

# Discover the difference



## THE FAIRWAYS



Off St. Leonards Avenue, Stafford, ST17 4LX

# YOUR COMMUNITY



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**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

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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/ 1454)**  
4 bedroom home
  - The Barlow (1379)**  
4 bedroom home
  - The Hexham (1355)**  
4 bedroom home
  - The Paris (1342/ 1371)**  
4 bedroom home
  - The Hiero (1272/ 1252)**  
4 bedroom home
  - The Becket (1210/ 1206)**  
4 bedroom home
  - The Hannington (1173)**  
4 bedroom home
  - The Edwena (1036/ 1021)**  
3 bedroom home
  - The Kea (1001)**  
3 bedroom home
  - The Kea (936/ 921)**  
3 bedroom home
  - The Webster (936/ 921)**  
3 bedroom home
  - The Houghton (920/ 909)**  
3 bedroom home
  - The Mirin (838/ 823)**  
3 bedroom home
  - The Lawrence (790/ 777)**  
3 bedroom home
  - The Wilfred (774)**  
2 bedroom home
  - The Nina (758)**  
2 bedroom home
  - The Kemble (705/ 692)**  
2 bedroom home
  - The Gennings (824/ 816)**  
2 bedroom coach house
  - The Selwyn (463GF/ 539FF)**  
1 bedroom maisonette
  - Affordable Housing**
- = Sustainable Homes  
 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/November 2023.



# 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
- Main bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

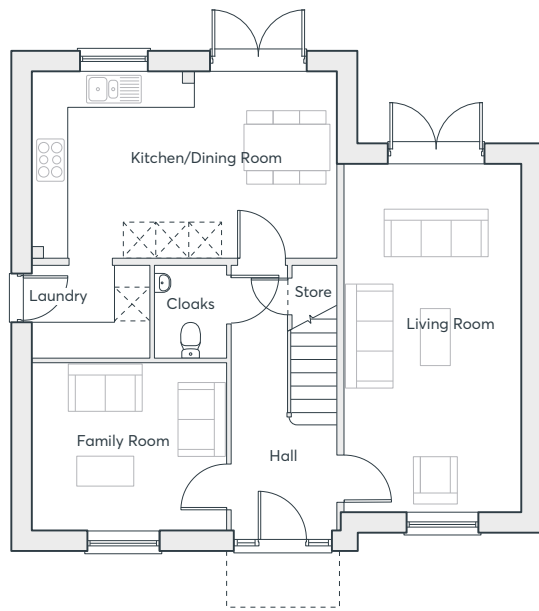
**FOUR  
BEDROOM  
HOME**

1,454 sq. ft.

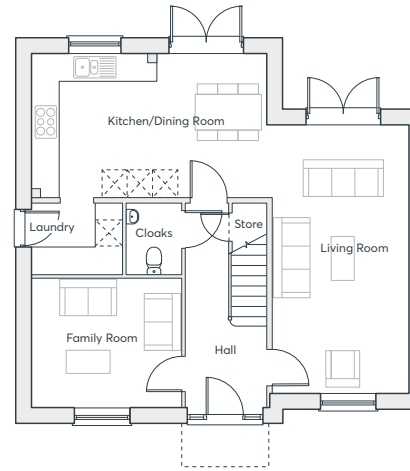
**THE FAIRWAYS  
STAFFORD**

 **ST. MODWEN  
HOMES**

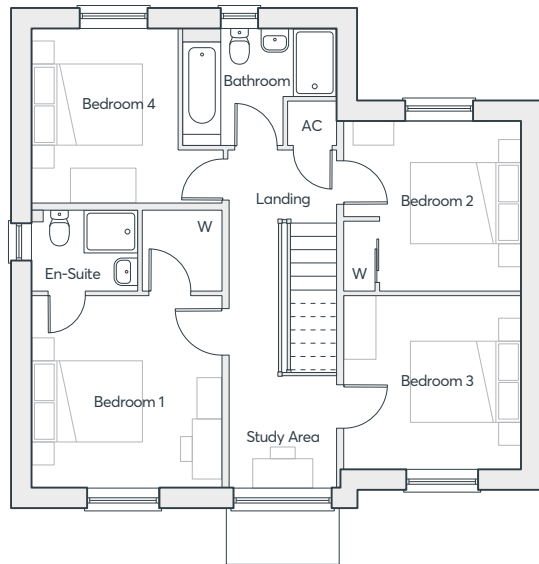
**GROUND FLOOR**



**ALTERNATIVE OPTION**



**FIRST FLOOR**



# THE GARNET

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

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## FOUR BEDROOM HOME

1,454 sq. ft.







# THE BARLOW

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

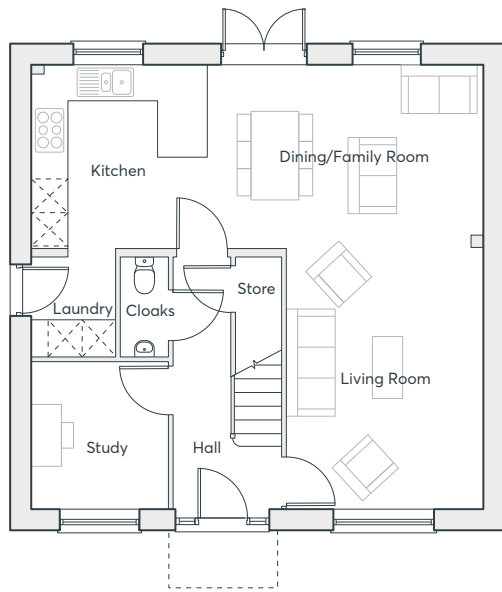
**FOUR  
BEDROOM  
HOME**

1,379 sq. ft.

