

# Discover the difference



## BLYTHE FIELDS

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Staffordshire, ST11 9ND

Telephone: 0330 058 6205

[www.stmodwenhomes.co.uk](http://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 Garnet (1454)**  
4 bedroom home
  - The Paris (1428)**  
4 bedroom home
  - The Bosco (1370)**  
4 bedroom home
  - The Barlow (1362)**  
4 bedroom home
  - The Clermont (1318)**  
4 bedroom home
  - The Becket (1206)**  
4 bedroom home
  - The Chichester (1192)**  
4 bedroom home
  - The Moore (1154)**  
3 bedroom home
  - The Edwena (1021)**  
3 bedroom home
  - The Kea (1001)**  
3 bedroom home
  - The Webster (1001)**  
3 bedroom home
  - The Mirin (933)**  
3 bedroom home
  - The Houghton (932)**  
3 bedroom home
  - The Wilfred (774)**  
2 bedroom home
  - The Nina (758)**  
2 bedroom home
  - Affordable/  
Shared ownership**
- \* = Affordable Housing  
† = Shared Ownership  
BCP = Bin Collection Point



**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 73771/April 2023

# THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Dual aspect living room with French doors to the rear garden
- Additional family room
- Downstairs cloakroom
- Laundry room with access to the rear garden
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Study area to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

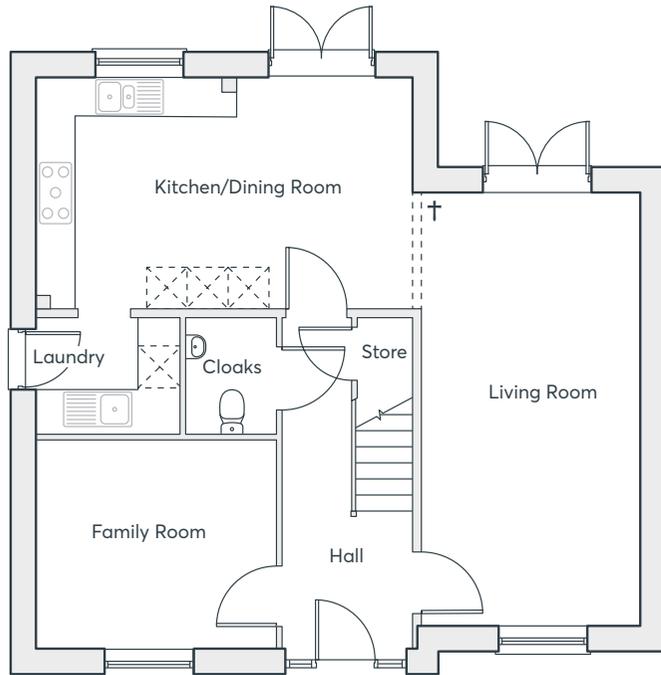
## FOUR BEDROOM HOME

1454 sqft

**BLYTHE FIELDS**  
STAFFORDSHIRE

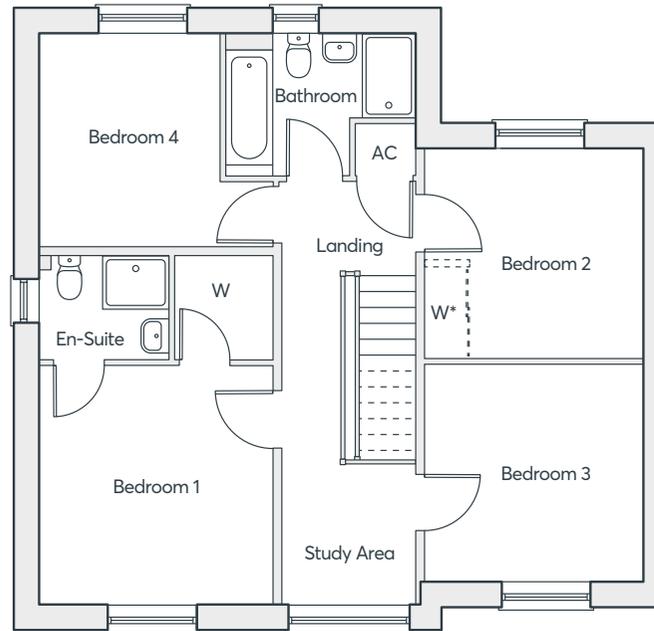
 **ST. MODWEN  
HOMES**

# THE GARNET



**GROUND FLOOR**

\*Alternative wall layout



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

<b>Living Room</b>	6.32m × 3.23m	20'9" × 10'7"
<b>Family Room</b>	3.04m × 3.53m	10'0" × 11'7"
<b>Kitchen/Dining</b>	3.39m × 5.60m	11'1" × 18'5"
<b>Laundry</b>	1.68m × 2.13m	5'6" × 7'0"
<b>Cloakroom</b>	1.68m × 1.31m	5'6" × 4'4"
<b>Bedroom 1</b>	3.50m × 3.46m	11'6" × 11'4"
<b>En-suite</b>	1.51m × 1.92m	5'0" × 6'4"
<b>Bedroom 2</b>	3.05m × 3.29m	10'0" × 10'9"
<b>Bedroom 3</b>	3.18m × 3.26m	10'5" × 10'8"
<b>Bedroom 4</b>	3.13m × 3.48m	10'3" × 11'5"
<b>Bathroom</b>	2.08m × 2.79m	6'10" × 9'2"

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## FOUR BEDROOM HOME

1454 sqft





# THE PARIS

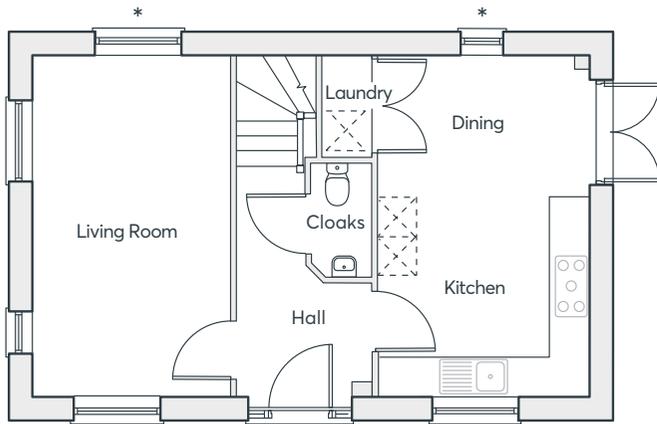
- Three storey home
- Kitchen/dining room with French doors to the garden
- Separate living room
- Master bedroom with Juliet balcony, fitted wardrobes and en-suite
- Additional bedroom, study and bathroom to the first floor
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central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

## FOUR BEDROOM HOME

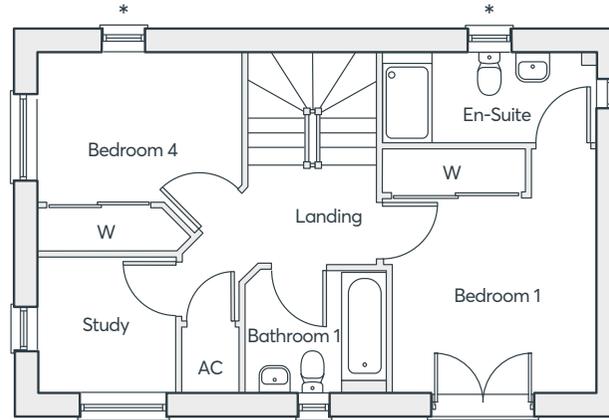
1428 sqft

**BLYTHE FIELDS**  
STAFFORDSHIRE

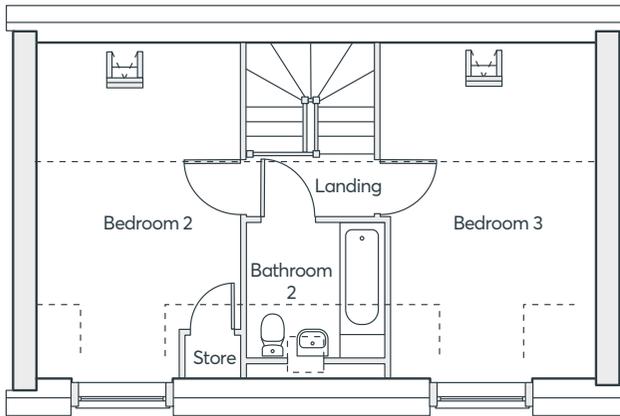
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**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

