



Vardons Keep

TETTENHALL

A luxurious collection of 3 & 4 bedroom homes

elan

HOMES YOU'LL LOVE INSIDE OUT®



start your
LOVE STORY

Vardons Keep is Elan Homes exclusive development of six beautiful 3 and 4 bedroom homes, located in the desirable village of Tettenhall. Situated on the borders of Wolverhampton and Staffordshire, here you'll experience the luxury of rural living with the convenience of being in close range to the hustle and bustle of city life.

The development is just a short drive or walk to the historic village centre (1.2 miles away) where you will find 2 village greens, an outdoor pool and Wolverhampton Cricket Club. Surrounding the village, you

will find a variety of pubs, cafes and independent shops, providing you with all you need just around the corner. There is a number excellent of primary and secondary schools nearby, all of which rated OFSTED good or outstanding.

The South Staffordshire Golf Club was designed by Harry Vardon, the inspiration for the development's name, and is just 1 mile away from the development. Along with this is the nearby Wergs Golf Club (0.8 miles), creating the perfect base for any golf enthusiast.



HOMES YOU'LL LOVE INSIDE, OUT



A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new **home that you'll love inside out.**



make it
your own,
make it
your
home





Vardons Keep

A luxurious collection of 3 & 4 bedroom homes





Vardons Keep

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	SOVEREIGN
Smeg 5 ring gas hob in stainless steel	✓
Smeg built in microwave	✓
Smeg built in double electric oven	✓
Stainless steel extractor hood	✓
Fridge freezer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Plumbing for washing machine	✓
Pelmet lighting	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓
Smeg integrated dishwasher	✓

BATHROOM & EN-SUITE	
Towel rail to bathroom and en-suite	✓
Contemporary white bathroom suites with chrome taps	✓
Shower over bath	✓
Choice of wall tiling to bathroom, en-suite*	✓
Thermostatically controlled shower and low profile shower tray in en-suite	✓

GENERAL	
White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓
Wardrobes to bedroom 1	✓

ELECTRICAL	SOVEREIGN
External lighting to front and rear	✓
TV point to lounge and family room	✓
TV point to bedroom 1, bedroom 2 and study/bedroom (where applicable)	✓
Chrome finish sockets & switches to kitchen, family, dining, lounge, hall & landing. White to all other areas	✓
Telephone point to hall or lounge and study	✓
Shaver socket to en-suite	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room	✓
Electronic burglar alarm system	✓

SAFETY & SECURITY	
Interconnected smoke detectors	✓
Windows and doors with high security lockable handles	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC warranty	✓

ENERGY SAVING FEATURES	
High efficiency gas central heating	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓

* Subject to build stage

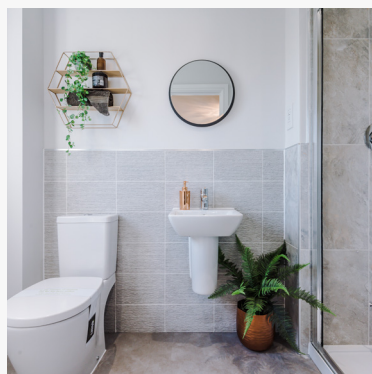




A stunning 4 bedroom home with car port.

As you enter you are greeted with a spacious hallway with a handy storage room and downstairs cloakroom. To the left there is a well-proportioned through lounge with French doors leading to the rear garden. To the right of the property there is an open plan kitchen/dining area with a useful utility room. The dining area also has French doors leading to the rear garden bringing the outside in.

The first floor houses a beautiful bedroom one with its own dressing room and good sized en-suite. There are three further bedrooms that share a family bathroom.



OSIER HOUSE

4 BEDROOM DETACHED HOME WITH CAR PORT

GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m x 3.45m	19'6" x 11'4"
Kitchen/Dining	5.95m* x 4.18*m	19'6"* x 13'8"*
Utility	2.27m x 1.42m	7'6" x 4'8"
Cloakroom	1.26m* x 1.71m*	5'7"* x 4'2"*