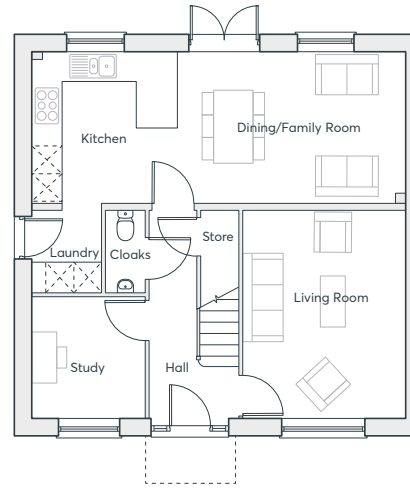
**THE FAIRWAYS  
STAFFORD**

 **ST. MODWEN  
HOMES**

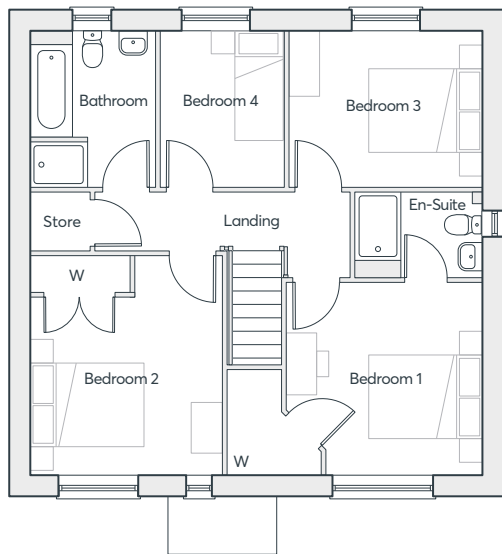
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



# THE BARLOW

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

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## FOUR BEDROOM HOME

1,379 sq. ft.





# THE HEXHAM

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Kitchen/dining room
- Main 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
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

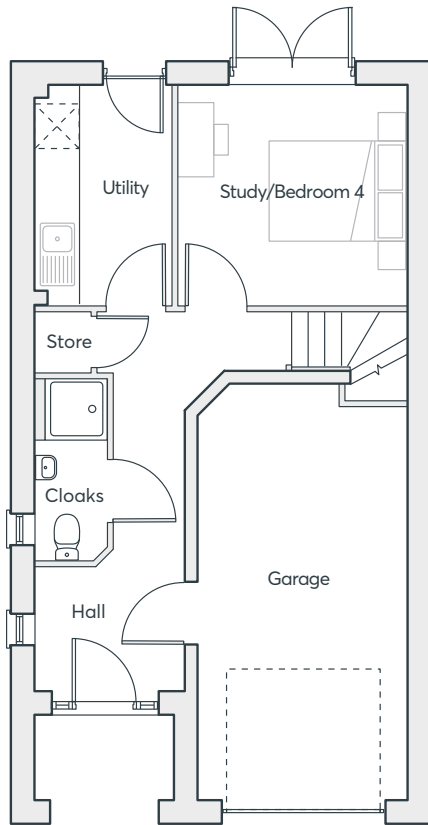
## FOUR BEDROOM HOME

1,355 sq. ft.

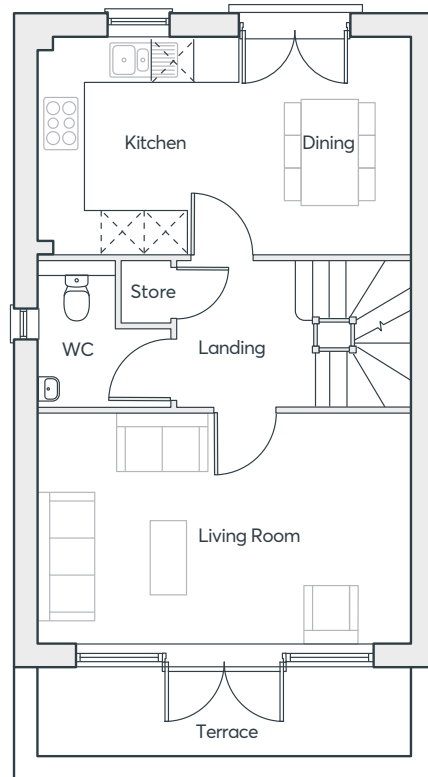
THE FAIRWAYS  
STAFFORD

 **ST. MODWEN  
HOMES**

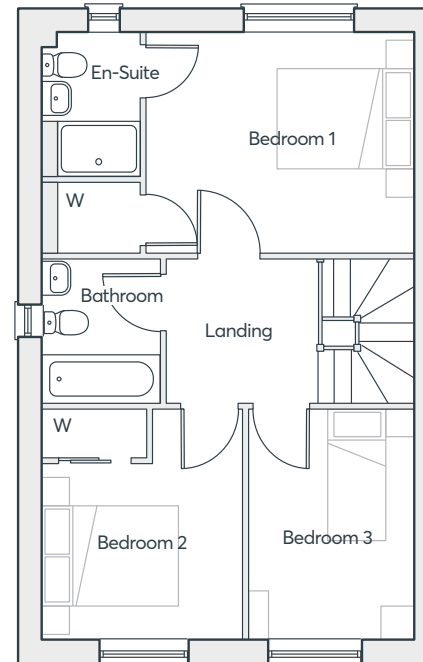
# THE HEXHAM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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SMP 63328/November 2023

## FOUR BEDROOM HOME

1,355 sq. ft.



