



SEVEN ACRES

ELFORD

A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES, BUNGALOWS AND APARTMENTS



elan

HOMES YOU'LL LOVE INSIDE OUT®



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. Every Elan home offers 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 of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become 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.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



SEVEN ACRES

THE PERFECT LOCATION

Seven Acres is located in the village of Elford, beautifully canvassed in mature trees and shrubbery. The development also benefits from far reaching views on all sides with thanks to its elevation. Encompassed in open countryside, the River Tame sits just beyond the small wooded area to the South where the new entrance to the development sits.

Situated within easy reach of both Lichfield and Tamworth, Seven Acres is perfectly placed giving you the best of both worlds, the ability to appreciate city life as well as being able to enjoy living in a rural village.

A HISTORICAL VILLAGE COMMUNITY

The village of Elford is well known locally for its community spirit and enjoys a varied and interesting social calendar. Included in this is the annual Scarecrow Festival where the village is filled with hundreds of scarecrows of all shapes and sizes. There are all sorts of attractions during the festival including beer tents, barbecue, children's play areas etc. You will also find a modern village hall, a historic pub The Crown, and a sports field which hosts football and cricket matches.

This historical village is also home to several historic buildings including the 14th century St Peter's Church while the centre of the village has been designated a conservation area. Elford Hall was demolished in the early 1960's as it had fallen into disrepair, however the walled garden remains and has been restored by local volunteers.



AMENITIES ON YOUR DOORSTEP

In the village you will find The Crown public house and a Post Office service which runs weekly from the Village Hall. There is also a library bus which visits the village every three weeks.

Just less than 5 miles away, on the outskirts of Tamworth, you will find The Ventura Retail Park, offering a host of amenities including Sainsbury's and Asda Supermarkets, a large Marks and Spencer, Next and Boots to name but a few.

Further afield in Lichfield there is a large range of shops, restaurants, and activities to do, including Netherstowe House, Beacon Park and Lichfield Cathedral to explore. With Lichfield also being right on your doorstep with more shops, restaurants, and leisure activities you really are spoilt for choice by choosing Elford to be the village you buy your brand-new Elan Home.

EXCELLENT TRANSPORT LINKS

Elford is perfectly located for those needing to commute. Just 4 miles from Severn Acres is the A38, while J4 of the M6 toll is 7 miles away, providing easy access to the Midlands and the wider motorway network.

If you're travelling by rail, Trent Valley Station is 4 miles away with links to Birmingham New Street (40 Minutes) and London Euston Station (1hr 40 Minutes).

Birmingham Airport sits 24 miles from the site, while East Midlands is 25 miles away.

SUPERB SCHOOLS AND SERVICES

You won't be short on a choice of education with Howard Primary, rated 'good' and Mary Howard C of E rated 'outstanding' just under 2 miles from the site.

For secondary school, The Rawlett school and Landau Forte Academy both rated 'good' sit under 4 miles away, The King Edward VI is a short drive away in Lichfield and is also rated 'good'.

There are also several Nursery Schools in the area rated 'good' or 'outstanding'.

There are also several holiday clubs in the area while Howard Primary School provides both before and after school clubs.



SEVEN ACRES

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	BARONIAL	REGENCY	SOVEREIGN
4 ring gas hob in stainless steel	✓	✓	×
5 ring gas hob in stainless steel	×	×	✓
Built in microwave	×	✓	✓
Built in single electric oven	✓	✓	×
Built in double electric oven	×	×	✓
Stainless steel extractor hood**	×	✓	✓
Integrated 50/50 Fridge Freezer †	×	✓	✓
Free-standing fridge freezer	✓	×	×
Integrated Dishwasher	×	×	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓	✓
Pelmet lighting	✓	✓	✓
Plumbing for washing machine	✓	✓	✓

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

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

ELECTRICAL	BARONIAL	REGENCY	SOVEREIGN
External lighting to front	✓	✓	✓
External lighting to rear	×	×	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom †	✓	✓	✓
TV points to remaining bedrooms	×	×	✓
Chrome finish sockets and switches to kitchen, lounge, bedroom 1 and white to all other areas	×	×	✓
Shaver socket to en-suite	×	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	×	✓	✓
White sockets and switches throughout	✓	✓	×
Telephone point to hall or lounge and study	✓	✓	✓
Burglar alarm system	×	×	✓

SAFETY & SECURITY	BARONIAL	REGENCY	SOVEREIGN
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	BARONIAL	REGENCY	SOVEREIGN
High efficiency gas central heating (natural gas)	✓	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓	✓

† Where applicable

* Subject to build stage

** Integrated hood to Baronial

Brick finish may differ from CGI's



SEVEN ACRES

ELFORD

A stunning collection of 2, 3, 4 & 5 bedroom homes, bungalows & apartments.

