

# Discover the difference



## BLYTHE FIELDS

Levison Street, Blythe Bridge,  
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 Deveron (1454)  
4 bedroom home

The Dufton (1428)  
4 bedroom home

The Deerness (1370)  
4 bedroom home

The Drummond (1362)  
4 bedroom home

The Dovesnest (1318)  
4 bedroom home

The Dinas (1206)  
4 bedroom home

The Darwen (1192)  
4 bedroom home
- The Callow (1154)  
3 bedroom home

The Calder (1021)  
3 bedroom home

The Fulford (1003)  
3 bedroom home

The Colleywell (1001)  
3 bedroom home

The Cerne (1001)  
3 bedroom home

The Cary (933)  
3 bedroom home

The Capplebarrow (932)  
3 bedroom home
- The Endon (846 V1)  
2 bedroom home

The Dale (846 V2)  
2 bedroom home

The Balder (774)  
2 bedroom home

The Bela (758)  
2 bedroom home
- Accessible Homes**

The Dalescord (1533)  
4 bedroom home

The Deveron (1454)  
4 bedroom home

The Drummond (1362)  
4 bedroom home

The Dinas (1206)  
4 bedroom home

The Derwent (1136)  
4 bedroom home

The Calder (1021)  
3 bedroom home

The Capplebarrow (932)  
3 bedroom home

The Lelia (852)  
2 bedroom home

BCP = Bin Collection Point  
▲ = First Home Scheme  
■ = Discount to Market Home



**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. Accessible homes have been altered to meet the M4(2) building requirements for accessible and adaptable dwellings, and will have slight variances from the standard housetype designs. For full details on how these homes have been altered please speak to our Sales Consultant. SMP 73771/June 2025



# THE DEVERON

- 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

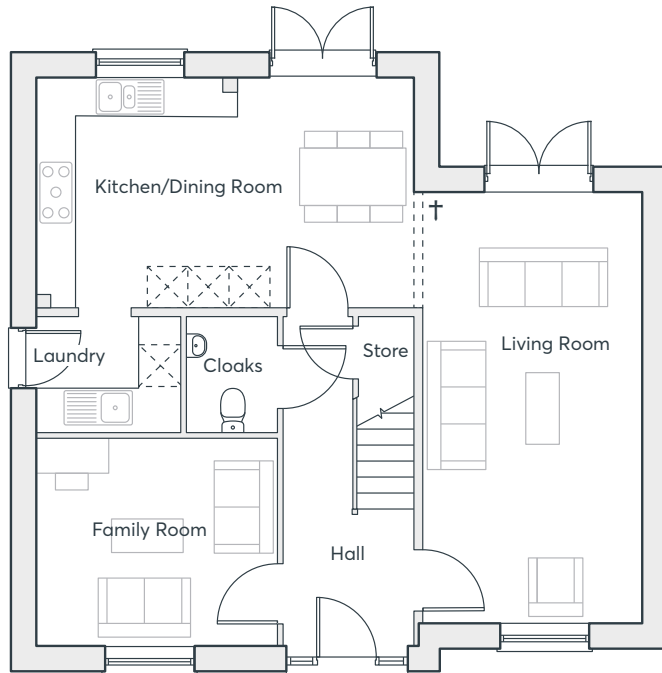
## FOUR BEDROOM HOME

1,454 sq. ft.

**BLYTHE FIELDS  
STAFFORDSHIRE**

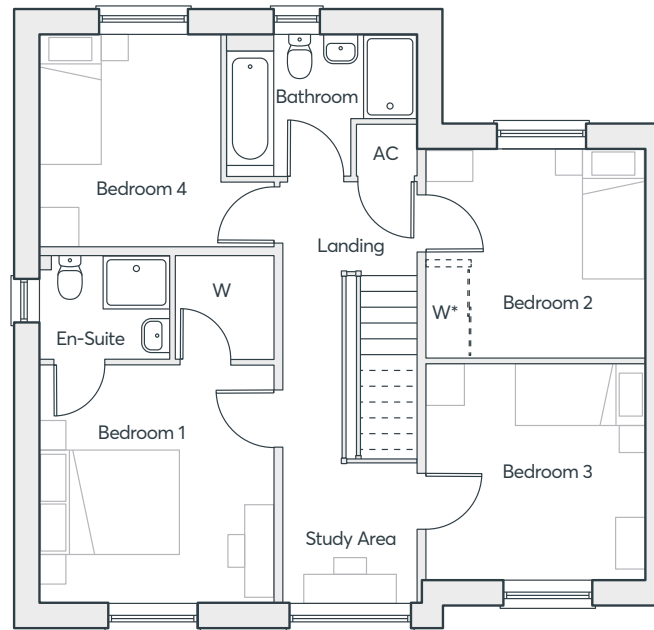
 **ST.MODWEN  
HOMES**

# THE DEVERON



**GROUND FLOOR**

\*Alternative wall layout



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,454 sq. ft.

<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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SMP 73771/March 2025



# THE DUFTON

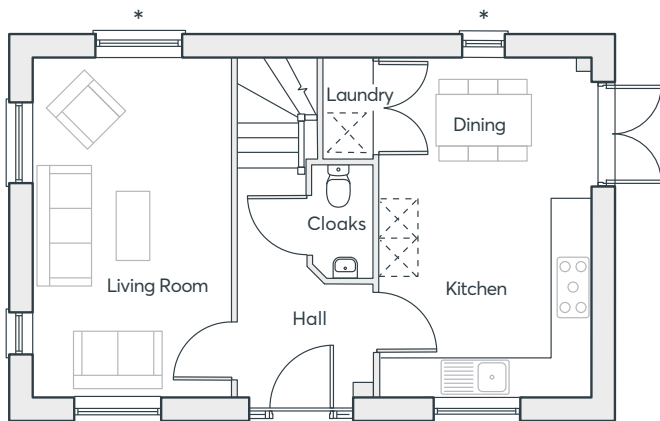
- Three storey home
- Kitchen/dining room with French doors to the garden
- Separate living room
- Master bedroom with Juliet balcony, fitted wardrobes and en-suite
- Additional bedroom, study and bathroom to the first floor
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central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

## FOUR BEDROOM HOME

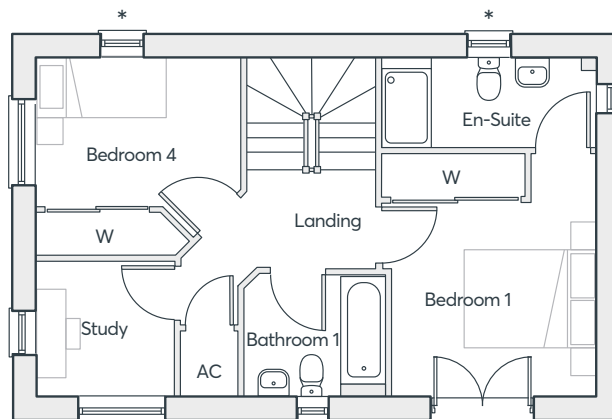
1,428 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

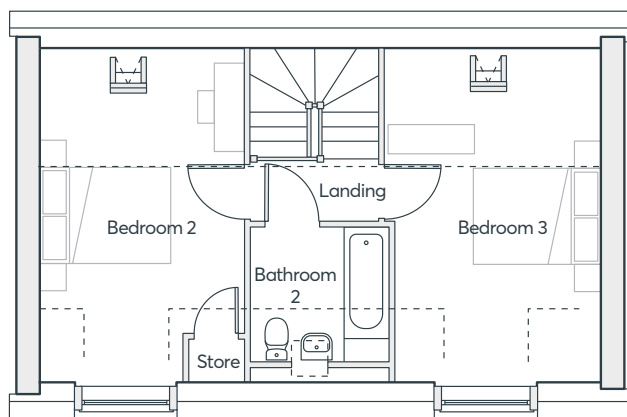
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HOMES**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

\*Plot specific window

## FOUR BEDROOM HOME

1,428 sq. ft.