\*Plot specific window

# THE PARIS

<b>Living Room</b>	5.20m x 3.06m	17'1" x 10'0"
<b>Kitchen/Dining</b>	5.20m x 3.23m	17'1" x 10'7"
<b>Cloakroom</b>	1.75m x 0.90m	5'9" x 3'0"
<b>Laundry</b>	1.55m x 0.74m	5'1" x 2'5"
<b>Bedroom 1</b>	3.72m x 3.14m	12'2" x 10'4"
<b>En-suite</b>	1.39m x 3.29m	4'7" x 10'10"
<b>Study</b>	2.08m x 2.11m	6'10" x 6'11"
<b>Bedroom 4</b>	3.03m x 2.33m	9'11" x 7'6"
<b>Bathroom 1</b>	1.87m x 2.16m	6'2" x 7'1"
<b>Bedroom 2</b>	5.20m x 3.12m	17'1" x 10'3"
<b>Bedroom 3</b>	5.20m x 3.14m	17'1" x 10'4"
<b>Bathroom 2</b>	2.05m x 2.14m	6'9" x 7'0"

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## FOUR BEDROOM HOME

1428 sqft





# THE BOSCO

- Dual aspect living room with French doors to the rear garden
- Additional family room/study
- Kitchen/dining room with bi-fold doors to the rear garden
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

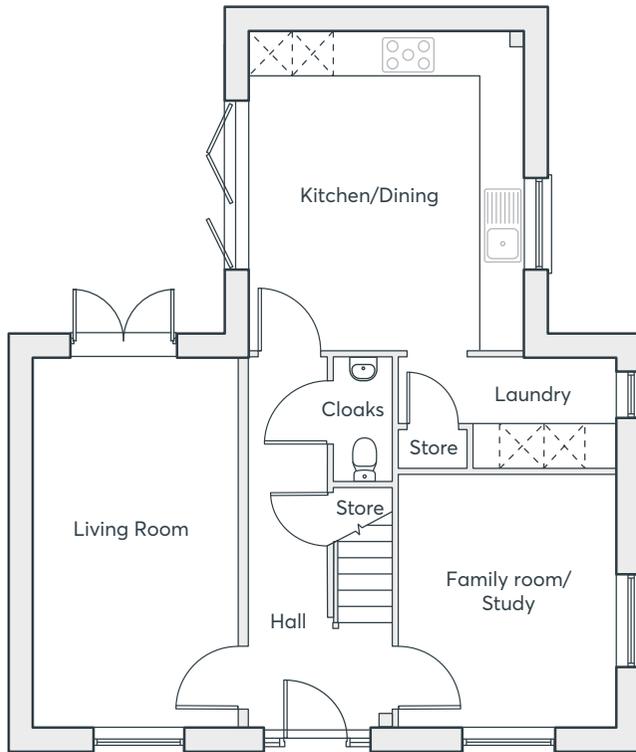
**FOUR  
BEDROOM  
HOME**

1370 sqft

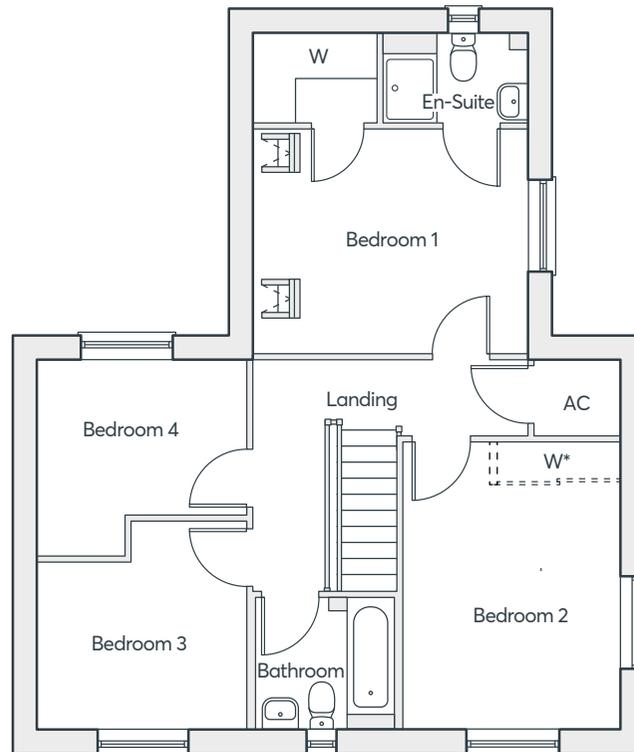
**BLYTHE FIELDS  
STAFFORDSHIRE**

 **ST.MODWEN  
HOMES**

# THE BOSCO



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

**FOUR  
BEDROOM  
HOME**  
1370 sqft

<b>Living Room</b>	5.31m × 3.00m	17'5" × 9'10"
<b>Family Room</b>	3.65m × 3.15m	12'0" × 10'4"
<b>Kitchen/Dining</b>	4.64m × 3.96m	15'3" × 13'0"
<b>Laundry</b>	1.58m × 3.15m	5'2" × 10'4"
<b>Cloakroom</b>	1.76m × 0.86m	5'9" × 2'10"
<b>Bedroom 1</b>	3.25m × 3.96m	10'8" × 13'0"
<b>En-suite</b>	1.28m × 2.10m	4'2" × 6'11"
<b>Bedroom 2</b>	4.15m × 3.15m	13'7" × 10'4"
<b>Bedroom 3</b>	3.00m × 3.04m	9'10" × 10'0"
<b>Bedroom 4</b>	2.82m × 3.04m	9'3" × 10'0"
<b>Bathroom</b>	1.90m × 2.05m	6'3" × 6'9"

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# THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and bi-fold doors to the rear garden
- Study to ground floor
- Downstairs cloakroom
- Laundry room with access to rear garden
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