- **BANBURY** (14 & 15)
2 bedroom apartment
- **BEESTON** (11, 16, 18, 20 & 21)
2 bedroom terrace/semi-detached home
- **HOWDEN** (12 & 17)
3 bedroom terrace/semi-detached home
- **FEARN SPECIAL** (3 & 22)
2 bedroom detached bungalow with detached single garage
- **AVIEMORE** (8 & 13)
3 bedroom detached home with detached single garage
- **GROSVENOR** (1 & 2)
3 bedroom detached bungalow with detached double garage
- **BUCKINGHAM SPECIAL** (9, 10 & 19)
3 bedroom detached home with detached single garage
- **BROUGHTON** (4 & 7)
4 bedroom detached home with detached double garage
- **MAYFAIR** (6 & 25)
4 bedroom detached home with detached double garage (25 with first floor office/store)
- **HALSTEAD** (5 & 24)
5 bedroom detached home with detached triple garage (24 with first floor office/store)
- **LICHFIELD** (23)
5 bedroom detached home with attached double garage



Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please ask your Sales Executive for further details on this development.

BANBURY 2 BEDROOM APARTMENT (BARONIAL)



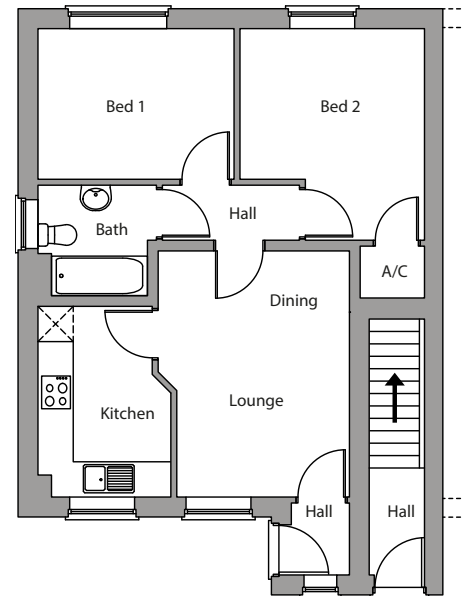
The Banbury is a stylish 2 bedroom apartment offering comfortable, modern living.

A beautifully designed 2 bedroom apartment with the choice of being on the ground floor or first floor.

The Banbury has been designed to maximise space with an open plan lounge/dining area connected to a contemporary kitchen at the front of the property, while two good sized bedrooms sit to the rear. A stylish bathroom completes the apartment.

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.

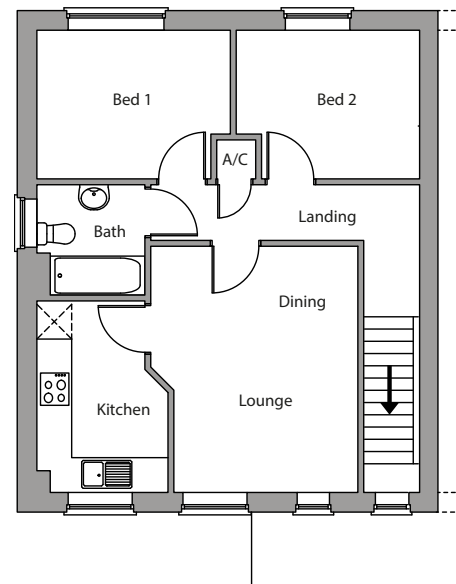


GROUND FLOOR APARTMENT

	Metres	Feet/Inches
Lounge/Dining	4.36m* x 3.39m*	14'4" x 11'1"*
Kitchen	3.38m* x 2.36m*	11'1" x 7'9"*
Bedroom 1	3.48m x 2.67m	11'5" x 8'9"
Bedroom 2	3.75m* x 3.27m*	12'4" x 10'9"*
Bathroom	1.96m* x 1.94m*	6'5" x 6'4"*

Total Area - 586 ft²

*Indicates maximum dimension



FIRST FLOOR APARTMENT

	Metres	Feet/Inches
Lounge/Dining	4.42m* x 3.72m*	14'6" x 12'2"*
Kitchen	3.44m* x 2.36m*	11'3" x 7'9"*
Bedroom 1	3.48m* x 2.67m*	11'5" x 8'9"*
Bedroom 2	3.27m* x 2.67m*	10'9" x 8'9"*
Bathroom	1.94m* x 1.83m*	6'4" x 6'6"*

Total Area - 670 ft²

*Indicates maximum dimension

BEESTON 2 BEDROOM TERRACE / SEMI-DETACHED HOME (BARONIAL)



Ideal when you are starting out, or when you're a new family, the Beeston 2 bedroom home is simplicity itself. It's as easy to manage as it is to afford.

Smart design to the ground floor gives you everything you need without wasting space on anything you don't. The generous lounge sits at the front of the property whilst the modern open plan kitchen / dining room has French doors that lead onto the garden.