# THE PARIS

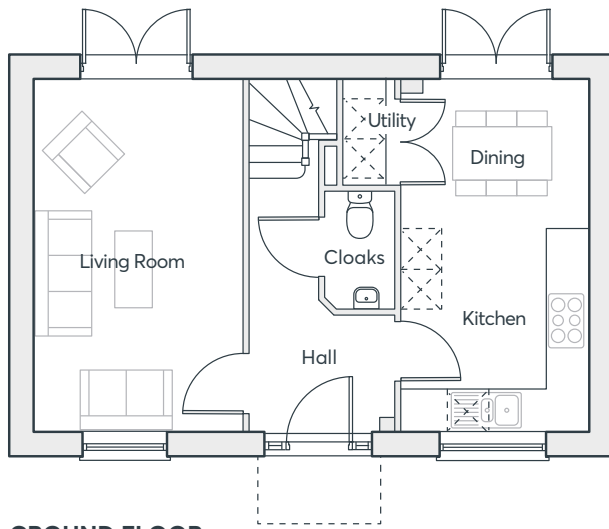
- Three storey home
- Kitchen/dining room with French doors to the garden
- Living room
- Two bedrooms, a study and a family bathroom on the first floor
- Main bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double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

## FOUR BEDROOM HOME

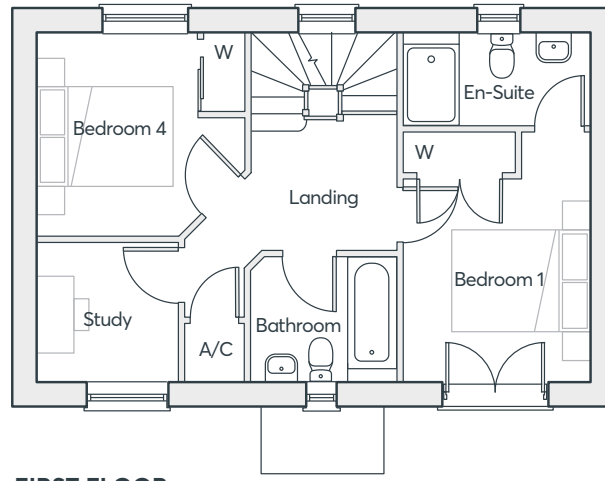
1,342 sq. ft.

THE FAIRWAYS  
STAFFORD

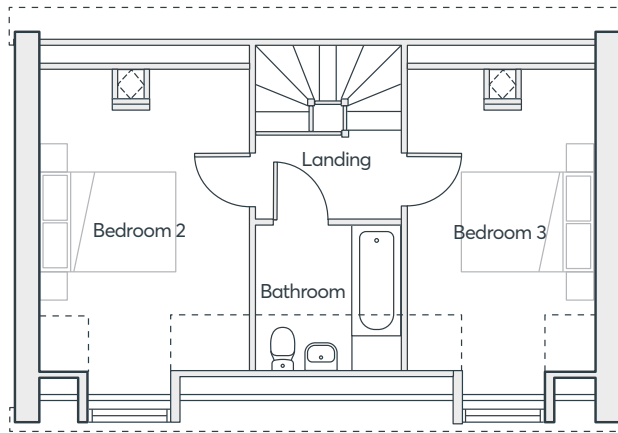
 **ST. MODWEN  
HOMES**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

# THE PARIS

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

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## FOUR BEDROOM HOME

1,342 sq. ft.





# 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
- Main 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

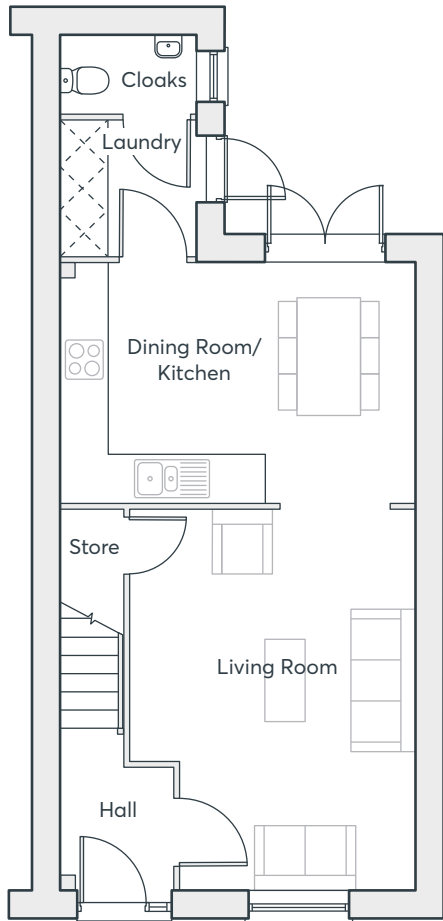
**FOUR  
BEDROOM  
HOME**

1,210 sq. ft.

