

Discover the difference



THE FAIRWAYS



Off St. Leonards Avenue, Stafford, ST17 4LX

YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





DEVELOPMENT LAYOUT

- The Keyne (1664)**
5 bedroom home
 - The Cuthbert (1513)**
5 bedroom home
 - The Garnet (1474/ 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

 Sustainable home

- 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
- Utility with access to the rear garden
- Main bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

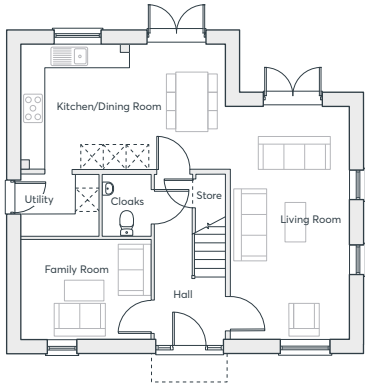
*Please refer to working drawings for exact locations.

**FOUR
BEDROOM
HOME**

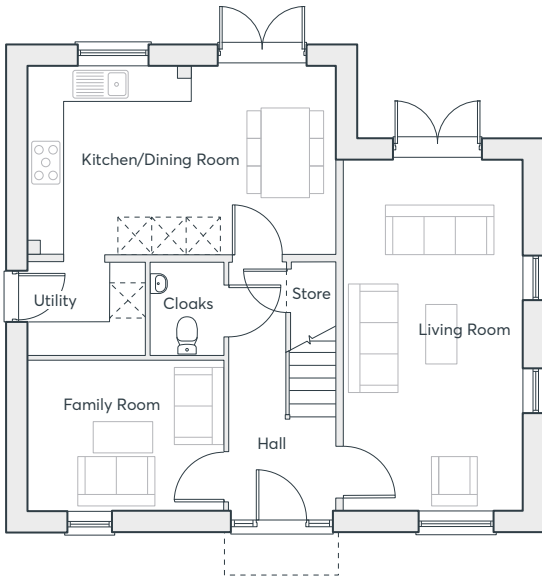
1,414 sq. ft.

**THE FAIRWAYS
STAFFORD**

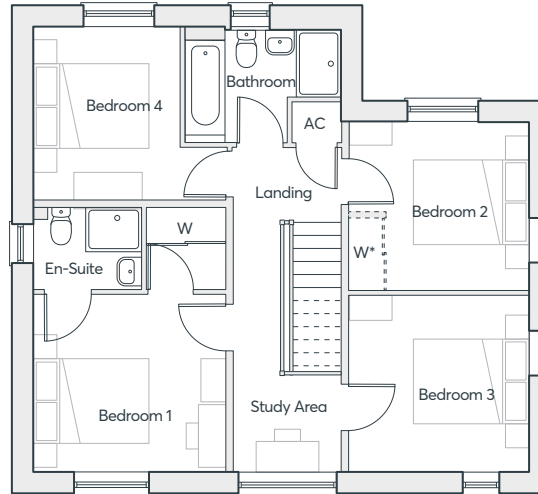
 **ST. MODWEN
HOMES**



ALTERNATIVE OPTION



GROUND FLOOR



FIRST FLOOR

*Optional wardrobe at an additional cost

FOUR BEDROOM HOME

1,414 sq. ft.

THE GARNET

 Sustainable home

Living Room	6.32m x 3.23m	20'9" x 10'7"
Family room	2.71m x 3.53m	8'11" x 11'7"
Kitchen/Dining	3.39m x 5.6m	11'1" x 18'4"
Utility	1.68m x 2.13m	5'6" x 7'0"
Cloakroom	1.68m x 1.31m	5'6" x 4'4"
Bedroom 1	3.18m x 3.46m	10'5" x 11'4"
En-suite	1.52m x 1.92m	5'0" x 6'4"
Bedroom 2	3.05m x 3.29m	10'0" x 10'9"
Bedroom 3	3.18m x 3.26m	10'5" x 10'8"
Bedroom 4	3.11m x 2.65m	10'2" x 8'9"
Bathroom	2.03m x 2.79m	6'8" x 9'2"

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 **ST.MODWEN
HOMES**



THE BARLOW

 Sustainable home

- Open plan kitchen/dining/family room with French doors to the garden
- Downstairs study
- Utility with access to rear garden
- Main bedroom with en-suite and walk-in wardrobes
- 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
- PV Solar Panels to roof*

*Please refer to working drawings for exact locations.