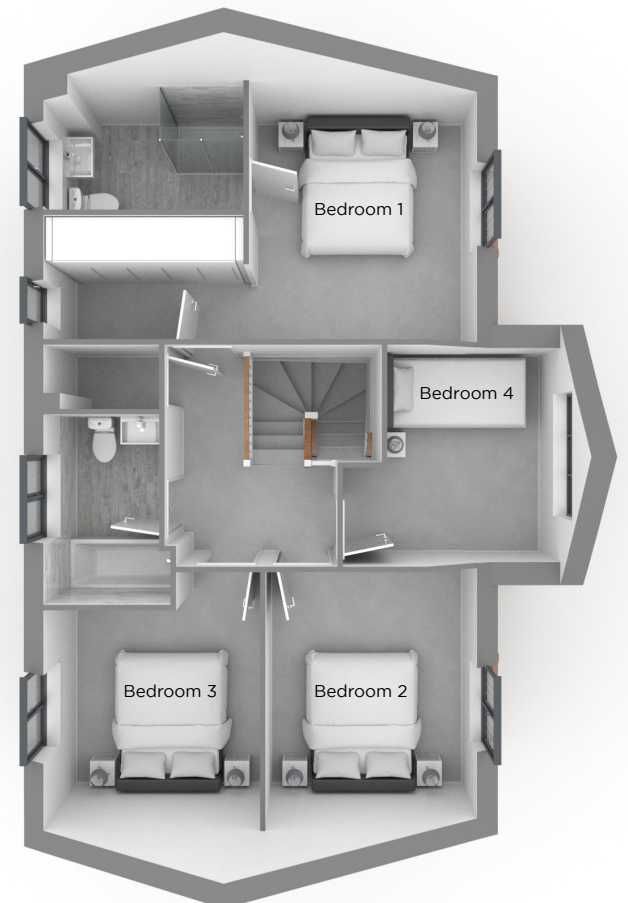


FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.47m x 3.15m	11'5" x 10'4"
En-suite	2.69m x 1.73m	8'10" x 5'8"
Dressing	2.69m x 1.64m	8'10" x 5'5"
Bedroom 2	3.50m x 2.92m	11'6" x 9'7"
Bedroom 3 / Study	3.50m* x 2.92m	11'6"* x 9'7"
Bedroom 4 / Study	3.00m x 2.46m	9'10" x 8'1"
Bathroom	2.57m x 0.70*m	8'5" x 5'7"*

Total Area: 1,405 ft²

*Indicates maximum dimension



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.





A beautiful, spacious 3 bedroom detached home.

Entering the home off the hall to the left you will find a through lounge with beautiful French doors opening onto the rear garden. A bright open plan kitchen/dining room runs the full length of the home opening onto the garden via another set of French doors. On the ground floor there is also a utility and cloakroom.

A U shaped staircase takes you up to the first floor galleried landing where you find the bedroom accommodation. On entering bedroom 1 there is a lovely dressing area which paired with the en-suite makes bedroom 1 the ideal space. There are two further bedroom and a family bathroom.



BLACKTHORN HOUSE

3 BEDROOM DETACHED HOME

GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m x 3.45m	19'6" x 11'4"
Kitchen/Dining	9.28m* x 4.18*m	30'5"* x 13'8"*
Cloakroom	1.71m x 1.26m	5'7" x 4'2"
Utility	2.27m x 1.42m	7'6" x 4'8"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.47m x 3.15m	11'5" x 10'4"
En-suite	2.96m x 1.73m	8'10" x 5'8"
Dressing	2.69m x 1.64m	8'10" x 5'5"
Bedroom 2	3.50m x 2.92m	11'6" x 9'7"
Bedroom 3 / Study	3.50m* x 2.92m	11'6"* x 9'7"
Bathroom	2.57m x 1.70*m	8'5" x 5'7"*

Total Area: 1,363 ft²

*Indicates maximum dimension



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A 3 bedroom home with a stunning orangery.

The perfect family home which boasts a separate lounge as well as fantastic open plan living. The modern kitchen/dining is extended with a beautiful orangery complete with French doors opening onto the rear garden. A cloakroom, storage and utility and complete the ground floor.

At the top of the stairs there is a bright galleried landing leading to the three contemporary bedrooms. Bedroom 1 has a stylish dressing area and beautiful en-suite. To the left are good sized bedrooms 2 and 3. The first floor is complete with a modern family bathroom.