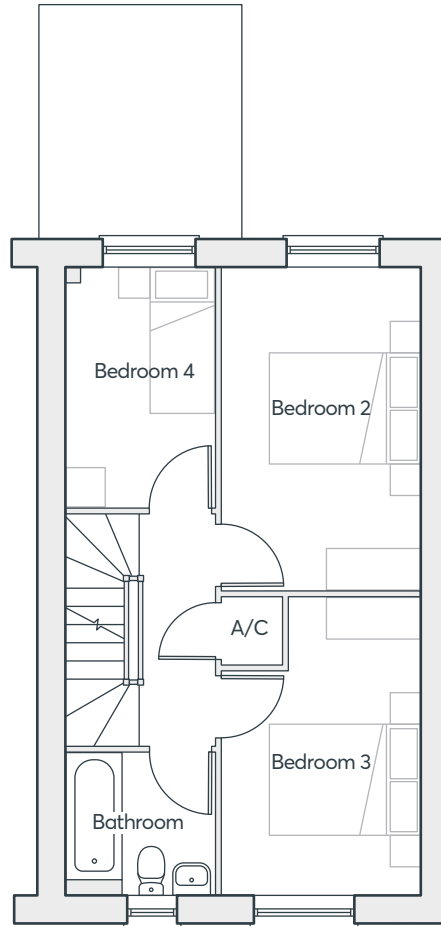
**THE FAIRWAYS  
STAFFORD**

 **ST. MODWEN  
HOMES**

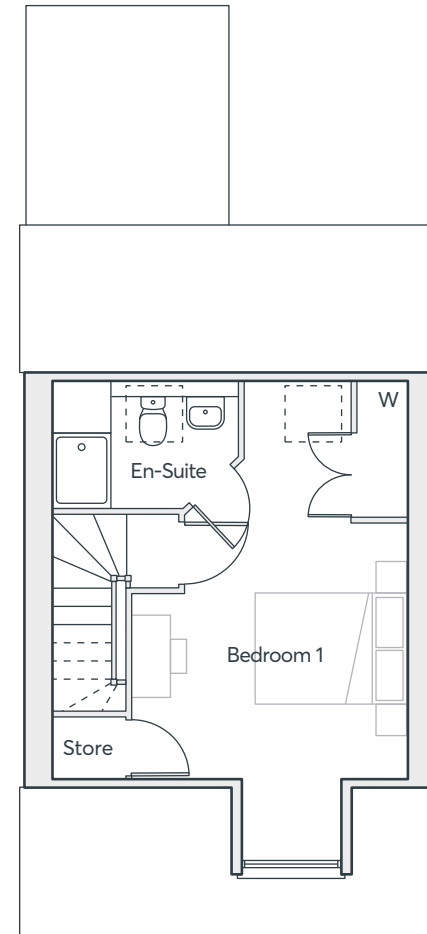
# THE BECKET



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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

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## FOUR BEDROOM HOME

1,210 sq. ft.





# THE EDWENA

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Laundry room
- Under stairs storage cupboard
- Main bedroom with en-suite and built-in wardrobe
- 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

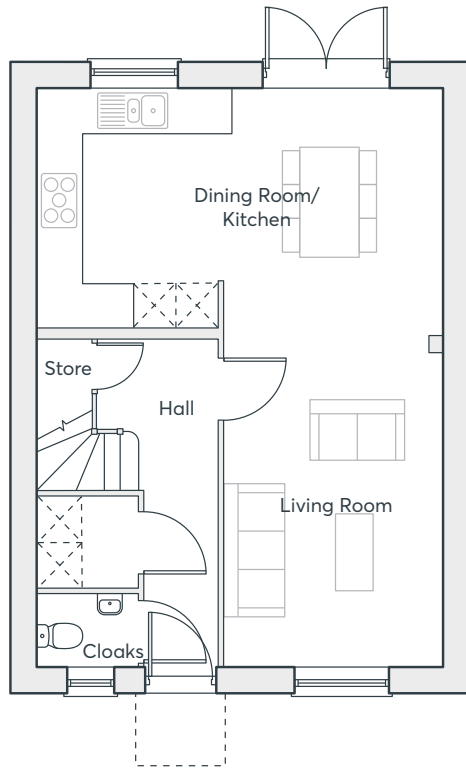
## THREE BEDROOM HOME

1,036 sq. ft.

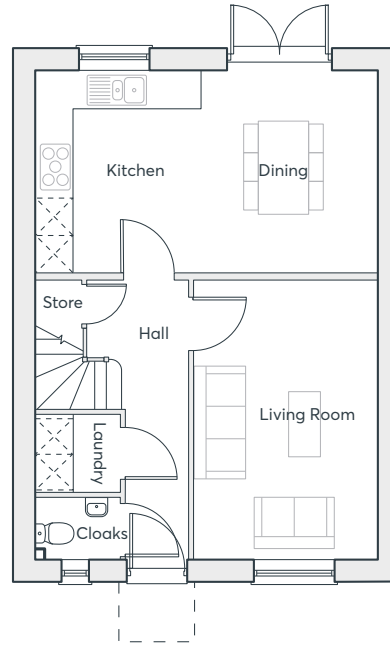
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HOMES**

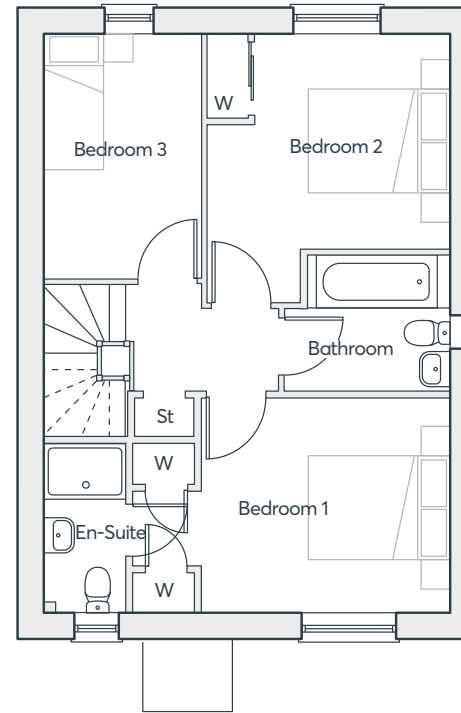
# THE EDWENA



**GROUND FLOOR**



**ALTERNATIVE OPTION**



**FIRST FLOOR**

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

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## THREE BEDROOM HOME

1,036 sq. ft.





# THE WEBSTER

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

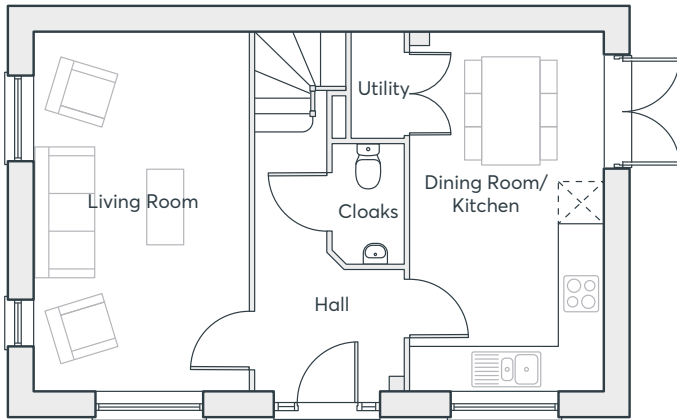
**THREE  
BEDROOM  
HOME**

936 sq. ft.