**FOUR
BEDROOM
HOME**

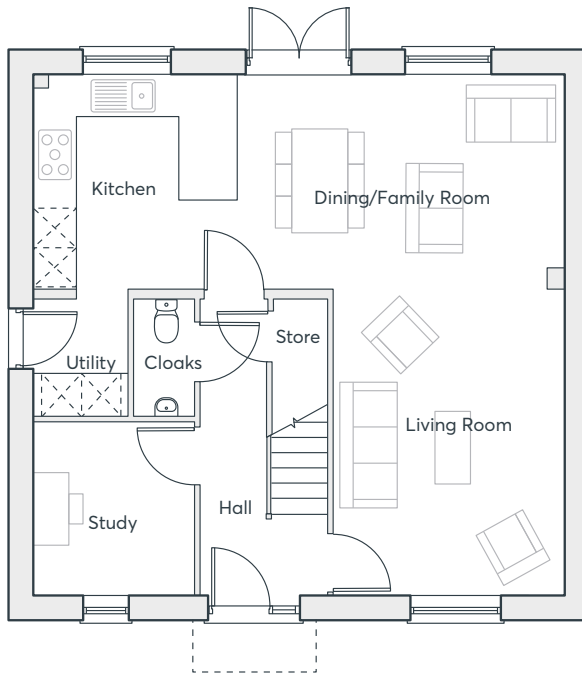
1,362 sq. ft.

**THE FAIRWAYS
STAFFORD**

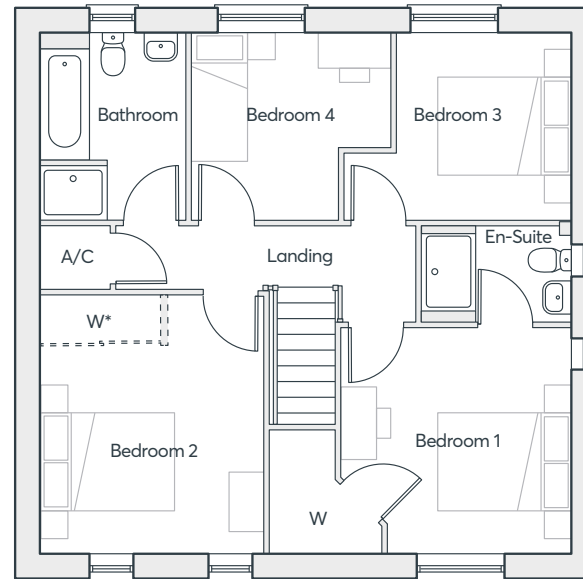
 **ST. MODWEN
HOMES**

THE BARLOW

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Family	3.62m × 8.01m	10'8" × 26'3"
Living Room	4.64m × 3.49m	15'2" × 11'5"
Study	2.63m × 2.42m	8'7" × 7'11"
Utility	1.77m × 1.43m	5'10" × 4'8"
Cloakroom	1.77m × 0.91m	5'10" × 3'0"
Bedroom 1	3.42m × 3.49m	11'3" × 11'5"
En-suite	1.47m × 2.20m	4'10" × 7'3"
Bedroom 2	3.92m × 3.37m	12'10" × 11'1"
Bedroom 3	2.83m × 2.63m	9'3" × 8'8"
Bedroom 4	2.83m × 3.00m	9'3" × 9'10"
Bathroom	2.78m × 2.20m	9'1" × 7'3"

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*Optional wardrobe at an additional cost

**FOUR
BEDROOM
HOME**

1,362 sq. ft.