# THE DUFTON

<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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SMP 73771/March 2025



# THE DEERNESS

- 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

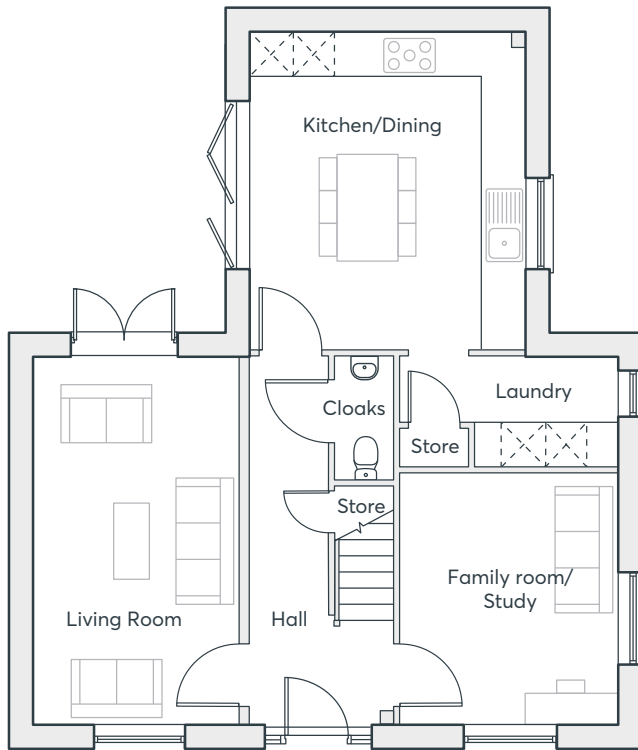
1,370 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

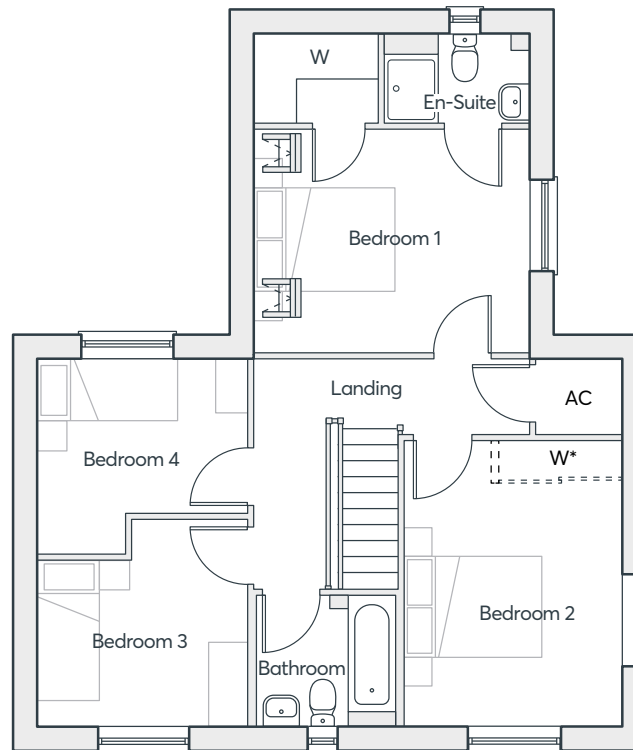
 **ST.MODWEN  
HOMES**



# THE DEERNESS



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,370 sq. ft.

<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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SMP 73771/March 2025



# THE DRUMMOND

- 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

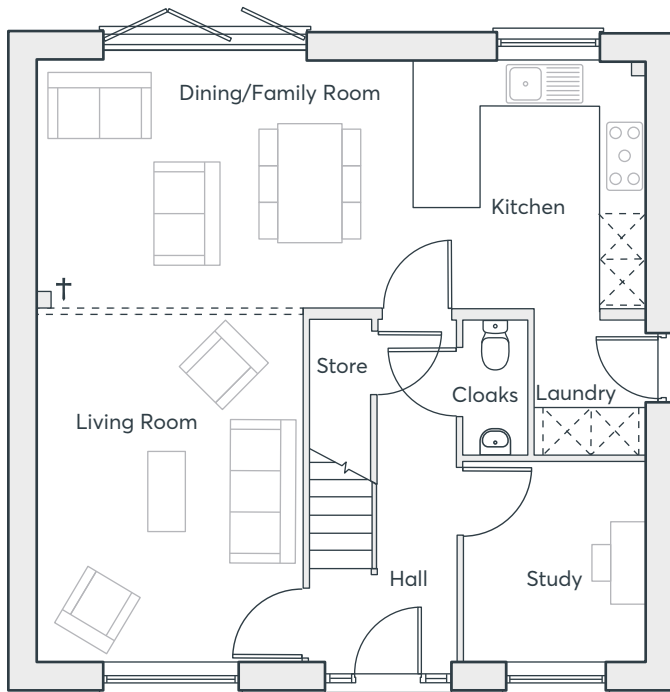
1,362 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

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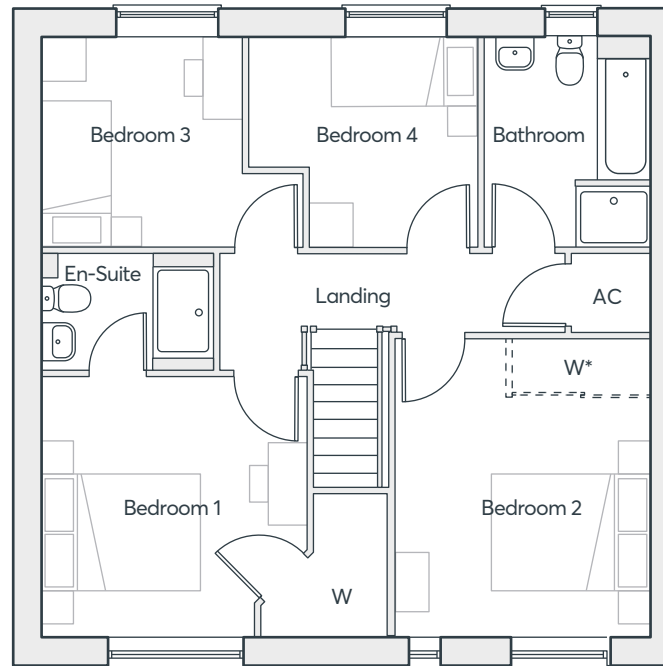


# THE DRUMMOND



**GROUND FLOOR**

\*Alternative wall layout



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,362 sq. ft.