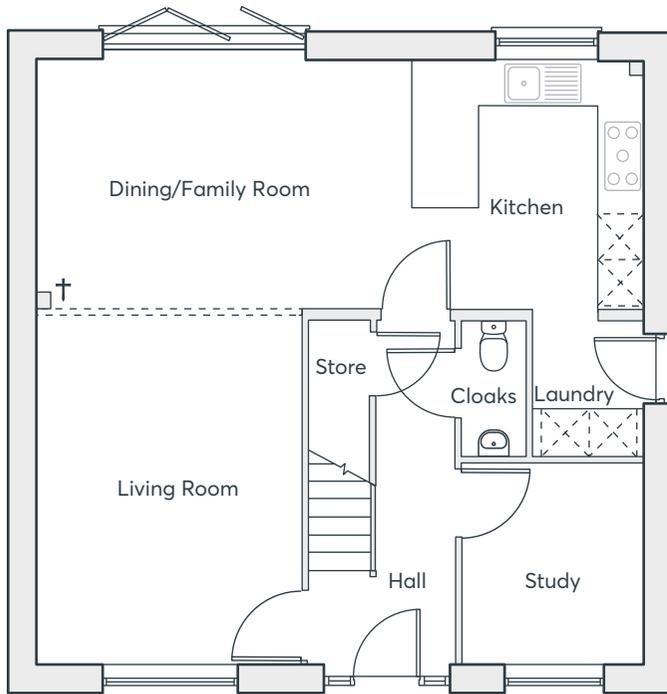
## FOUR BEDROOM HOME

1362 sqft

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STAFFORDSHIRE

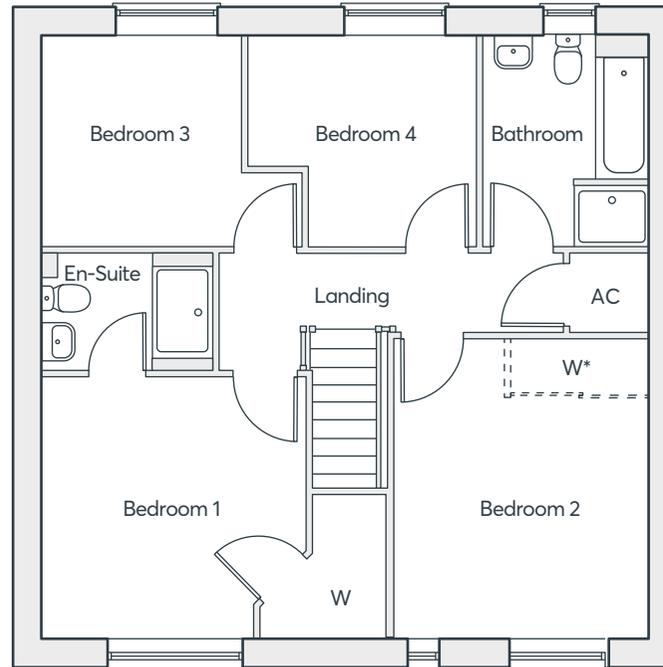
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# THE BARLOW



## GROUND FLOOR

\*Alternative wall layout



## FIRST FLOOR

\*Optional wardrobe at an additional cost

Dining/Family	3.26m x 5.00m	10'8" x 16'5"
Kitchen	3.26m x 3.01m	10'8" x 9'11"
Living	4.64m x 3.49m	15'2" x 11'5"
Study	2.63m x 2.42m	8'7" x 7'11"
Laundry	1.77m x 1.48m	5'10" x 4'10"
Cloakroom	1.77m x 0.86m	5'10" x 2'10"
Bedroom 1	3.42m x 3.49m	11'3" x 11'5"
En-suite	1.52m x 2.25m	5'0" x 7'5"
Bedroom 2	3.92m x 3.37m	12'10" x 11'1"
Bedroom 3	2.78m x 3.43m	9'1" x 11'3"
Bedroom 4	2.78m x 3.00m	9'1" x 9'10"
Bathroom	2.78m x 2.20m	9'1" x 7'3"

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## FOUR BEDROOM HOME

1362 sqft



# THE CLERMONT

- Kitchen/dining room with integrated appliances and bi-folding doors to the garden
- Laundry room off the kitchen
- Separate living room
- Integral garage with door to the hallway
- Master bedroom with en-suite and built-in wardrobe
- Study area to first floor
- Built-in wardrobe to bedroom two
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

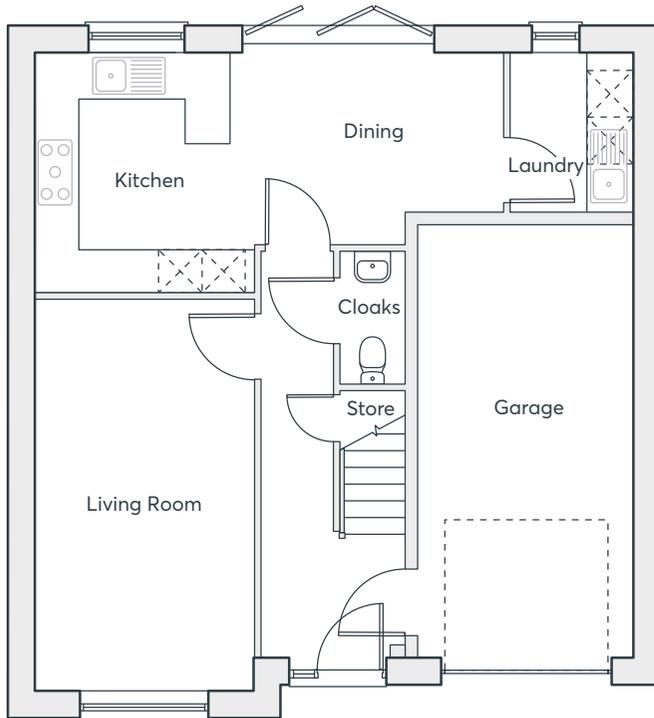
**FOUR  
BEDROOM  
HOME**

1318 sqft

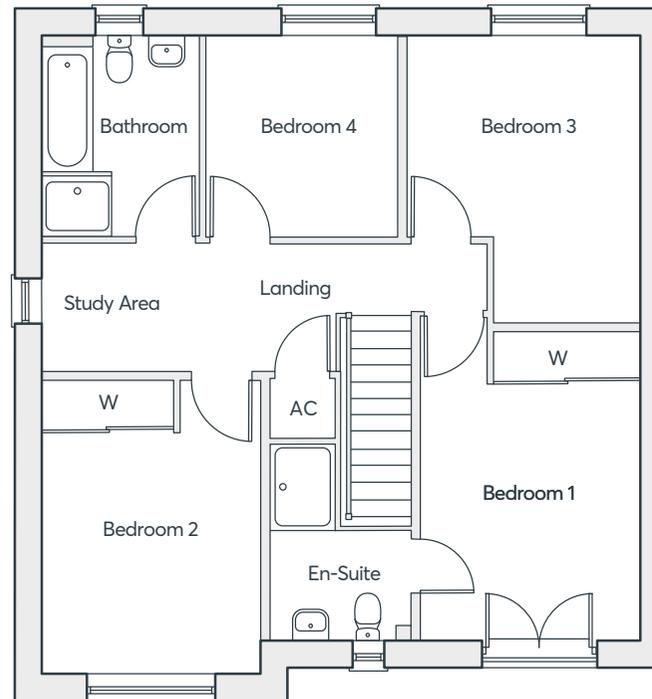
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STAFFORDSHIRE**

 **ST. MODWEN  
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# THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.40m × 3.06m	17'9" × 10'0"
Kitchen	3.31m × 3.09m	10'10" × 10'1"
Dining Room	2.19m × 3.43m	7'2" × 11'3"
Laundry	2.19m × 1.72m	7'2" × 5'8"
Cloakroom	1.84m × 0.91m	6'0" × 3'0"
Bedroom 1	4.45m × 3.10m	14'7" × 10'2"
En-suite	2.69m × 1.99m	8'10" × 6'6"
Bedroom 2	4.02m × 3.06m	13'2" × 10'0"
Bedroom 3	3.99m × 3.26m	13'1" × 10'8"
Bedroom 4	2.79m × 2.69m	9'2" × 8'10"
Study Area	1.79m × 2.20m	5'10" × 7'3"
Bathroom	2.76m × 2.20m	9'1" × 7'3"

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**FOUR  
BEDROOM  
HOME**  
1318 sqft