 **ST.MODWEN
HOMES**



THE PARIS

 Sustainable home

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

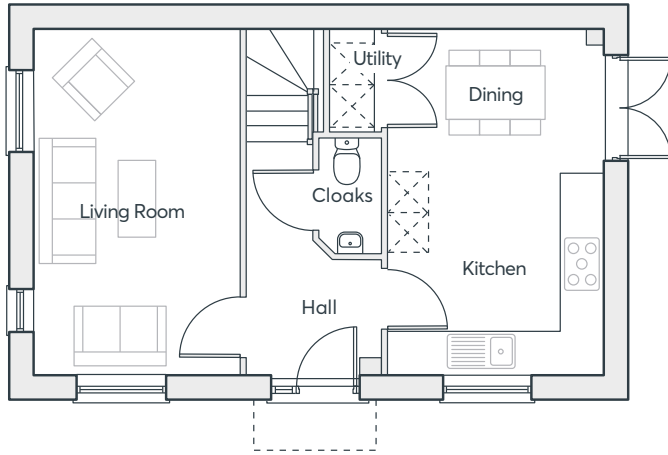
*Please refer to working drawings for exact locations.

**FOUR
BEDROOM
HOME**

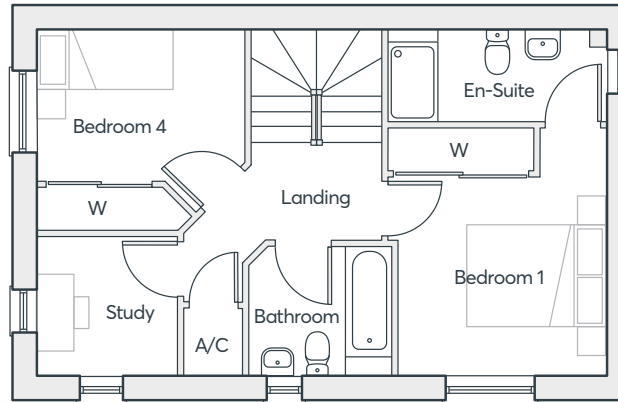
1,428 sq. ft.

**THE FAIRWAYS
STAFFORD**

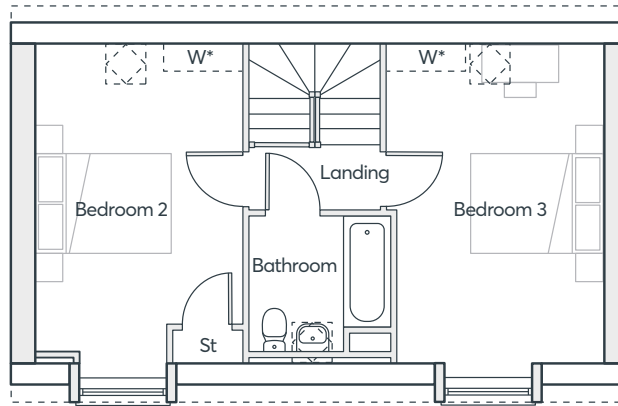
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*Optional wardrobe at an additional cost

FOUR BEDROOM HOME

1,428 sq. ft.

THE PARIS

 Sustainable home

Living Room	5.20m × 3.06m	17'1" × 10'0"
Kitchen/Dining	5.20m × 3.23m	17'1" × 10'7"
Cloakroom	1.75m × 0.90m	5'9" × 3'0"
Utility	1.55m × 0.83m	5'1" × 2'9"
Bedroom 1	3.72m × 3.14m	12'2" × 10'4"
En-suite	1.34m × 3.29m	4'5" × 10'10"
Bedroom 4	3.03m × 3.12m	9'11" × 10'3"
Study	2.08m × 2.11m	6'10" × 6'11"
FF Bathroom	1.85m × 2.16m	6'1" × 7'1"
Bedroom 2	5.20m × 3.12m	17'1" × 10'3"
Bedroom 3	5.20m × 3.14m	17'1" × 10'4"
SF Bathroom	2.05m × 2.14m	6'9" × 7'0"