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

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# THE DOVESNEST

- 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

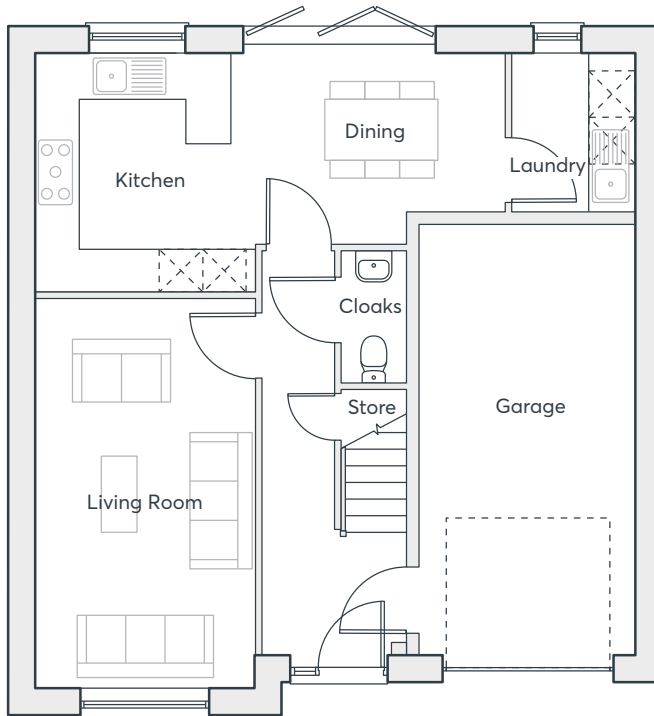
1,318 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

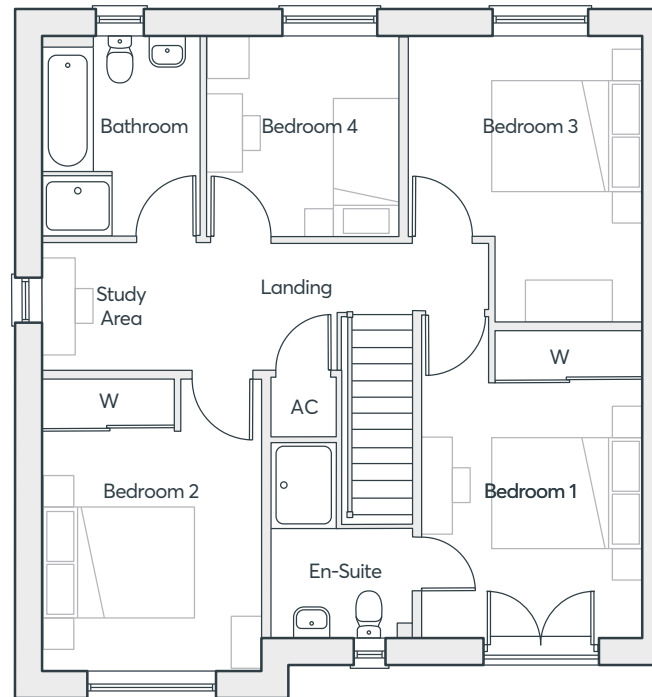
 **ST.MODWEN  
HOMES**



# THE DOVESNEST



GROUND FLOOR



FIRST FLOOR

## FOUR BEDROOM HOME

1,318 sq. ft.

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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SMP 73771/March 2025



# THE DINAS

- 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

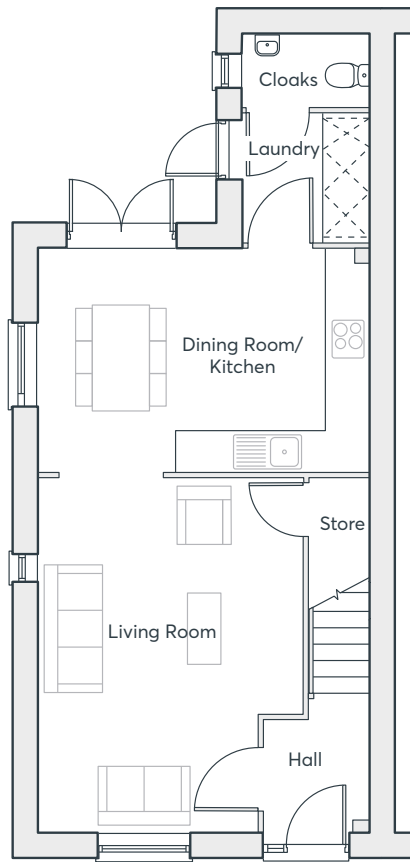
1,206 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

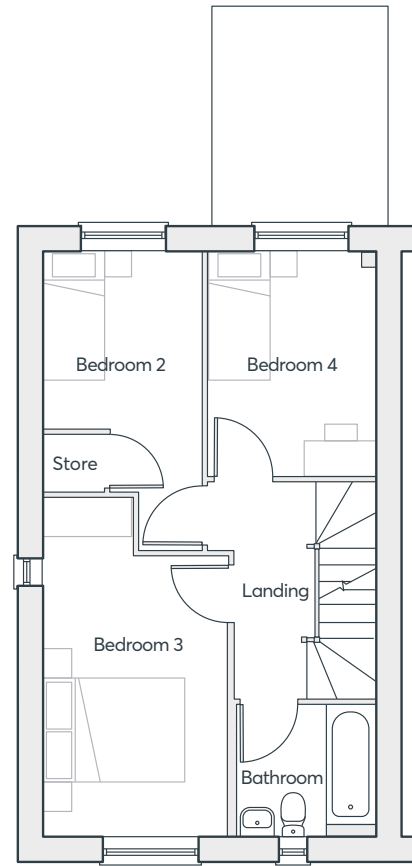
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HOMES**



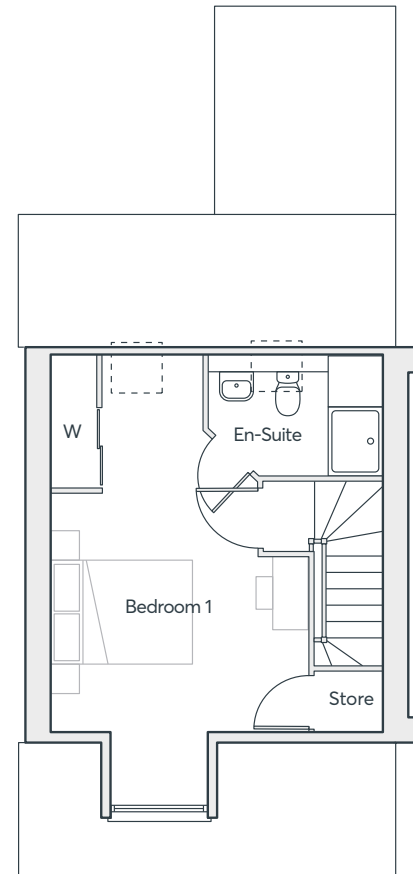
# THE DINAS



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"
Bedroom3	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

1,206 sq. ft.



# THE DARWEN

- 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

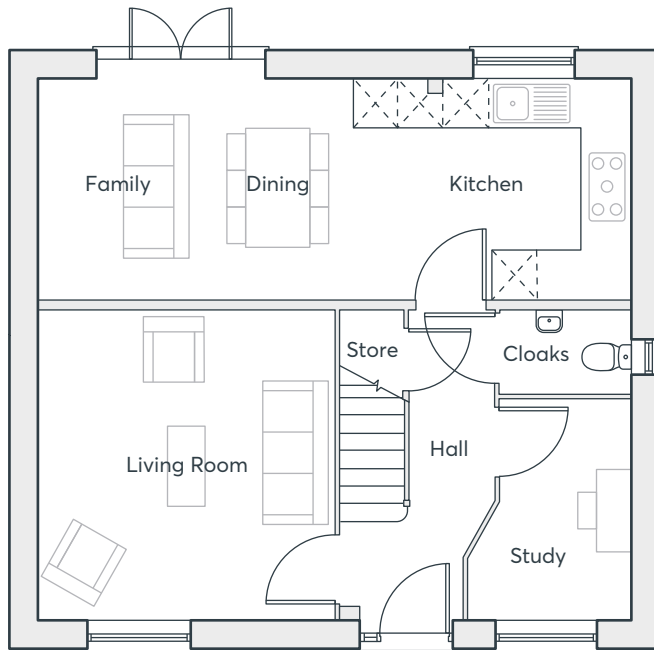
1,192 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