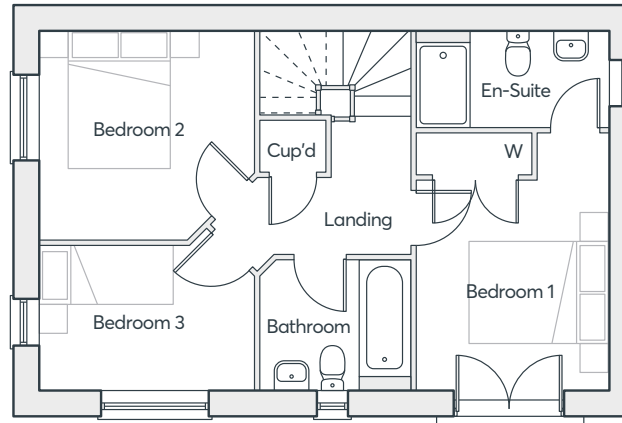
**THE FAIRWAYS  
STAFFORD**



# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	3.07m × 5.25m	10'3" × 17'3"
<b>Kitchen/Dining</b>	2.77m × 5.25m	9'3" × 17'3"
<b>Cloakroom</b>	1.03m × 1.75m	3'5" × 5'9"
<b>Bedroom 1</b>	2.79m × 3.74m	9'2" × 12'3"
<b>En-suite</b>	2.79m × 1.42m	9'2" × 4'8"
<b>Bedroom 2</b>	3.12m × 3.05m	10'3" × 10'0"
<b>Bedroom 3</b>	3.12m × 2.11m	10'3" × 6'11"
<b>Bathroom</b>	2.18m × 1.90m	7'2" × 6'3"

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## THREE BEDROOM HOME

936 sq. ft.





# 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
- Main bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

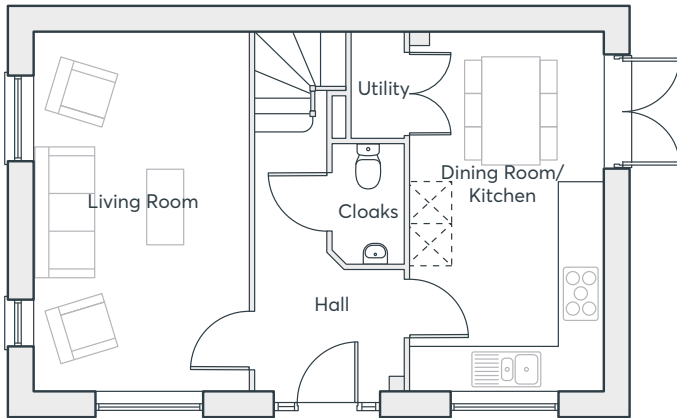
## THREE BEDROOM HOME

936 sq. ft.

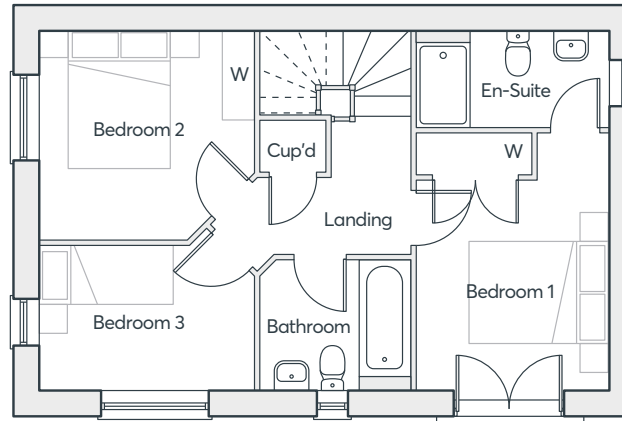
THE FAIRWAYS  
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HOMES**

# THE KEA



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	3.07m × 5.25m	10'3" × 17'3"
<b>Kitchen/Dining</b>	2.77m × 5.25m	9'3" × 17'3"
<b>Cloakroom</b>	1.03m × 1.75m	3'5" × 5'9"
<b>Bedroom 1</b>	2.79m × 3.74m	9'2" × 12'3"
<b>En-suite</b>	2.79m × 1.42m	9'2" × 4'8"
<b>Bedroom 2</b>	3.12m × 3.05m	10'3" × 10'0"
<b>Bedroom 3</b>	3.12m × 2.11m	10'3" × 6'11"
<b>Bathroom</b>	2.18m × 1.90m	7'2" × 6'3"

## THREE BEDROOM HOME

936 sq. ft.

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SMP 63328/November 2023



# 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
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

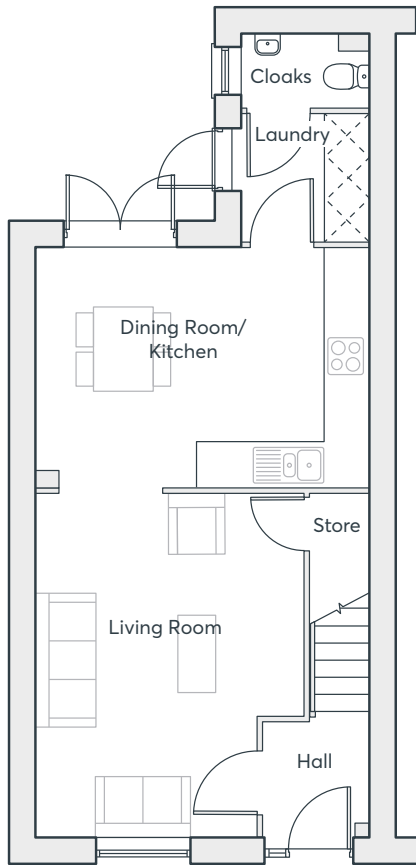
## THREE BEDROOM HOME

920 sq. ft.