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 **ST.MODWEN
HOMES**

THE HIERO

 Sustainable home

- 3 storey home
- Living room with under stairs storage
- Kitchen/dining room with attached utility and cloakroom
- French doors leading to the garden from the dining room
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the master bedroom with en-suite shower room and fitted wardrobes
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

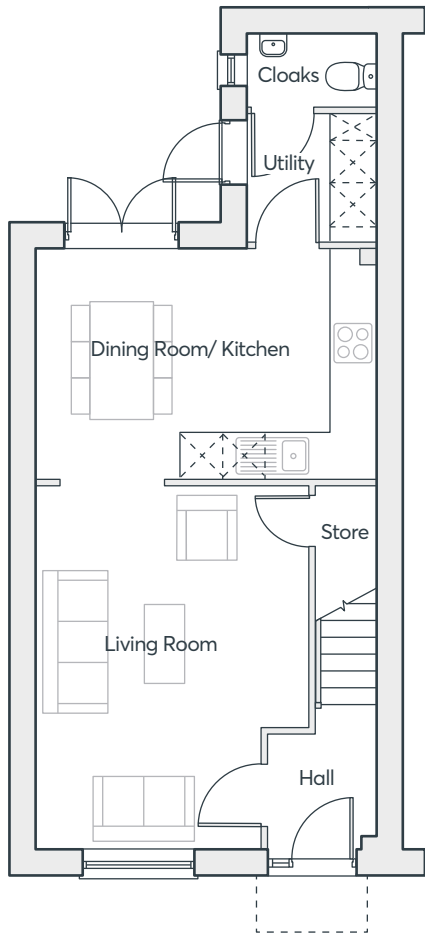
*Please refer to working drawings for exact locations.

FOUR BEDROOM HOME

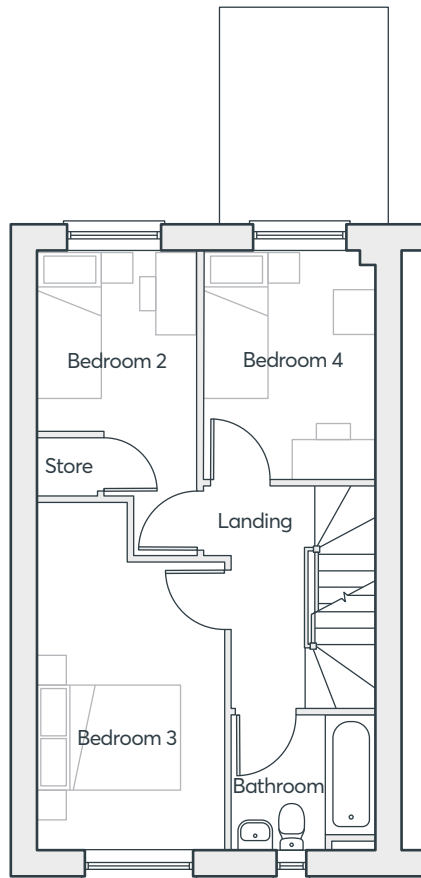
1,252 sq. ft.