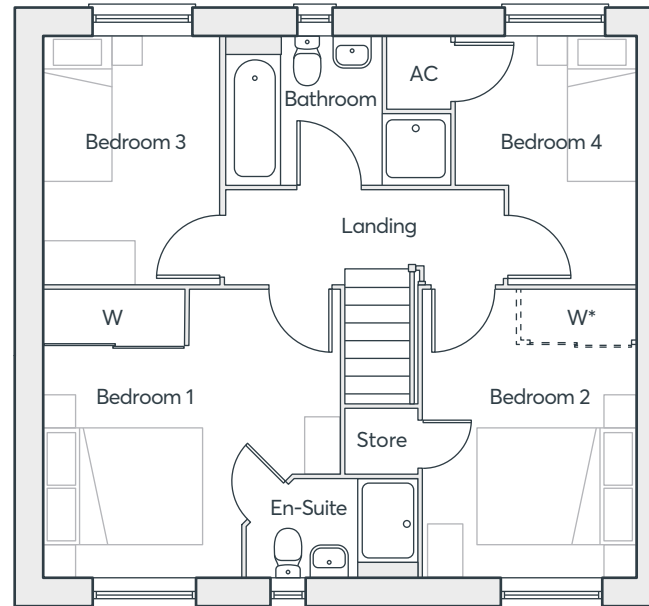
 **ST.MODWEN  
HOMES**



# THE DARWEN



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,192 sq. ft.

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

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SMP 73771/March 2025

# THE CALLOW

- 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

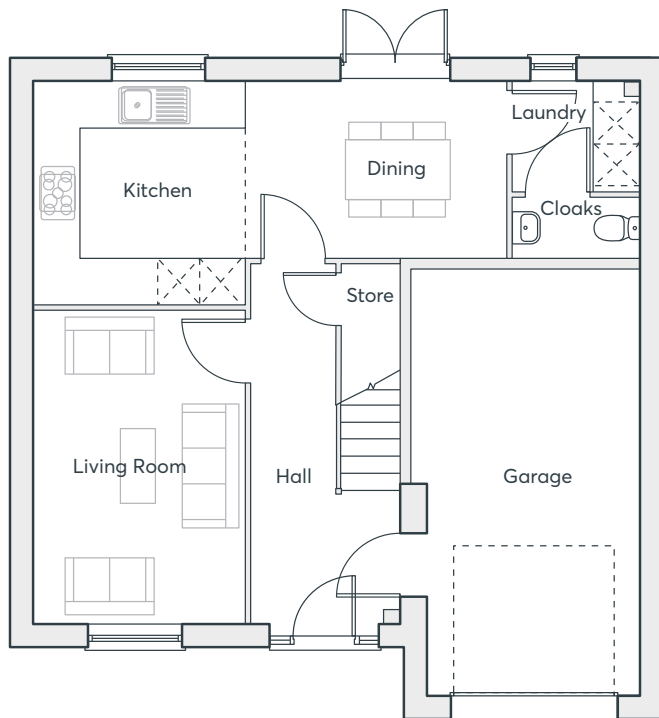
1,154 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

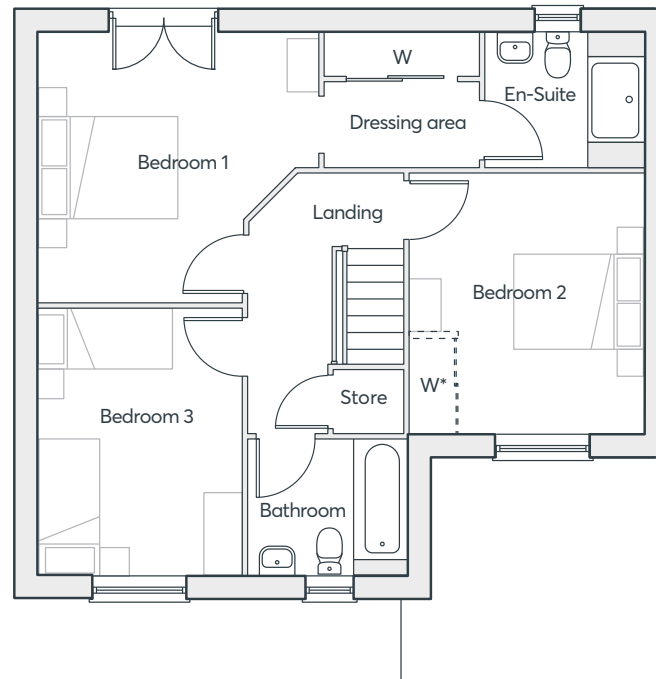
 **ST.MODWEN  
HOMES**



# THE CALLOW



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobe at an additional cost

## THREE BEDROOM HOME

1,154 sq. ft.

<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/March 2025

# THE CALDER

- 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

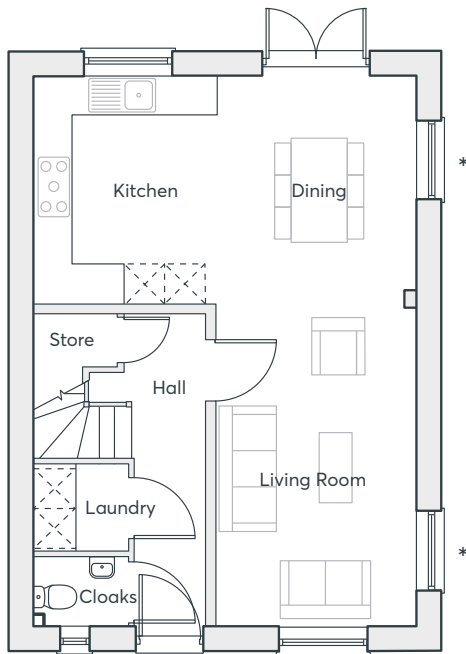
1,021 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

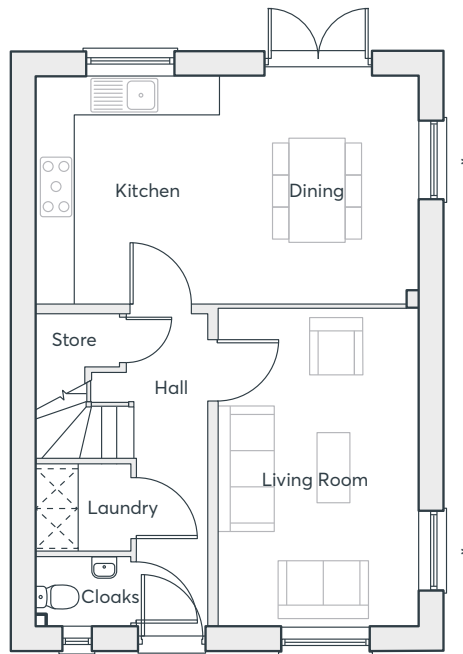
 **ST.MODWEN  
HOMES**



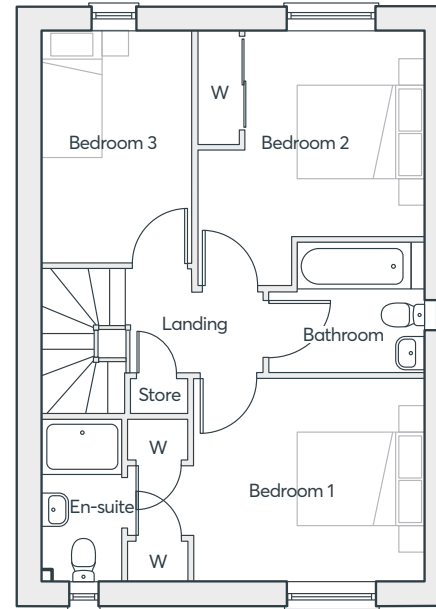
# THE CALDER



GROUND FLOOR



GROUND FLOOR ALTERNATIVE



FIRST FLOOR

\*Plot specific window

## THREE BEDROOM HOME

1,021 sq. ft.