# 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
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

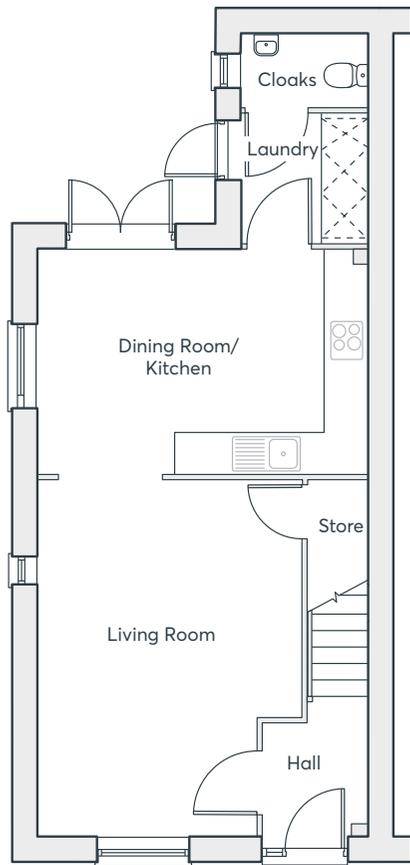
**FOUR  
BEDROOM  
HOME**

1206 sqft

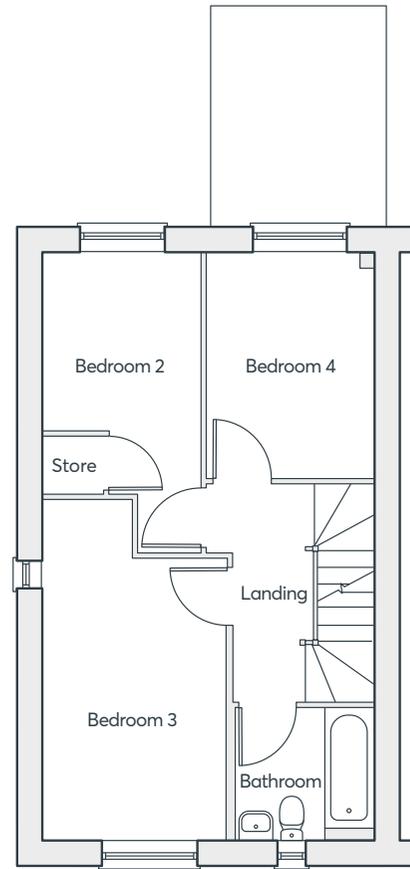
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STAFFORDSHIRE**

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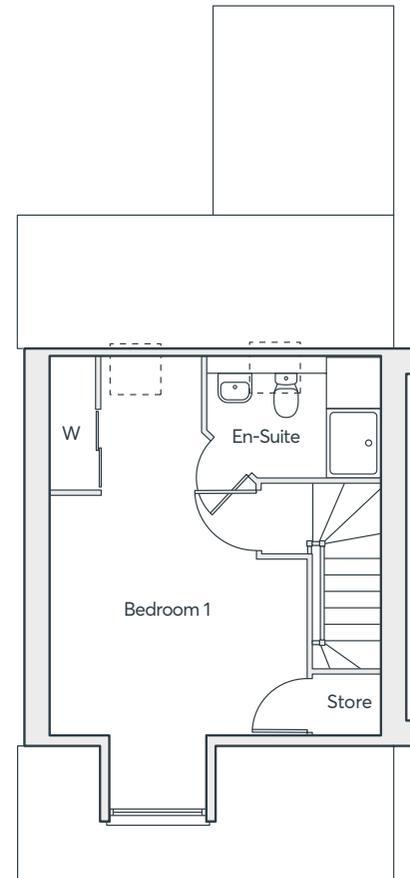
# THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.07m x 3.79m	16'7" x 12'5"
Kitchen/Dining	3.19m x 4.74m	10'6" x 15'7"
Cloakroom	1.02m x 1.83m	3'4" x 6'0"
Laundry	1.81m x 1.83m	5'11" x 6'0"
Bedroom 2	2.52m x 2.24m	8'3" x 7'4"
Bedroom 3	4.83m x 2.62m	15'10" x 8'7"
Bedroom 4	3.19m x 2.40m	10'6" x 7'11"
Bathroom	1.88m x 2.00m	6'2" x 6'7"
Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
En-suite	1.85m x 2.50m	6'1" x 8'3"

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## FOUR BEDROOM HOME

1206 sqft



# THE CHICHESTER

- Open plan kitchen, dining and family room with French doors onto the rear garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

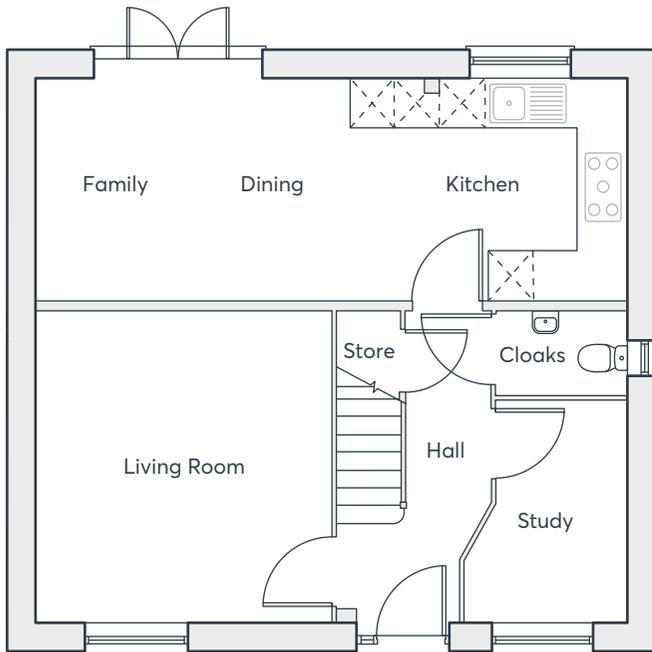
## FOUR BEDROOM HOME

1192 sqft

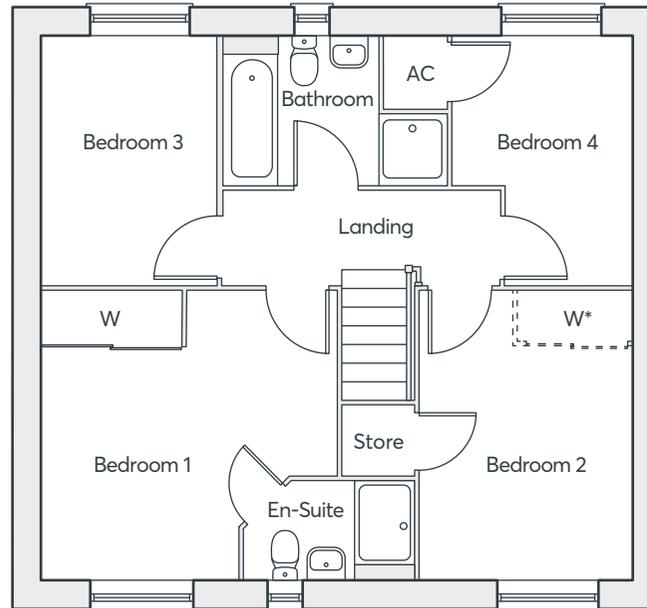
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STAFFORDSHIRE

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HOMES**

# THE CHICHESTER



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

<b>Dining/Family</b>	2.89m × 4.14m	9'6" × 13'7"
<b>Living</b>	4.07m × 3.89m	13'4" × 12'9"
<b>Kitchen</b>	2.89m × 3.65m	9'6" × 12'0"
<b>Study</b>	2.90m × 2.14m	9'6" × 7'0"
<b>Cloakroom</b>	1.09m × 1.72m	3'7" × 5'8"
<b>Bedroom 1</b>	3.78m × 3.89m	12'5" × 12'9"
<b>En-suite</b>	1.31m × 2.26m	4'4" × 7'5"
<b>Bedroom 2</b>	3.78m × 2.77m	12'5" × 9'1"
<b>Bedroom 3</b>	3.24m × 2.30m	10'8" × 7'7"
<b>Bedroom 4</b>	3.24m × 2.38m	10'8" × 7'10"
<b>Bathroom</b>	1.87m × 2.90m	6'1" × 9'6"