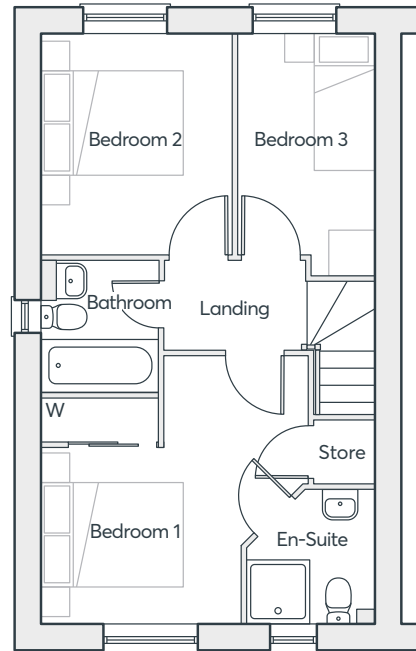
THE FAIRWAYS  
STAFFORD

 **ST. MODWEN  
HOMES**

# THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

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/November 2023

## THREE BEDROOM HOME

920 sq. ft.





# THE MIRIN

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

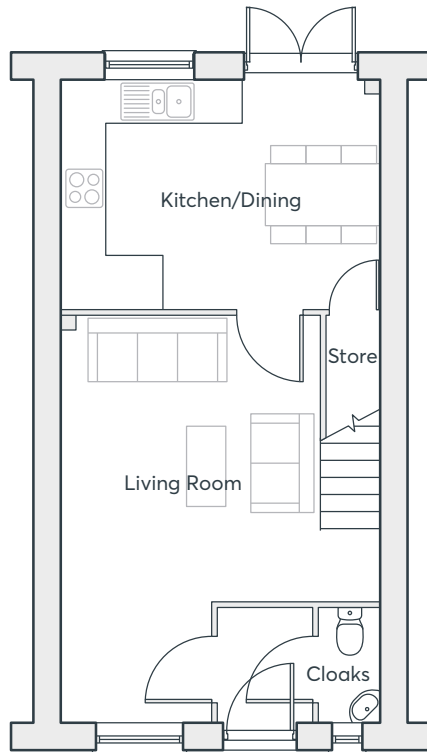
## THREE BEDROOM HOME

838 sq. ft.

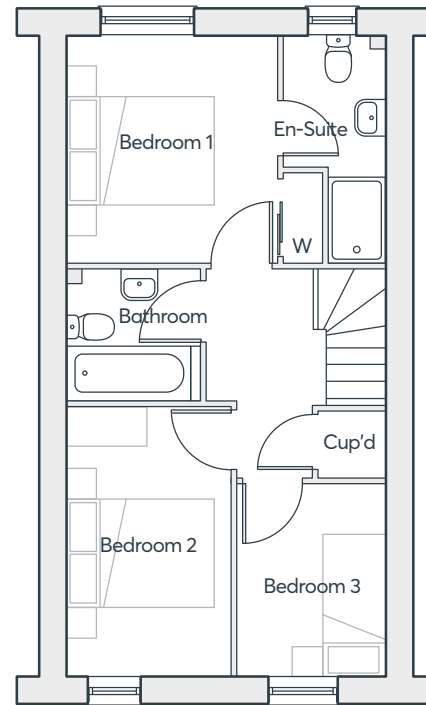
THE FAIRWAYS  
STAFFORD

 **ST. MODWEN  
HOMES**

# THE MIRIN



**GROUND FLOOR**



**FIRST FLOOR**

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

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## THREE BEDROOM HOME

838 sq. ft.



# THE GENNINGS

- Open plan kitchen/living room with Juliet balcony
- Fully fitted kitchen with oven and hob
- Main 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

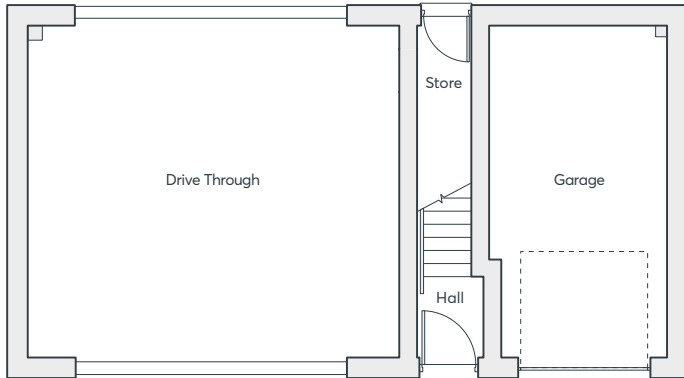
## TWO BEDROOM FOG

824 sq. ft.

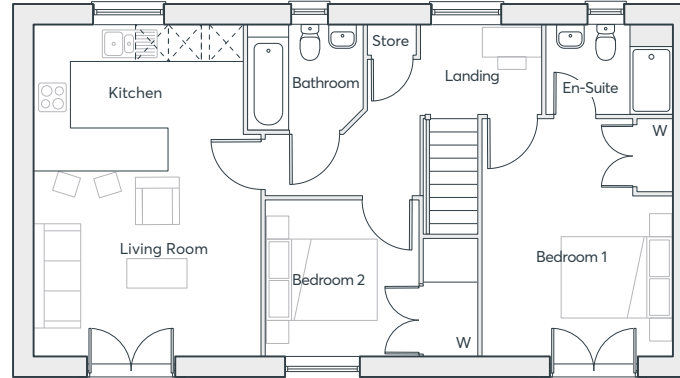
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HOMES**

# THE GENNINGS



**GROUND FLOOR**



**FIRST FLOOR**

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

## TWO BEDROOM FOG

824 sq. ft.