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

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SMP 73771/March 2025

# THE FULFORD

- Opening kitchen/dining room with French doors to the rear garden
- Front facing living room with study area
- Main bedroom with fitted wardrobes
- Two further bedrooms
- Family bathroom
- Useful storage to ground and first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

\*Please refer to specialist designs for exact locations

## THREE BEDROOM HOME

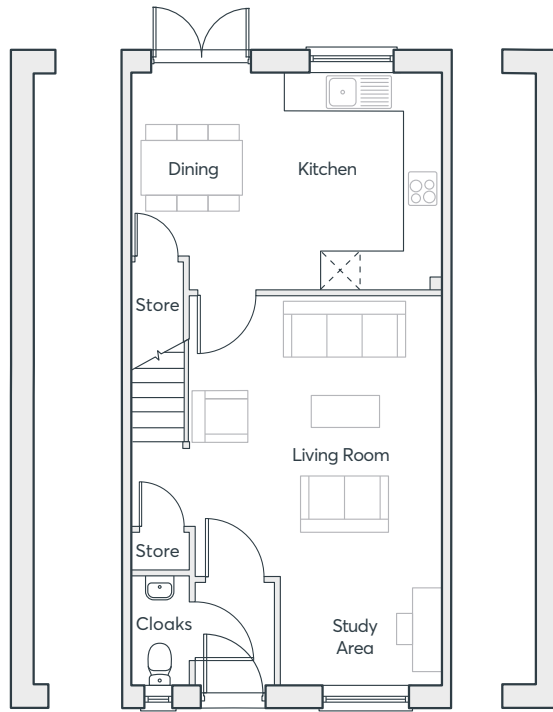
1,003 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST.MODWEN  
HOMES**

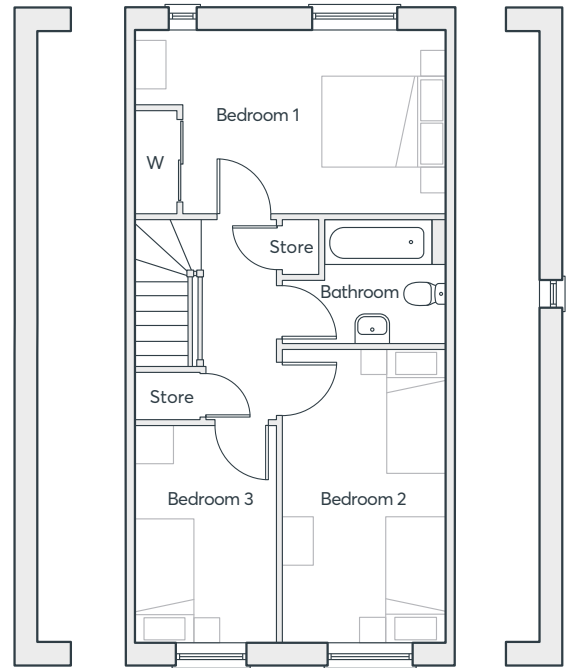


# THE FULFORD



GROUND FLOOR

\*Plot specific window



FIRST FLOOR

Living Room	4.41m × 4.86m	14'6" × 15'11"
Kitchen	3.40m × 2.78m	11'2" × 9'1"
Dining	3.40m × 2.08m	11'2" × 6'10"
Study Area	1.69m × 2.53m	5'6" × 8'4"
Cloakroom	1.70m × 0.90m	5'7" × 2'11"
Bedroom 1	2.85m × 4.86m	9'4" × 15'11"
Bedroom 2	4.59m × 2.55m	15'1" × 8'4"
Bedroom 3	3.40m × 2.22m	11'2" × 7'3"
Bathroom	1.94m × 2.55m	6'4" × 8'4"

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SMP 73771/March 2025

## THREE BEDROOM HOME

1,003 sq. ft.



# THE COLLEYWELL

- 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

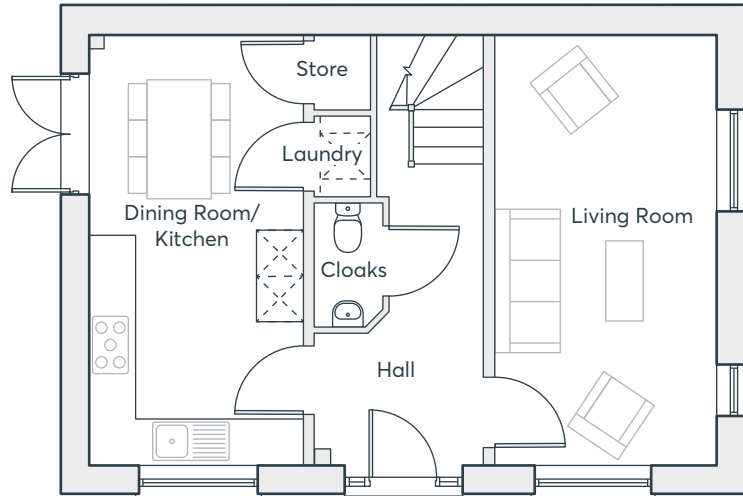
1,001 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

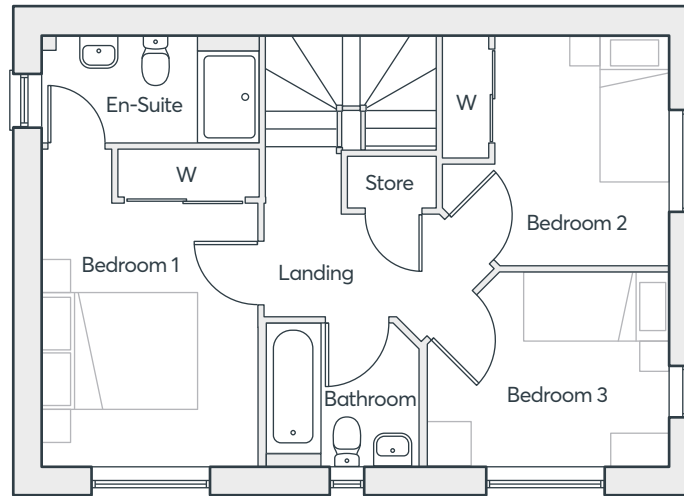
 **ST.MODWEN  
HOMES**



# THE COLLEYWELL



GROUND FLOOR



FIRST FLOOR

## THREE BEDROOM HOME

1,001 sq. ft.