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## FOUR BEDROOM HOME

1192 sqft



# THE MOORE

- Open plan kitchen/dining room with French doors to the rear garden
- Laundry room and downstairs cloakroom off the kitchen
- Separate living room
- Master bedroom with walk-in wardrobe, dressing area and en-suite
- Integral garage with access via the hallway
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

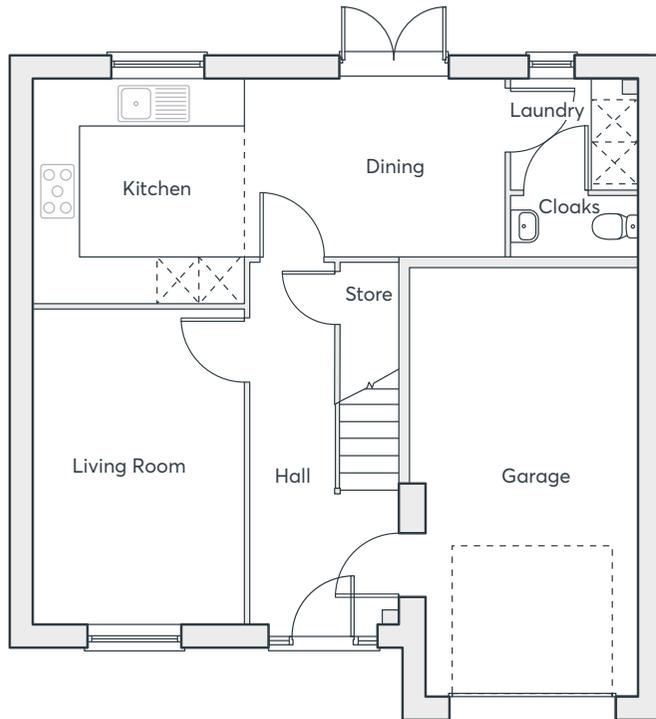
## THREE BEDROOM HOME

1154 sqft

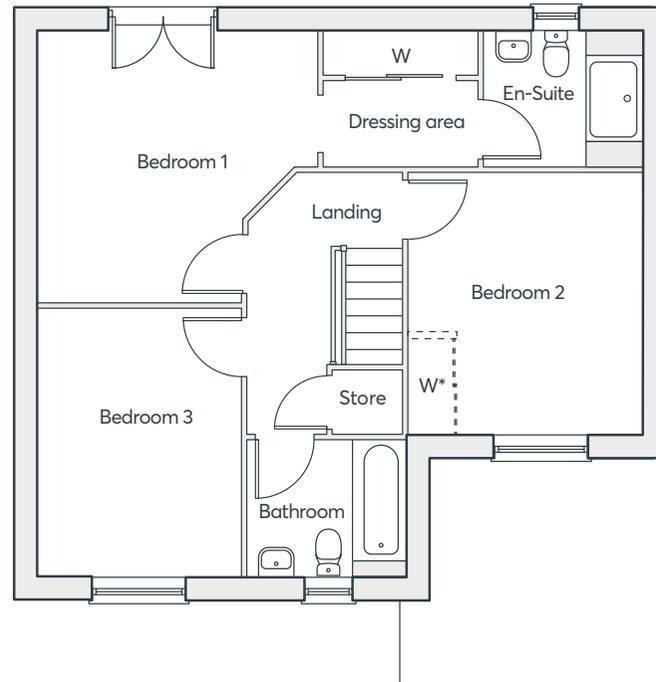
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST.MODWEN  
HOMES**

# THE MOORE



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## THREE BEDROOM HOME

1154 sqft

<b>Living Room</b>	4.43m × 2.98m	14'7" × 9'9"
<b>Kitchen</b>	3.15m × 3.06m	10'4" × 10'1"
<b>Dining Area</b>	2.48m × 3.65m	8'1" × 12'0"
<b>Laundry</b>	1.54m × 1.78m	5'1" × 5'10"
<b>Cloakroom</b>	0.85m × 1.78m	2'9" × 5'10"
<b>Bedroom 1</b>	3.81m × 3.96m	12'6" × 13'0"
<b>Dressing Area</b>	1.21m × 2.20m	4'0" × 7'3"
<b>En-suite</b>	1.88m × 2.24m	6'2" × 7'4"
<b>Bedroom 2</b>	3.68m × 3.31m	12'1" × 10'10"
<b>Bedroom 3</b>	3.78m × 2.88m	12'5" × 9'5"
<b>Bathroom</b>	1.91m × 2.24m	6'3" × 7'4"

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SMP 73771/April 2023



# THE EDWENA

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

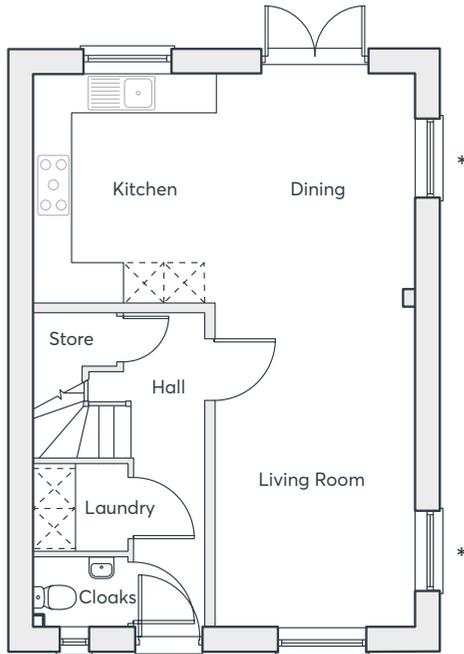
## THREE BEDROOM HOME

1021 sqft

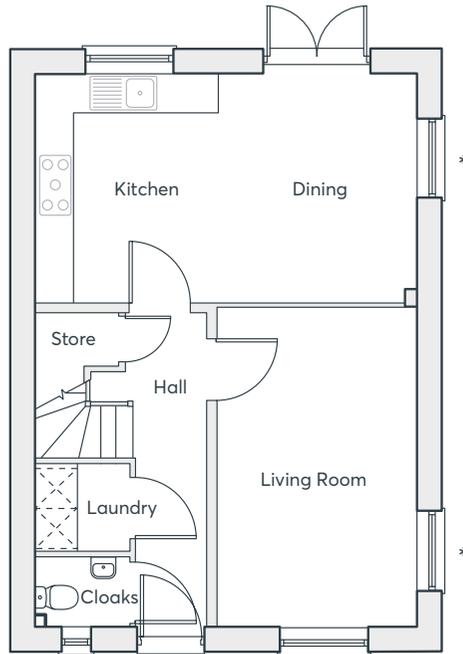
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST. MODWEN  
HOMES**

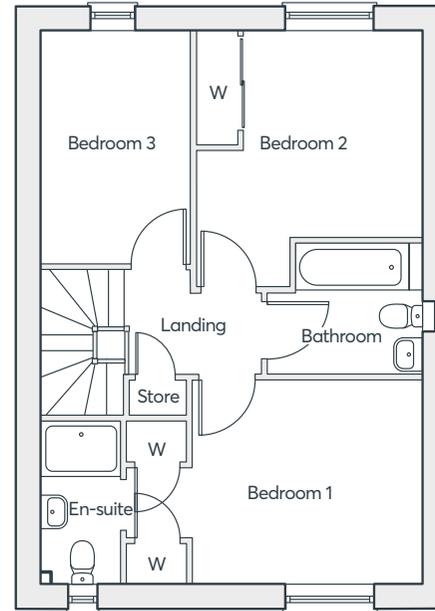
# THE EDWENA



**GROUND FLOOR**



**GROUND FLOOR ALTERNATIVE**



**FIRST FLOOR**

\*Plot specific window

<b>Living Room</b>	4.83m × 3.03m	15'10" × 9'11"
<b>Kitchen/Dining</b>	5.77m × 3.41m	18'11" × 11'2"
<b>Laundry</b>	1.30m × 1.43m	4'3" × 4'8"
<b>Cloakroom</b>	1.03m × 1.43m	3'4" × 4'8"
<b>Bedroom 1</b>	3.03m × 3.48m	9'11" × 11'5"
<b>En-Suite</b>	2.41m × 1.20m	7'11" × 3'11"
<b>Bedroom 2</b>	3.82m × 3.42m	12'6" × 11'3"
<b>Bedroom 3</b>	3.47m × 2.25m	11'5" × 7'5"
<b>Bathroom</b>	1.95m × 1.93m	6'5" × 6'4"