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# 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
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

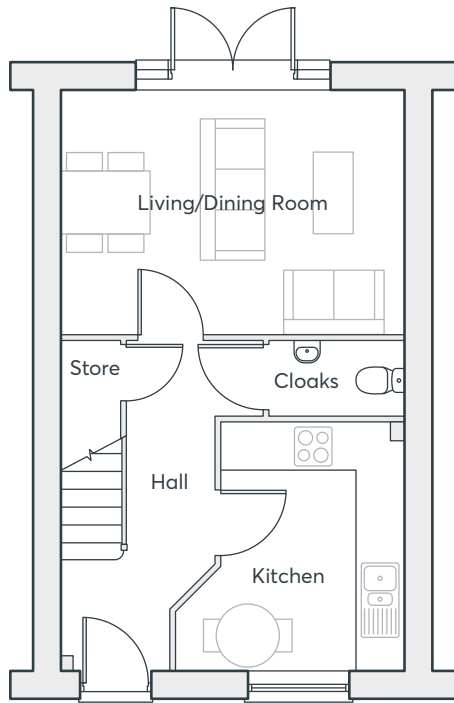
**THREE  
BEDROOM  
HOME**

790 sq. ft.

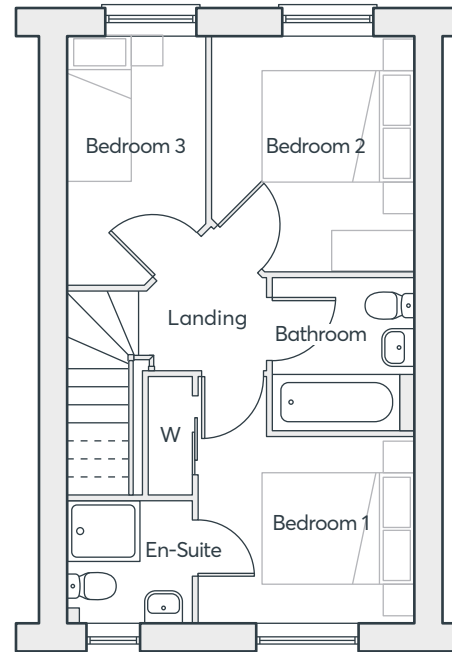
**THE FAIRWAYS  
STAFFORD**

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HOMES**

# THE LAWRENCE V1



**GROUND FLOOR**



**FIRST FLOOR**

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

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SMP 63328/November 2023

## THREE BEDROOM HOME

790 sq. ft.



# 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
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

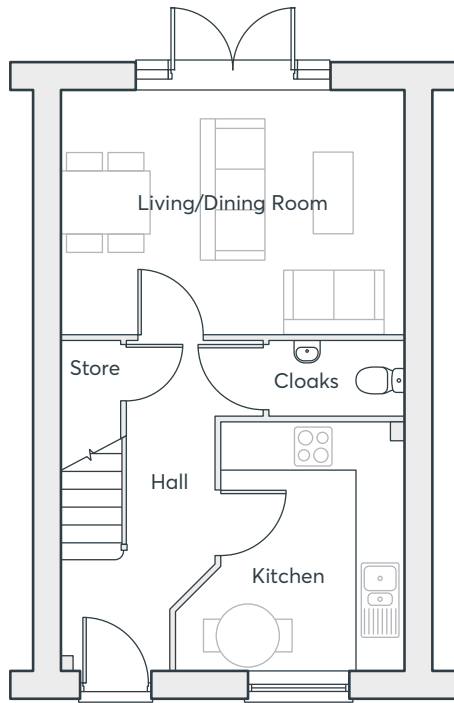
## THREE BEDROOM HOME

790 sq. ft.

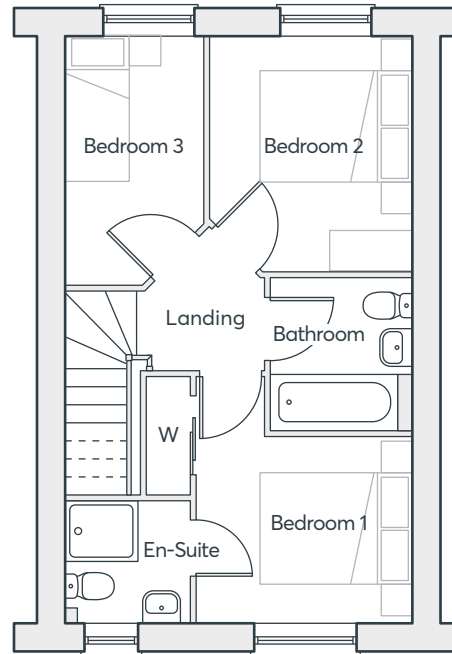
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# THE LAWRENCE V2



**GROUND FLOOR**



**FIRST FLOOR**

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

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## THREE BEDROOM HOME

790 sq. ft.





# THE KEMBLE V1

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

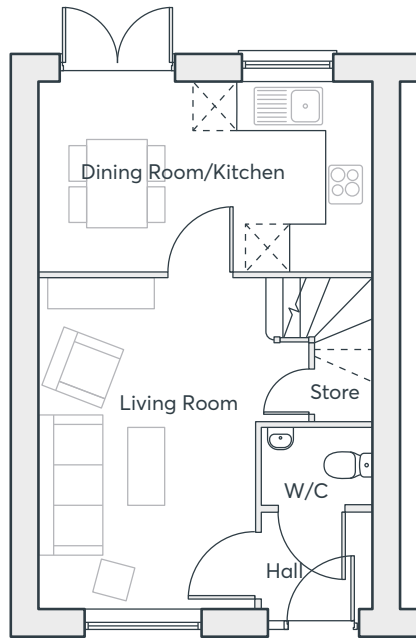
## TWO BEDROOM HOME

705 sq. ft.