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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SMP 73771/March 2025

# THE CERNE

- 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

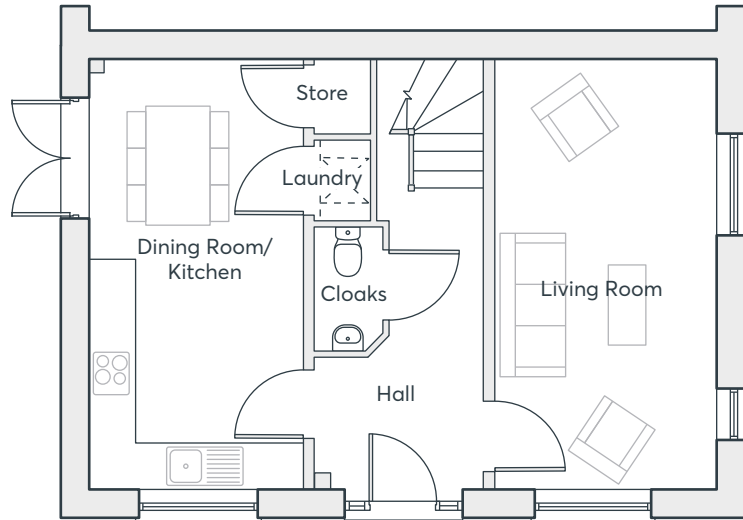
1,001 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

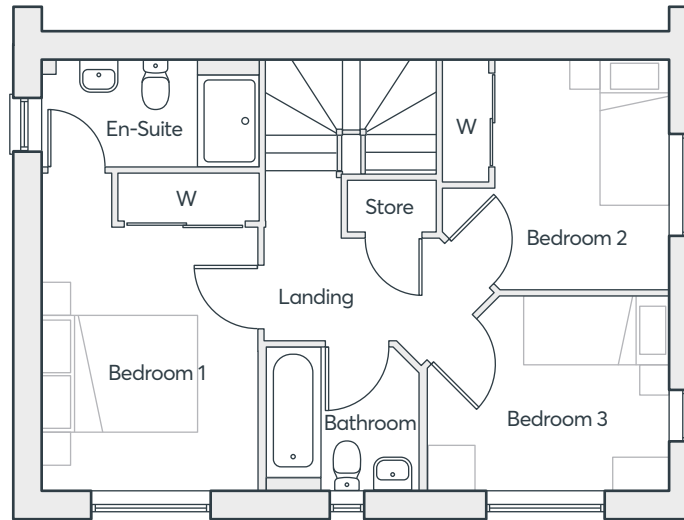
 **ST.MODWEN  
HOMES**



# THE CERNE



GROUND FLOOR



FIRST FLOOR

## THREE BEDROOM HOME

1,001 sq. ft.

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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# THE CARY

- 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

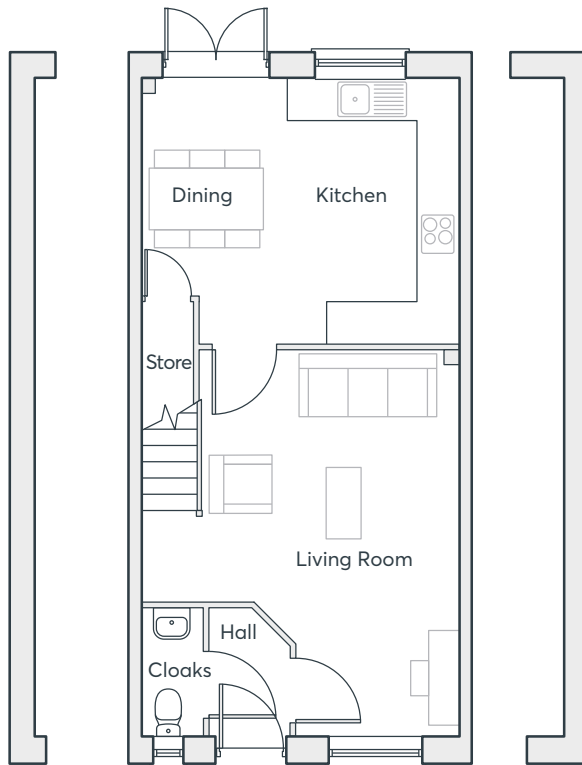
933 sq. ft.

**BLYTHE FIELDS  
STAFFORDSHIRE**

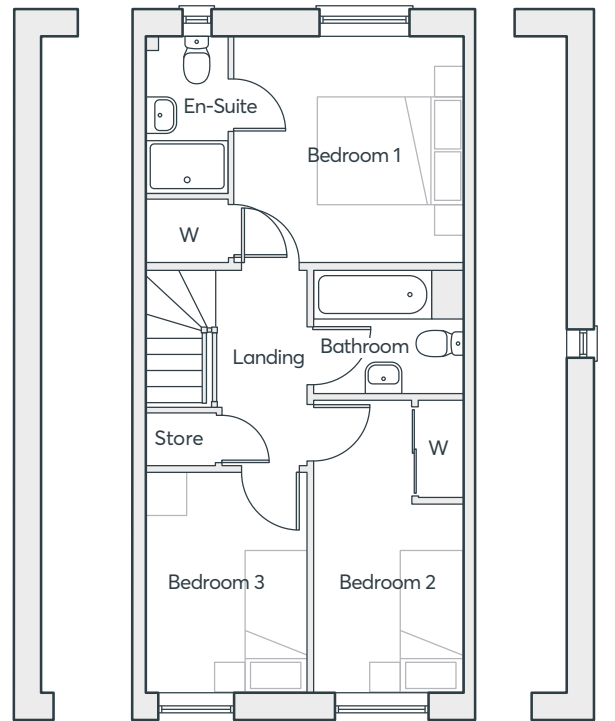
 **ST.MODWEN  
HOMES**



# THE CARY



GROUND FLOOR



FIRST FLOOR

\*Plot specific window

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

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SMP 73771/March 2025

## THREE BEDROOM HOME

933 sq. ft.



# THE CAPPLEBARROW

- 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

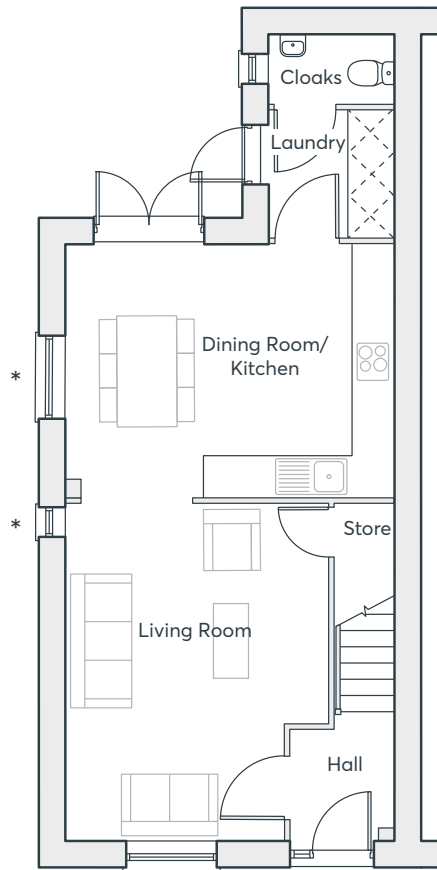
932 sq. ft.