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SMP 73771/April 2023

**THREE  
BEDROOM  
HOME**

1021 sqft

 **ST.MODWEN  
HOMES**



# THE KEA

- Kitchen/dining room with French doors to the garden
- Laundry cupboard for washing machine
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Built-in wardrobes to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

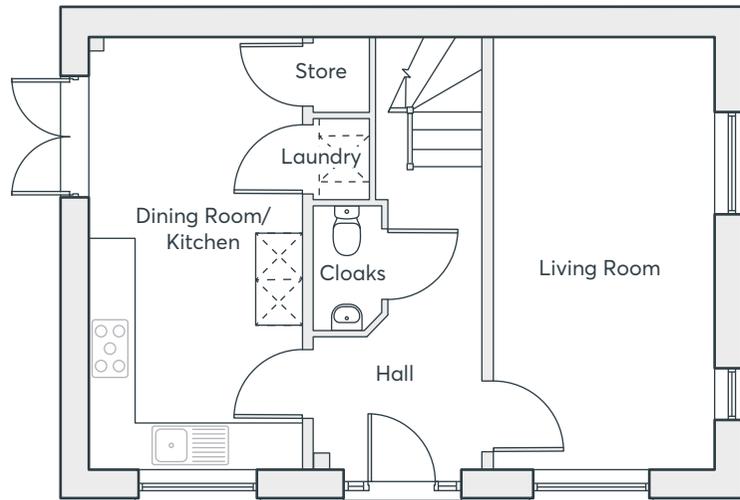
## THREE BEDROOM HOME

1001 sqft

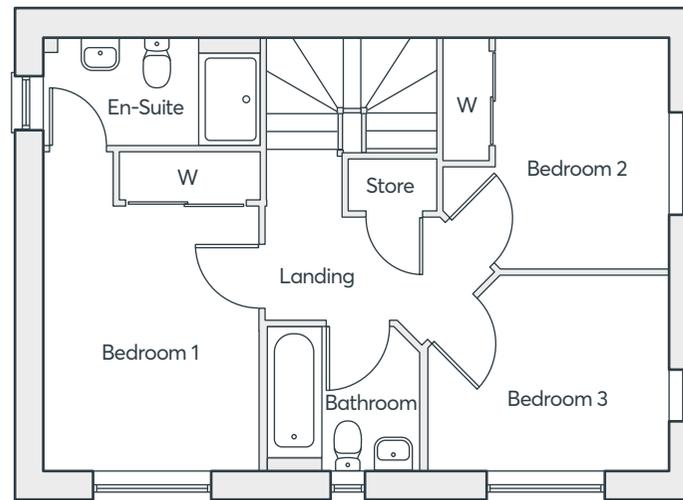
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST.MODWEN  
HOMES**

# THE KEA



**GROUND FLOOR**



**FIRST FLOOR**

<b>Living Room</b>	5.65m × 2.93m	18'6" × 9'7"
<b>Kitchen</b>	3.08m × 2.79m	10'1" × 9'2"
<b>Dining Area</b>	2.57m × 2.79m	8'5" × 9'2"
<b>Laundry</b>	1.05m × 0.74m	3'5" × 2'5"
<b>Cloakroom</b>	1.62m × 0.90m	5'4" × 3'0"
<b>Bedroom 1</b>	4.16m × 2.83m	13'8" × 9'3"
<b>En-suite</b>	1.40m × 2.85m	4'7" × 9'4"
<b>Bedroom 2</b>	3.01m × 2.99m	9'11" × 9'10"
<b>Bedroom 3</b>	2.55m × 3.18m	8'4" × 10'5"
<b>Bathroom</b>	1.88m × 2.00m	6'2" × 6'7"

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## THREE BEDROOM HOME

1001 sqft





# 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
- Built-in wardrobes to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

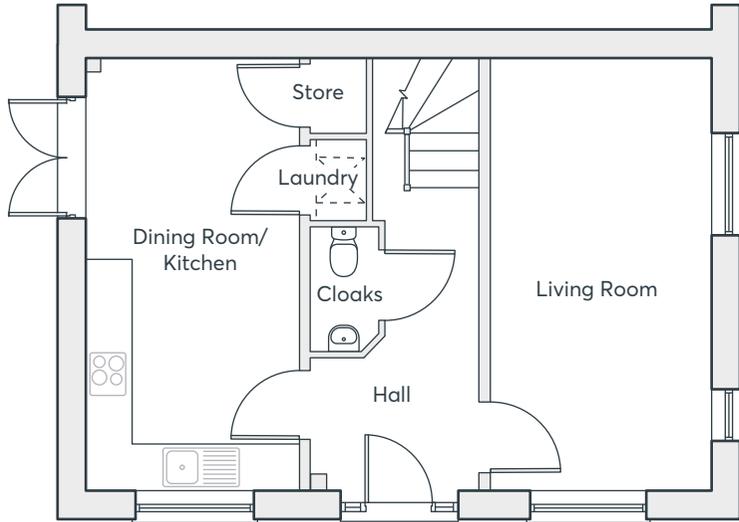
## THREE BEDROOM HOME

1001 sqft

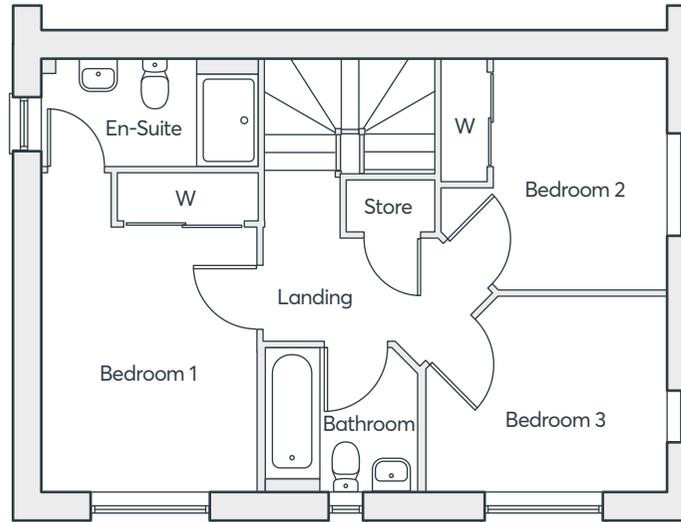
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST.MODWEN  
HOMES**

# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.65m × 2.93m	18'6" × 9'7"
Kitchen	3.08m × 2.79m	10'1" × 9'2"
Dining Area	2.57m × 2.79m	8'5" × 9'2"
Laundry	1.05m × 0.74m	3'5" × 2'5"
Cloakroom	1.62m × 0.90m	5'4" × 3'0"
Bedroom 1	4.16m × 2.83m	13'8" × 9'3"
En-suite	1.40m × 2.85m	4'7" × 9'4"
Bedroom 2	3.01m × 2.99m	9'11" × 9'10"
Bedroom 3	2.55m × 3.18m	8'4" × 10'5"
Bathroom	1.88m × 2.00m	6'2" × 6'7"