THE FAIRWAYS
STAFFORD

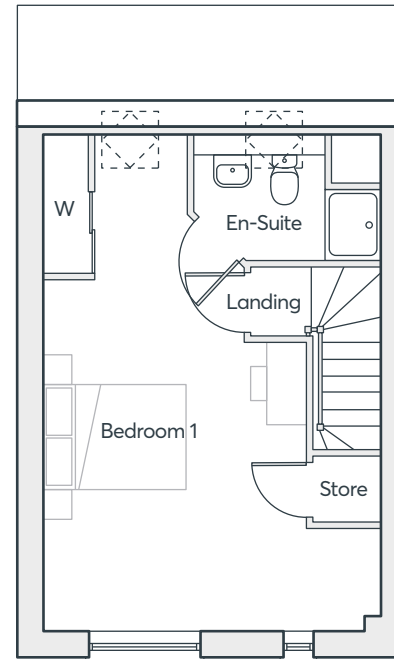
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HIERO

 Sustainable home

Living Room	5.07m × 3.79m	16'7" × 12'5"
Kitchen/Dining	3.19m × 4.74m	10'6" × 15'7"
Utility	1.81m × 1.83m	5'11" × 6'0"
Cloakroom	1.02m × 1.83m	3'4" × 6'0"
Bedroom 2	4.23m × 2.24m	13'11" × 7'4"
Bedroom 3	4.83m × 2.62m	15'10" × 8'7"
Bedroom 4	3.19m × 2.40m	10'6" × 7'11"
Bathroom	1.88m × 2.00m	6'2" × 6'7"
Bedroom 1	7.01m × 3.66m	23'0" × 12'0"
En-suite	1.78m × 2.64m	5'10" × 8'8"

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FOUR BEDROOM HOME

1,252 sq. ft.





THE BECKET

 Sustainable home

- Kitchen/dining room with French doors to the garden
- Separate utility and cloakroom off the kitchen
- Large lounge opening onto the dining area
- Main bedroom spanning the entire top floor with built in wardrobe, dressing area and en-suite
- 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
- PV Solar Panels to roof*

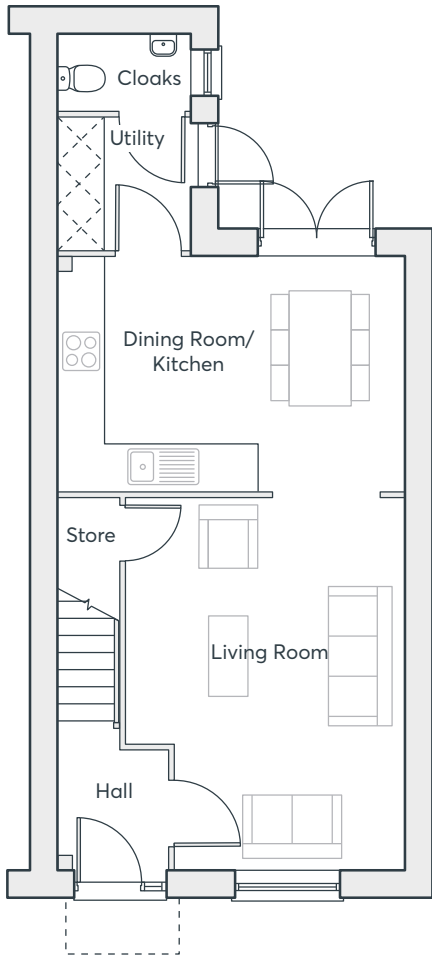
*Please refer to working drawings for exact locations.

**FOUR
BEDROOM
HOME**

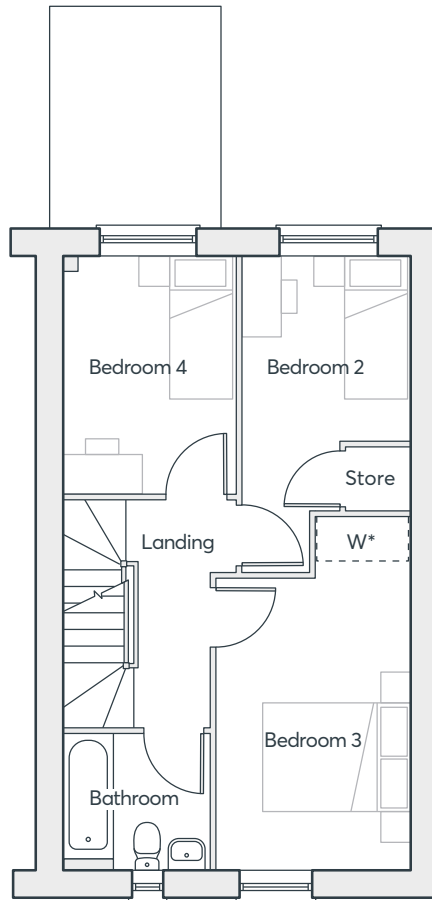
1,206 sq. ft.