**BLYTHE FIELDS**  
STAFFORDSHIRE

 **ST.MODWEN  
HOMES**

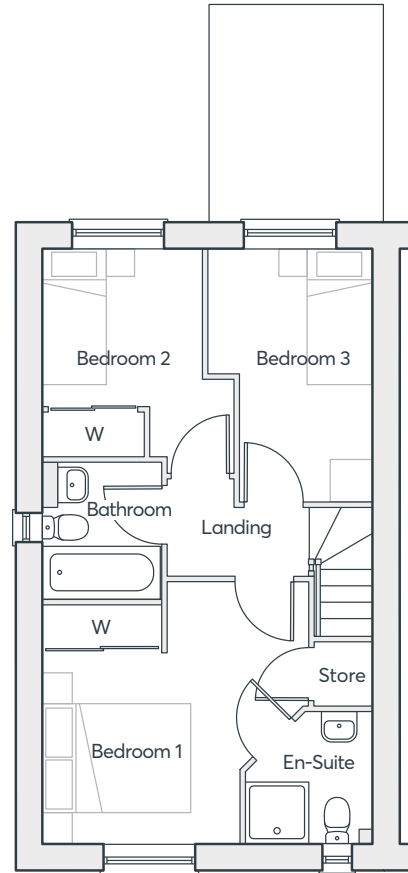


# THE CAPPLEBARROW



**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 sq. ft.



# THE DALE v1

- Front facing kitchen and dining room
- Living room with French doors to the rear garden
- Main bedroom with fitted wardrobes
- A second double bedroom
- Family bathroom
- Useful storage to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

\*Please refer to specialist designs for exact locations

## TWO BEDROOM HOME

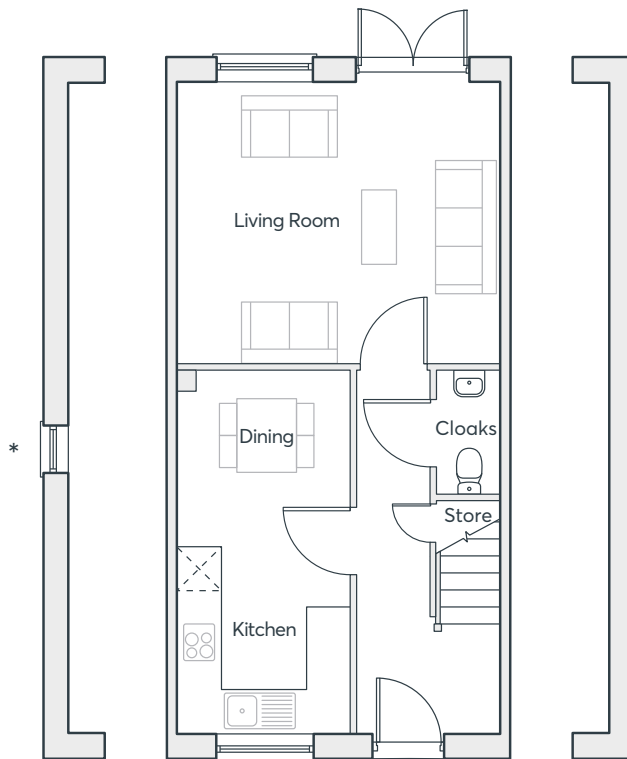
846 sq. ft.

**BLYTHE FIELDS  
STAFFORDSHIRE**

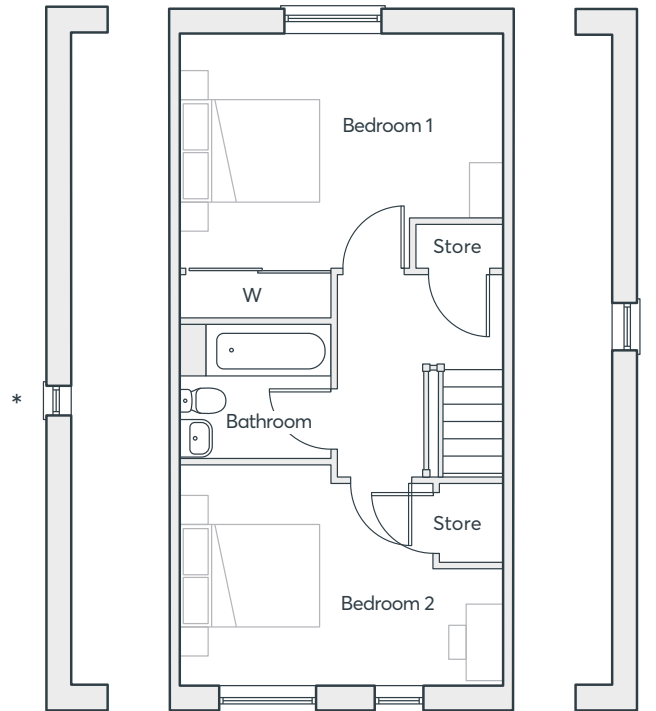
 **ST.MODWEN  
HOMES**



# THE DALE V1



GROUND FLOOR



FIRST FLOOR

\*Plot specific window

## TWO BEDROOM HOME

846 sq. ft.

Living Room	3.84m × 4.41m	12'7" × 14'6"
Kitchen	2.55m × 2.37m	8'4" × 7'9"
Dining Area	2.43m × 2.37m	8'0" × 7'9"
Cloakroom	1.70m × 0.87m	5'7" × 2'10"
Bedroom 1	3.89m × 4.41m	12'9" × 14'6"
Bedroom 2	3.00m × 4.41m	9'10" × 14'6"
Bathroom	1.85m × 2.05m	6'1" × 6'9"

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# THE ENDON <sup>v2</sup>

- Front facing fully fitted kitchen
- Living room with French doors to the rear garden
- Main bedroom with fitted wardrobes
- A second double bedroom
- Family bathroom
- Useful storage to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels\*

\*Please refer to specialist designs for exact locations

## TWO BEDROOM HOME

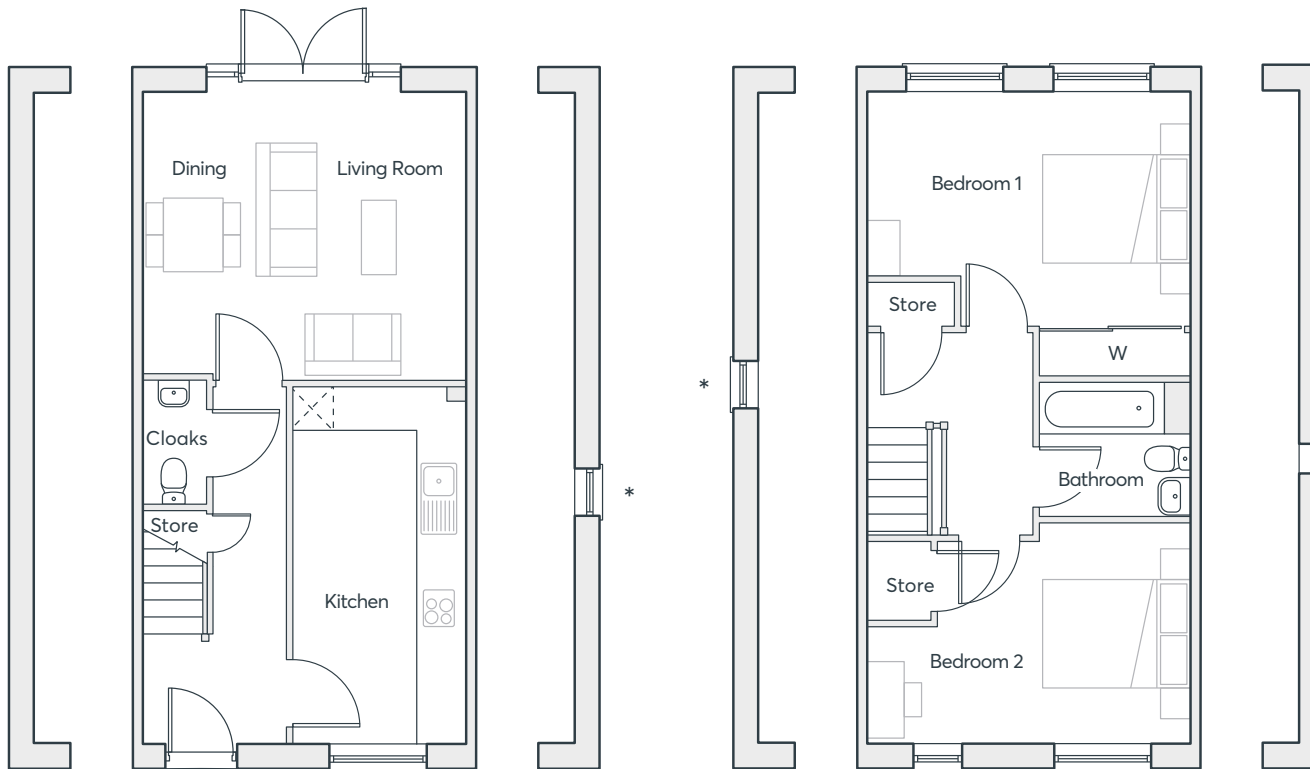
846 sq. ft.