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**THREE  
BEDROOM  
HOME**

1001 sqft

 **ST. MODWEN  
HOMES**



# THE MIRIN

- Kitchen/dining room with French doors to the rear garden
- Living room to front
- Downstairs cloakroom
- Understairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

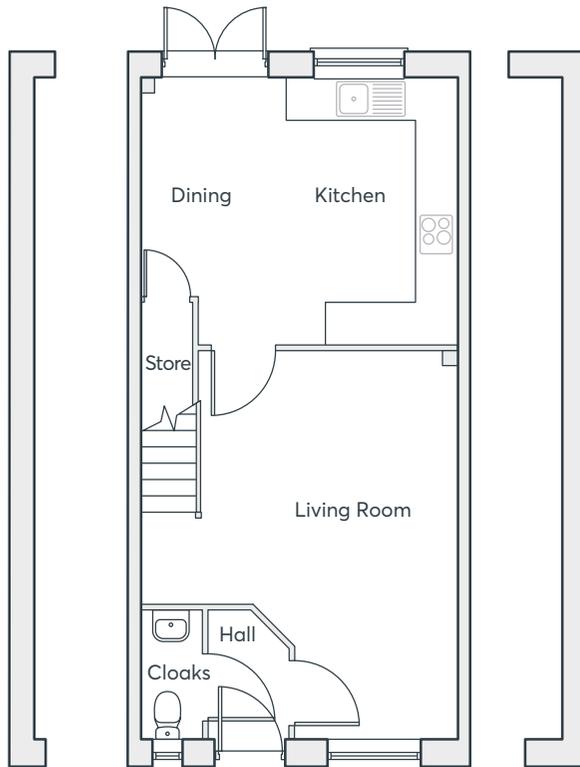
## THREE BEDROOM HOME

933 sqft

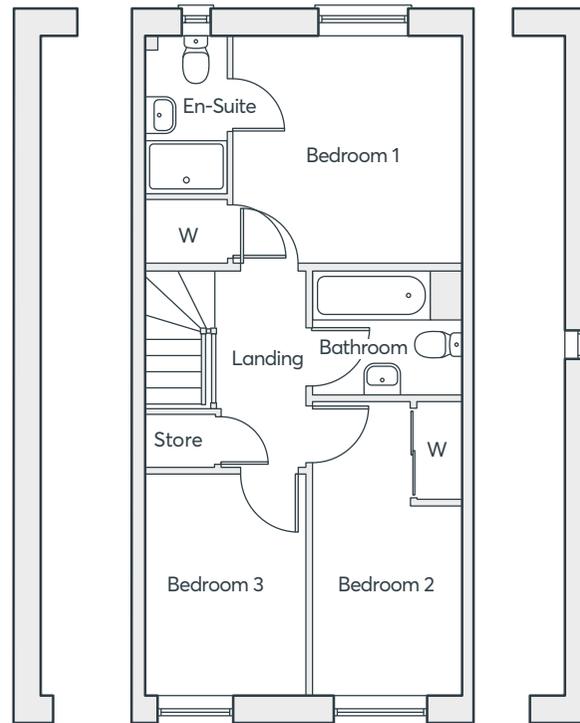
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST. MODWEN  
HOMES**

# THE MIRIN



**GROUND FLOOR**



**FIRST FLOOR**

<b>Living Room</b>	5.57m × 4.57m	18'3" × 15'0"
<b>Kitchen</b>	3.81m × 2.49m	12'6" × 8'2"
<b>Dining Area</b>	3.81m × 2.08m	12'6" × 6'10"
<b>Cloakroom</b>	1.87m × 0.90m	6'2" × 2'11"
<b>Bedroom 1</b>	3.27m × 3.29m	10'9" × 10'9"
<b>En-suite</b>	2.27m × 1.20m	7'5" × 3'11"
<b>Bedroom 2</b>	4.24m × 2.15m	13'11" × 7'1"
<b>Bedroom 3</b>	3.20m × 2.34m	10'6" × 7'8"
<b>Bathroom</b>	1.77m × 2.15m	5'10" × 7'1"

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SMP 73771/April 2023

**THREE  
BEDROOM  
HOME**

933 sqft

 **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
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

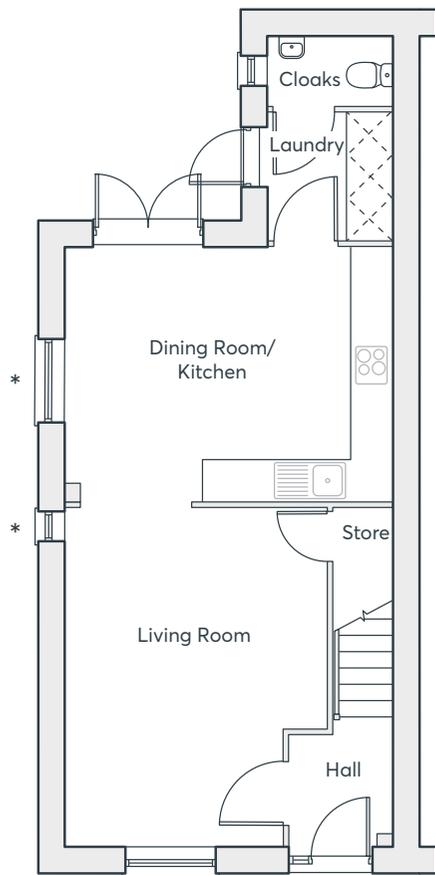
## THREE BEDROOM HOME

932 sqft

**BLYTHE FIELDS**  
STAFFORDSHIRE

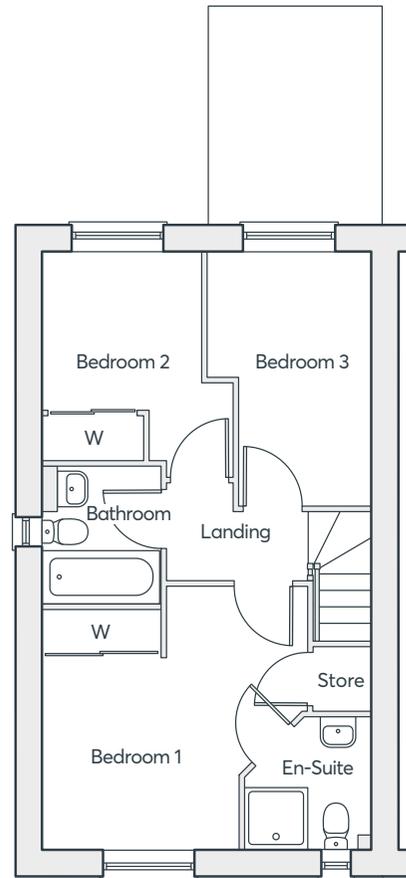
 **ST.MODWEN  
HOMES**

# THE HOUGHTON



**GROUND FLOOR**

\*Plot specific window



**FIRST FLOOR**

<b>Living Room</b>	4.84m × 3.79m	15'11" × 12'5"
<b>Kitchen</b>	3.64m × 2.45m	11'11" × 8'0"
<b>Dining Area</b>	3.64m × 2.28m	11'11" × 7'6"
<b>Laundry</b>	1.84m × 1.81m	6'0" × 5'11"
<b>Cloakroom</b>	1.02m × 1.81m	3'4" × 5'11"
<b>Bedroom 1</b>	3.77m × 3.81m	12'5" × 12'6"
<b>En-suite</b>	1.91m × 1.81m	6'3" × 5'11"
<b>Bedroom 2</b>	3.23m × 2.74m	10'7" × 9'0"
<b>Bedroom 3</b>	3.64m × 2.35m	11'11" × 7'9"
<b>Bathroom</b>	1.97m × 1.70m	6'6" × 5'7"