ROWAN HOUSE

3 BEDROOM DETACHED HOME

GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m x 3.45m	19'6" x 11'4"
Kitchen/Dining	9.28m* x 4.18*m	30'5"* x 13'8"*
Utility	2.27m x 1.42m	7'6" x 4'8"
Cloakroom	1.71m* x 1.26m*	5'7"* x 4'2"*

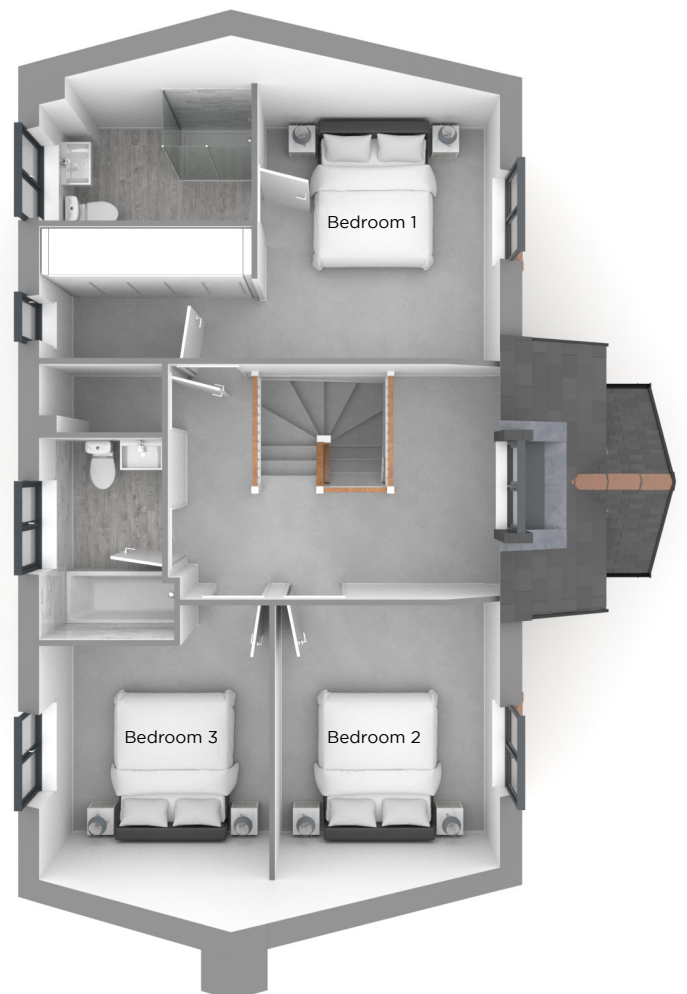


FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.47m x 3.15m	11'5" x 10'4"
En-suite	2.69m x 1.83m	8'10" x 6'0"
Dressing	2.69m x 1.64m	8'10" x 5'5"
Bedroom 2	3.50m x 2.92m	11'6" x 9'7"
Bedroom 3	3.50m x 2.92m	11'6" x 9'7"
Bathroom	2.57m x 1.70*m	8'5" x 5'7"*

Total Area: 1,507 ft²

*Indicates maximum dimension



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ALDER HOUSE (PLOT 4)

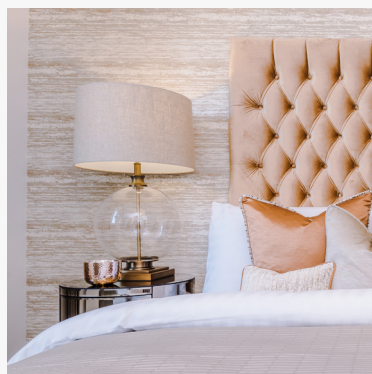
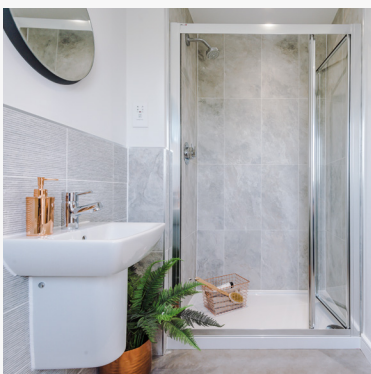
4 BEDROOM DETACHED HOME WITH CAR PORT



A well designed 4 bedroom detached home.

A stylish family home, featuring a contemporary open plan kitchen/dining area extended with an orangery with French doors leading to the rear garden. The through lounge boasts a second set of French doors, a cloakroom, storage and utility are also found on the ground floor.

On the first floor, bedroom one benefits from a dressing area and a spacious en-suite. There are three further well sized bedrooms and a modern family bathroom. Bedroom 4 overlooking the front garden would make an ideal study.