**BLYTHE FIELDS**  
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# THE ENDON v2



**GROUND FLOOR**

**FIRST FLOOR**

\*Plot specific window

<b>Living Room</b>	3.94m × 3.00m	12'11" × 9'10"
<b>Kitchen</b>	4.88m × 2.37m	16'0" × 7'9"
<b>Dining Area</b>	3.84m × 1.41m	12'7" × 4'8"
<b>Cloakroom</b>	1.70m × 0.87m	5'7" × 2'10"
<b>Bedroom 1</b>	3.89m × 4.41m	12'9" × 14'6"
<b>Bedroom 2</b>	3.00m × 4.41m	9'10" × 14'6"
<b>Bathroom</b>	1.85m × 2.05m	6'1" × 6'9"

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## TWO BEDROOM HOME

846 sq. ft.



# THE BALDER

- 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

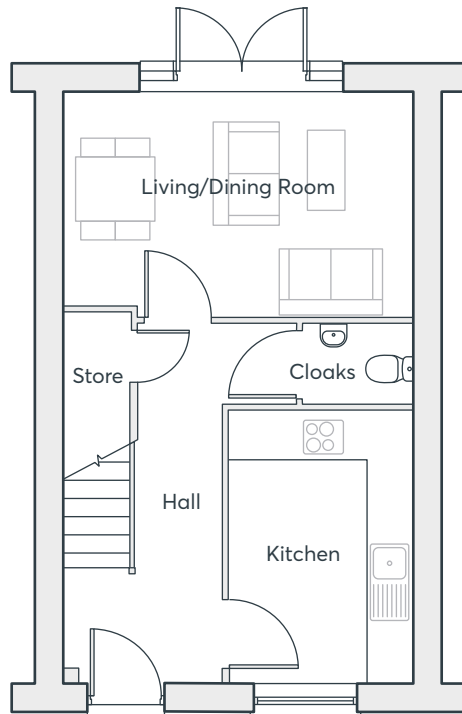
774 sq. ft.

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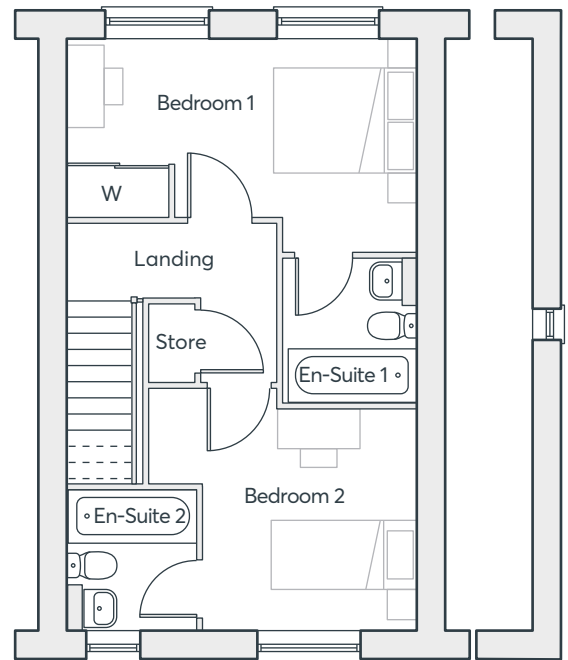
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# THE BALDER



**GROUND FLOOR**



**FIRST FLOOR**

\*Plot specific window

## TWO BEDROOM HOME

774 sq. ft.

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

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# THE BELA

- 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

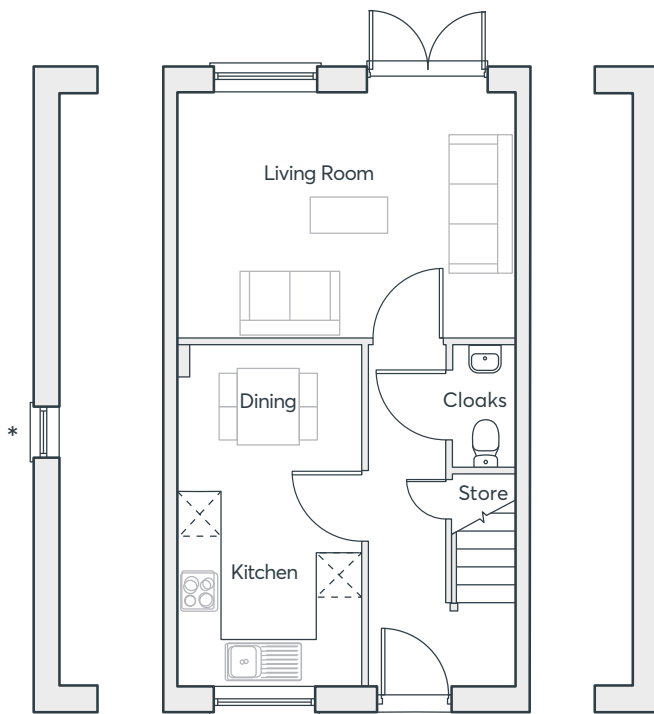
758 sq. ft.

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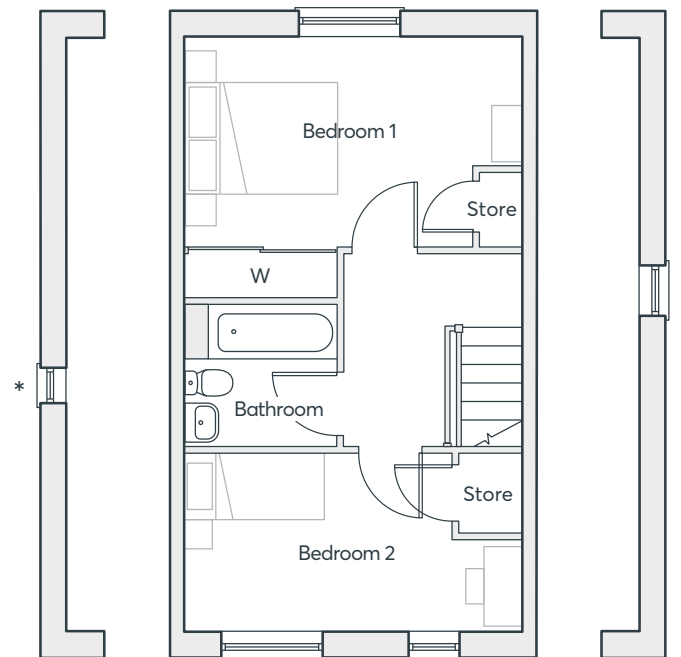


# THE BELA



**GROUND FLOOR**

\*Plot specific window



**FIRST FLOOR**

\*Plot specific window

## TWO BEDROOM HOME

758 sq. ft.

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

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