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**THREE  
BEDROOM  
HOME**  
932 sqft



# THE WILFRED

- Dining/living room with French doors to rear garden
- Kitchen to front
- Master bedroom with en-suite bathroom and built-in wardrobe
- Second bedroom with en-suite bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty

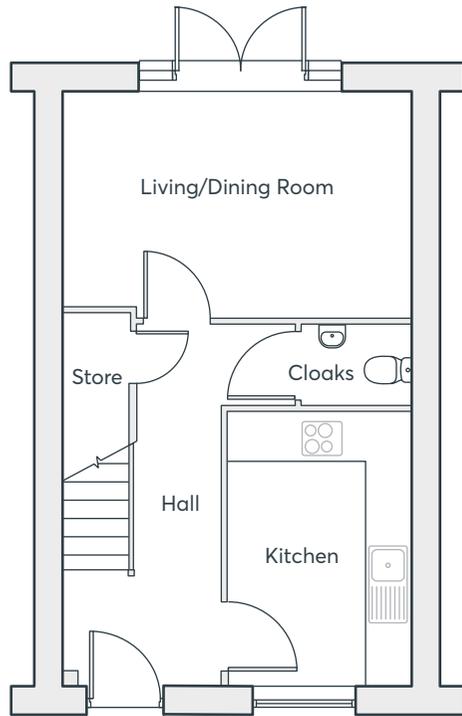
## TWO BEDROOM HOME

774 sqft

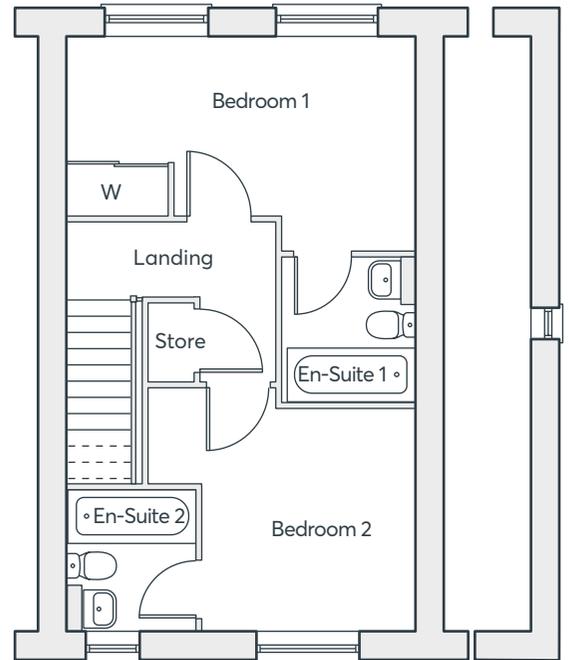
**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST. MODWEN  
HOMES**

# THE WILFRED



**GROUND FLOOR**



**FIRST FLOOR**

\*Plot specific window

<b>Living Room</b>	2.98m x 2.56m	9'9" x 8'5"
<b>Kitchen</b>	3.58m x 2.48m	11'9" x 8'1"
<b>Dining Area</b>	2.83m x 2.07m	9'3" x 6'10"
<b>Cloakroom</b>	1.05m x 1.50m	3'5" x 4'11"
<b>Bedroom 1</b>	2.81m x 4.64m	9'3" x 15'2"
<b>En-suite 1</b>	1.90m x 1.78m	6'3" x 5'10"
<b>Bedroom 2</b>	3.18m x 2.85m	10'5" x 9'4"
<b>En-suite 2</b>	1.84m x 1.70m	6'0" x 5'7"

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**TWO  
BEDROOM  
HOME**

774 sqft

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# THE NINA

- Living room with French doors to the rear garden
- Kitchen/dining room
- Downstairs cloakroom
- 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

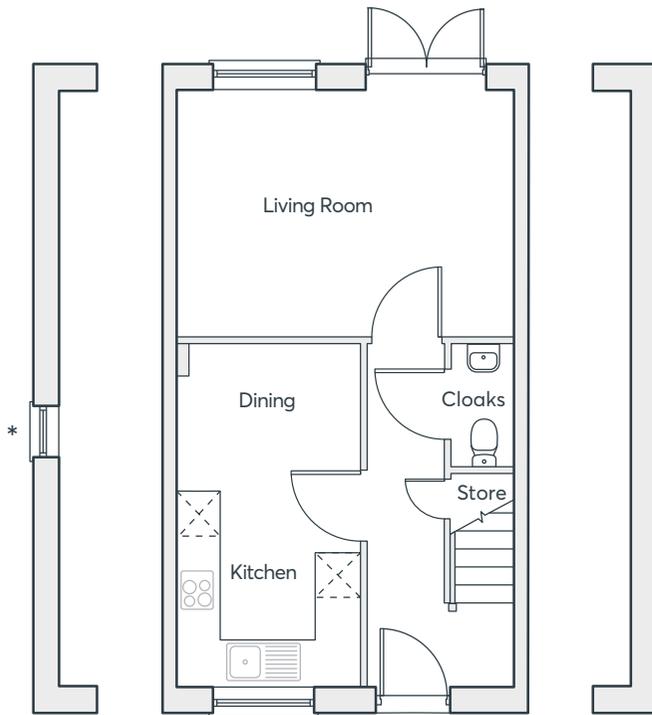
## TWO BEDROOM HOME

758 sqft

**BLYTHE FIELDS**  
STAFFORDSHIRE

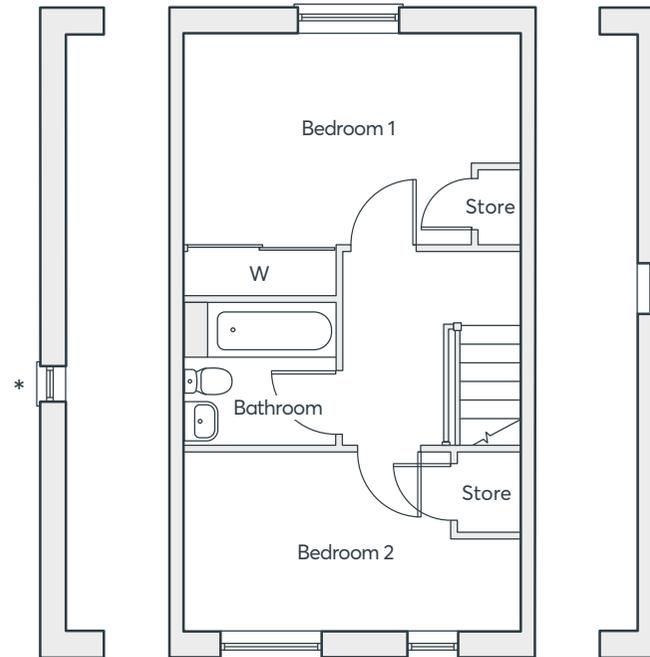
 **ST. MODWEN  
HOMES**

# THE NINA



## GROUND FLOOR

\*Plot specific window



## FIRST FLOOR

\*Plot specific window

<b>Living Room</b>	3.24m x 4.52m	10'7" x 14'10"
<b>Kitchen</b>	2.55m x 2.46m	8'4" x 8'1"
<b>Dining Area</b>	1.91m x 2.46m	6'3" x 8'1"
<b>Cloakroom</b>	1.60m x 0.87m	5'3" x 2'10"
<b>Bedroom 1</b>	2.76m x 4.52m	9'1" x 14'10"
<b>Bedroom 2</b>	2.33m x 4.52m	7'8" x 14'10"
<b>Bathroom</b>	1.85m x 2.05m	6'1" x 6'9"

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## TWO BEDROOM HOME

758 sqft





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**[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)**