ALDER HOUSE

4 BEDROOM DETACHED HOME WITH CAR PORT

GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m x 3.45m	19'6" x 11'4"
Kitchen/Dining	9.28m* x 4.18*m	30'5"* x 13'8"*
Utility	2.27m x 1.42m	7'6" x 4'8"
Cloakroom	1.71m* x 1.26m*	5'7"* x 4'2"*

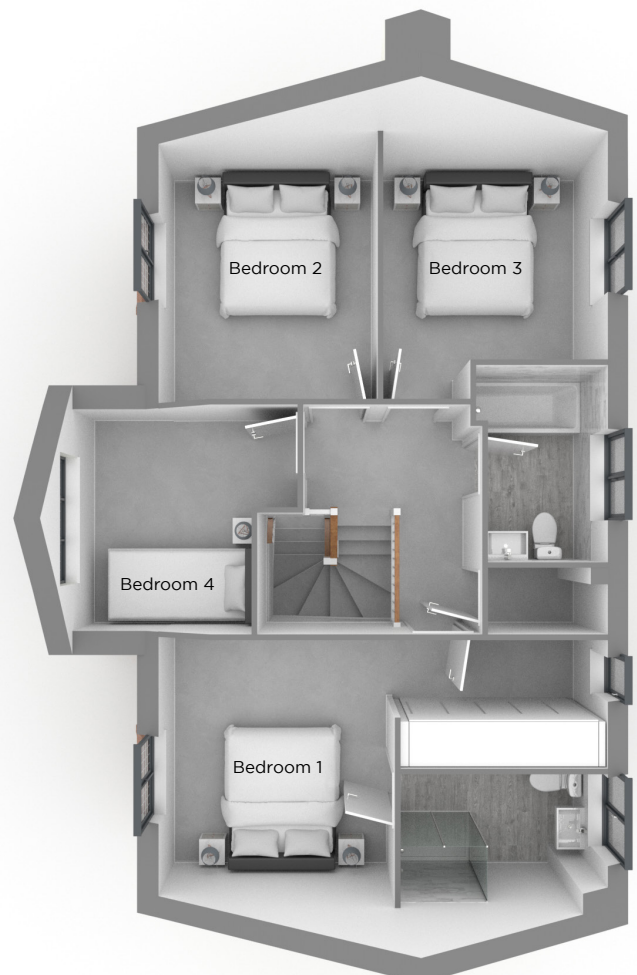


FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.47m x 3.15m	11'5" x 10'4"
En-suite	2.69m x 1.73m	8'10" x 5'8"
Dressing	2.69m x 1.64m	8'10" x 5'5"
Bedroom 2	3.50m x 2.92m	11'6" x 9'7"
Bedroom 3 / Study	3.50m x 2.92m	11'6" x 9'7"
Bedroom 4	6.00m x 2.46m	9'10" x 8'1"
Bathroom	2.57m x 1.7*m	8'5" x 5'7"*

Total Area: 1,546 ft²

*Indicates maximum dimension



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GREEN SPACE, LIVING SPACE, YOUR SPACE



BENEFITS OF BUYING A NEW HOME

AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

Figures from Office of National Statistics found that living in a new build could cut your energy bills in half compared to living in older homes.

Their research discovered that the average cost for heating, light and hot water in a new build house in England was £399 a year in 2018/19, compared to £885 for older homes.





OUR PROMISE TO YOU



The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984)



BARS & RESTAURANTS

- 1 The Crown
- 2 The Dog & Gun
- 3 Abbey Len
- 4 The Swan
- 5 Masala Club

SPORTS & LEISURE

- 6 Wergs Golf Club
- 7 Staffordshire Golf Club
- 8 Wolverhampton Cricket Club
- 9 Wolverhampton Cricket Club

EDUCATION

- 10 Palmers Cross Primary School
- 11 Tettenhall Wood School
- 12 Perton Middle School
- 13 Perton Primary Academy School
- 14 Tettenhall College

RETAIL

- 15 Tesco Express
- 16 Co-op
- 17 Bradshaw Farm Shop
- 18 Sainsburys

TRAIN STATION

-  Billbrook Station (1.4 miles)
-  Codsall Station (1.9 miles)



Wolverhampton	3.4 miles
Kidderminster	18.2 miles
Telford	14.5 miles
Birmingham	23.4 miles
Shrewsbury	27.7 miles



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