**THE FAIRWAYS
STAFFORD**

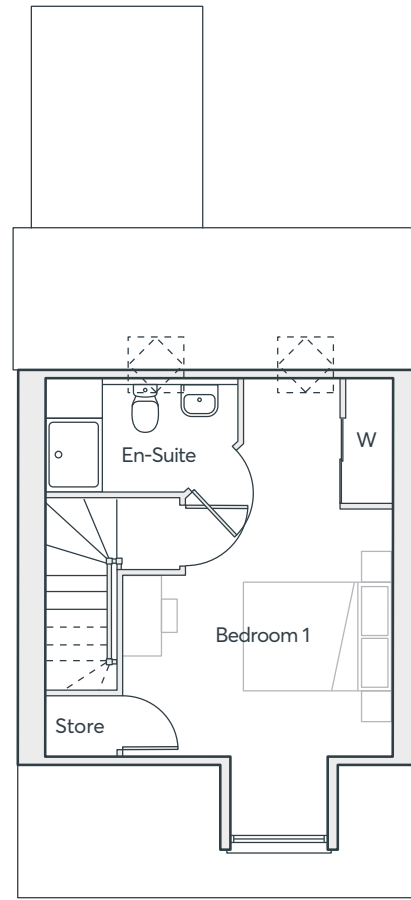
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET



Living Room	5.07m × 3.79m	16'7" × 12'5"
Kitchen/Dining	3.19m × 4.73m	10'6" × 15'6"
Cloakroom	1.02m × 1.81m	3'4" × 5'11"
Utility	1.84m × 1.81m	6'0" × 5'11"
Bedroom 1	5.51m × 3.66m	18'1" × 12'0"
En-suite	1.85m × 2.64m	6'1" × 8'8"
Bedroom 2	4.23m × 2.27m	13'11" × 7'5"
Bedroom 3	4.83m × 2.62m	15'10" × 8'7"
Bedroom 4	3.19m × 2.38m	10'6" × 7'10"
Bathroom	1.88m × 2.00m	6'2" × 6'7"

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*Optional wardrobe at an additional cost

FOUR BEDROOM HOME

1,206 sq. ft.





THE KEA v2

 Sustainable home

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Utility cupboard
- 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
- PV Solar Panels to roof*

*Please refer to working drawings for exact locations.

**THREE
BEDROOM
HOME**

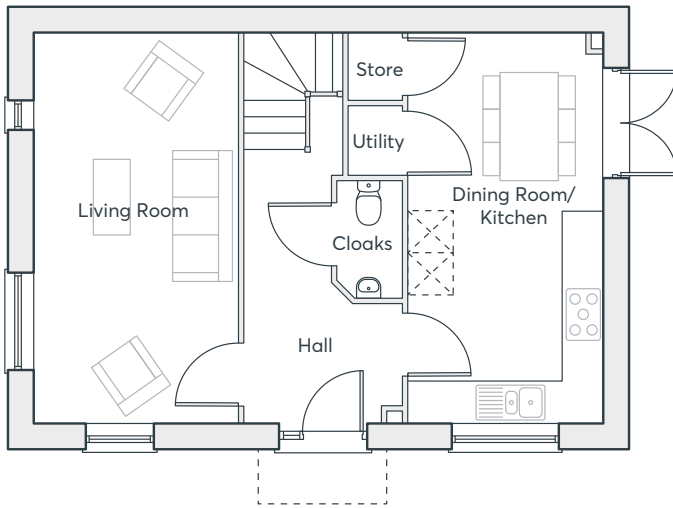
1,001 sq. ft.

