOME, TOTAL 689 sq. ft. (gross) / 676 sq. ft. (net)



GROUND FLOOR

Lounge/Dining max.

4.73m × 3.98m 15' 6" × 13' 1"

Kitchen

3.02m × 1.85m 9' 11" × 6' 1"



FIRST FLOOR

Bedroom 1

3.08m × 2.97m 10' 1" × 9' 9"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 8' 5"



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The Morgan

2 BEDROOM HOME, TOTAL 781 sq. ft. (gross) / 757 sq. ft. (net)



GROUND FLOOR

Lounge

4.65m × 2.80m 15' 3" × 9' 2"

Kitchen/Dining max.

3.55m × 2.60m 11' 8" × 8' 6"



FIRST FLOOR

Bedroom 1 max.

3.98m × 2.85m 13' 1" × 9' 4"

Bedroom 2

4.65m × 2.42m 15' 3" × 7' 11"



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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM_73189/March 2023.

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