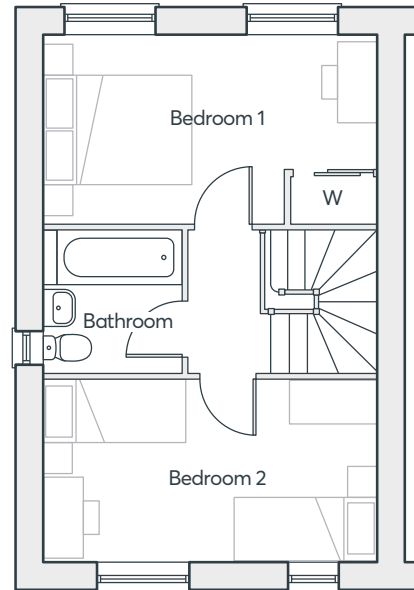
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# THE KEMBLE V1



**GROUND FLOOR**



**FIRST FLOOR**

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

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## TWO BEDROOM HOME

705 sq. ft.

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# THE KEMBLE V2

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

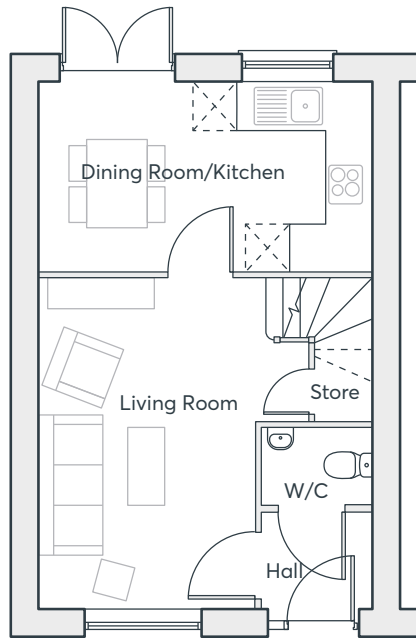
## TWO BEDROOM HOME

705 sq. ft.

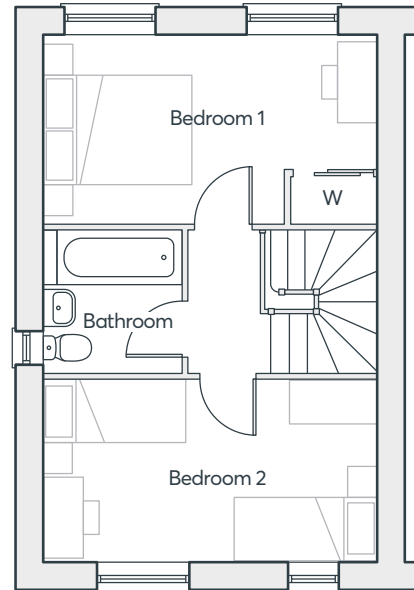
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# THE KEMBLE V2



**GROUND FLOOR**



**FIRST FLOOR**

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

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## TWO BEDROOM HOME

705 sq. ft.



# SELWYN 471 & SABINA 599

- All the living space is conveniently located on one floor
- Open plan living/dining/kitchen room
- Main 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

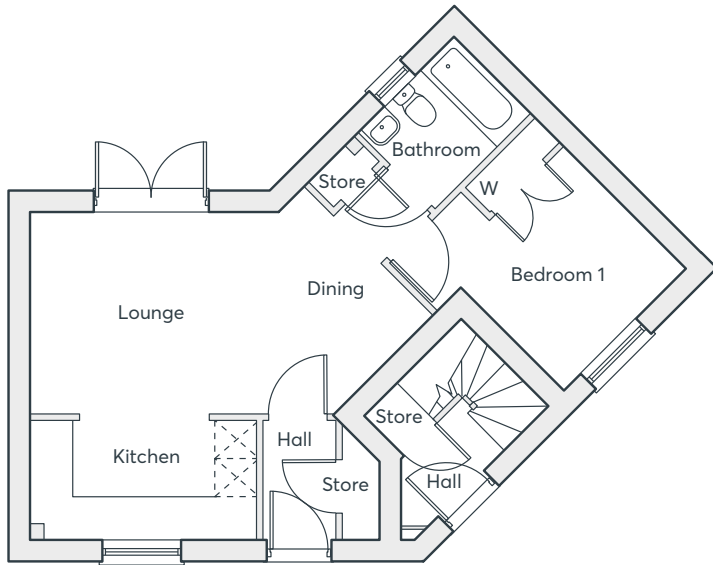
## ONE BEDROOM APARTMENT

471/599 sq. ft.

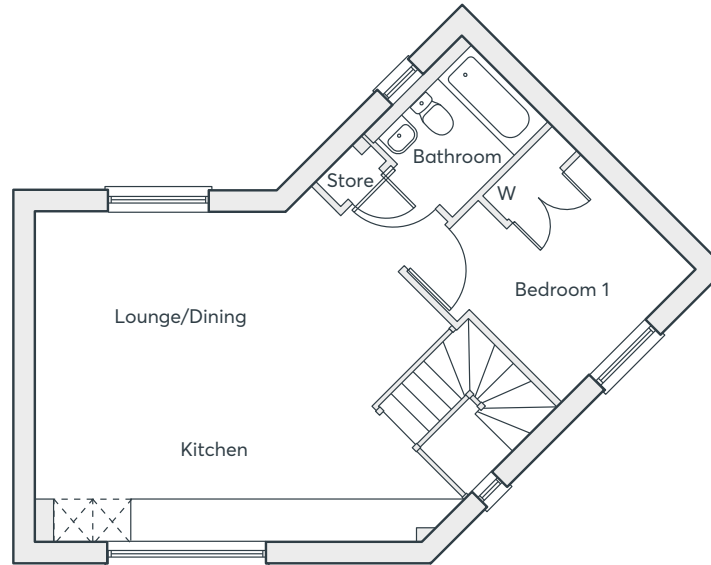
**THE FAIRWAYS**  
STAFFORD

 **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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**ONE  
BEDROOM  
APARTMENT**  
471/599 sq. ft.





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

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