**THE FAIRWAYS
STAFFORD**

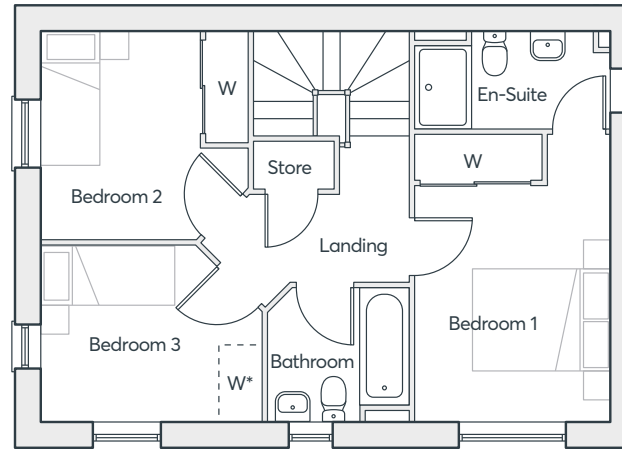
 **ST. MODWEN
HOMES**

THE KEA V2

 Sustainable home



GROUND FLOOR



FIRST FLOOR

*Optional wardrobe at an additional cost

**THREE
BEDROOM
HOME**
1,001 sq. ft.

Living Room	5.65m × 2.93m	18'6" × 9'7"
Kitchen/Dining	5.65m × 2.79m	18'6" × 9'2"
Cloakroom	1.68m × 0.90m	5'6" × 3'0"
Bedroom 1	4.16m × 2.83m	13'8" × 9'3"
En-suite	1.35m × 2.83m	4'5" × 9'3"
Bedroom 2	3.01m × 2.99m	9'11" × 9'10"
Bedroom 3	2.55m × 3.18m	8'4" × 10'5"
Bathroom	1.89m × 2.00m	6'2" × 6'7"

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 **ST.MODWEN
HOMES**



THE WILFRED

 Sustainable home

- Open plan living/dining room with French doors to the garden
- Kitchen to front
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- En-suite with bath to bedroom two
- Useful storage throughout
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Please refer to working drawings for exact locations.

**TWO
BEDROOM
HOME**

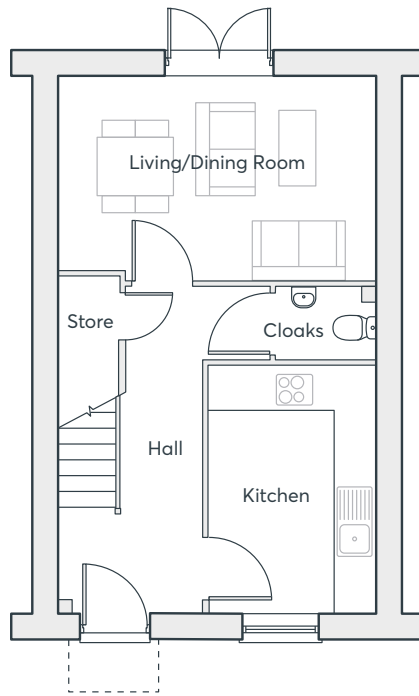
774 sq. ft.

**THE FAIRWAYS
STAFFORD**

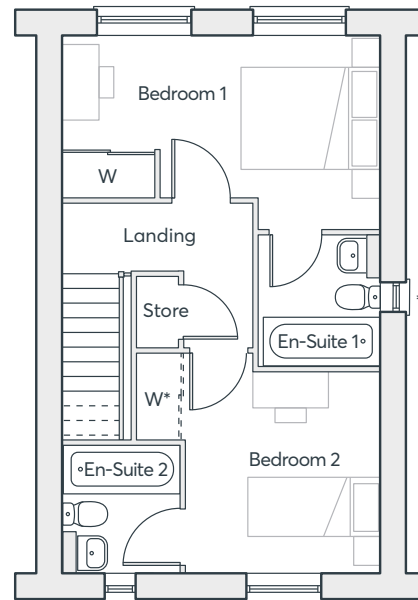
 **ST. MODWEN
HOMES**

THE WILFRED

 Sustainable home



GROUND FLOOR



FIRST FLOOR

*Optional wardrobe at an additional cost
**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	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	2.90m x 2.85m	9'6" x 9'4"
En-suite 2	1.84m x 1.70m	6'0" x 5'7"

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 **ST.MODWEN HOMES**



THE NINA

 Sustainable home

- Living room with French doors to the rear garden
- Kitchen/dining room
- Downstairs cloakroom
- Main 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
- PV Solar Panels to roof*

*Please refer to working drawings for exact locations.

**TWO
BEDROOM
HOME**

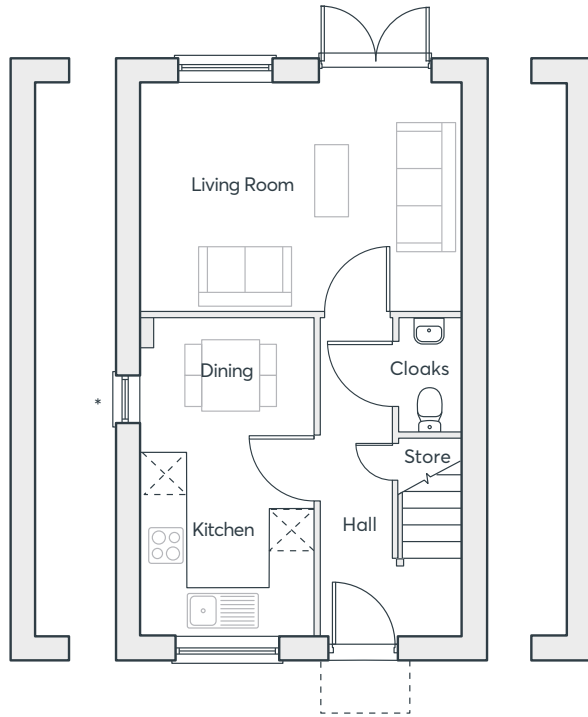
758 sq. ft.

**THE FAIRWAYS
STAFFORD**

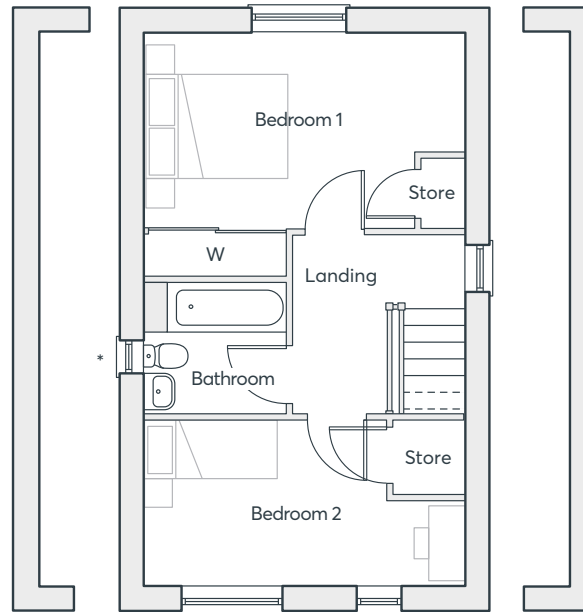
 **ST. MODWEN
HOMES**

THE NINA

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living Room	3.24m × 4.52m	10'7" × 14'10"
Kitchen/Dining	4.46m × 2.46m	14'7" × 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 × 1.95m	6'1" × 6'5"

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*Plot specific window

**TWO
BEDROOM
HOME**

758 sq. ft.

 **ST. MODWEN
HOMES**



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

St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS
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stmodwenhomes.co.uk