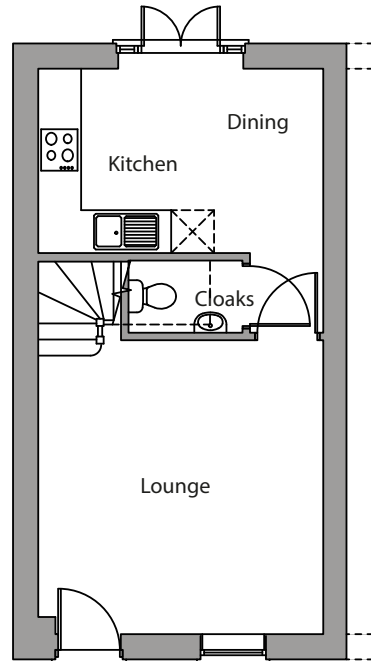
Upstairs, 2 generous bedrooms provide space for sharing to cut costs, an office to work from home, a nursery, a gym or whatever else you need to live your life your way.

So perfectly practical it's practically perfect, the Beeston is the ideal first step to home ownership.

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

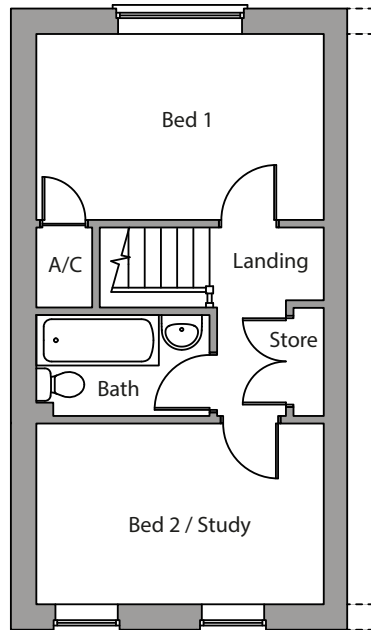
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 11, 16 & 20 are opposite.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.11m x 3.99m	13'1" x 8'6"
Kitchen/Dining	3.99m x 2.58m	13'1" x 8'3"
Cloakroom	1.60m x 1.01m	7'11" x 4'7"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.99m x 2.58m	14'10"* x 14'2"*
Bedroom 2 / Study	3.99m x 2.51m	10'9" x 7'3"
Bathroom	2.40m x 1.40m	5'7" x 2'11"

Total Area - 692 ft²

*Indicates maximum dimension

HOWDEN 3 BEDROOM TERRACE / SEMI-DETACHED (BARONIAL)



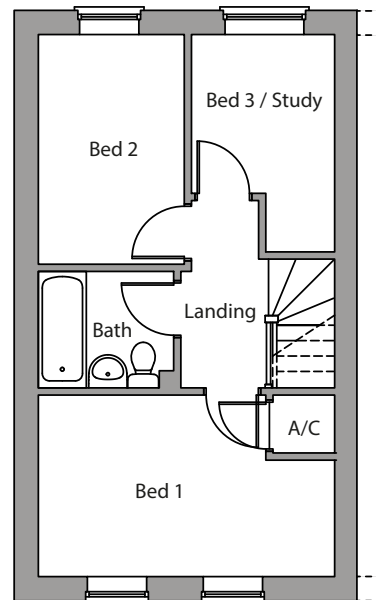
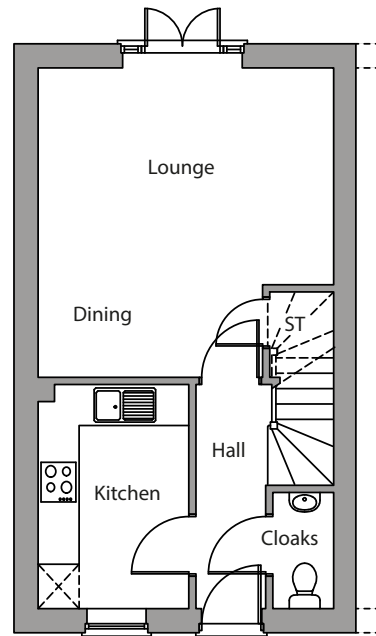
Walk through the front door of this lovely home and you enter a welcoming hallway, off which you'll discover a spacious kitchen to the front of the house. Plus, at the rear of the property is a smart lounge / dining area with French doors leading to the garden.

Upstairs there is a landing that leads to a good sized bedroom 1, 2 more bedrooms, one of which will make a great study or children's bedroom, plus a family bathroom.

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.

Plots 12 & 17 are opposite.



GROUND FLOOR

	Metres	Feet/Inches
Kitchen	3.28m x 2.21m	10'9" x 7'3"
Lounge/Dining	4.53m* x 4.32m*	14'10"* x 14'2"*
Cloakroom	1.70m x 0.89m	5'7" x 2'11"

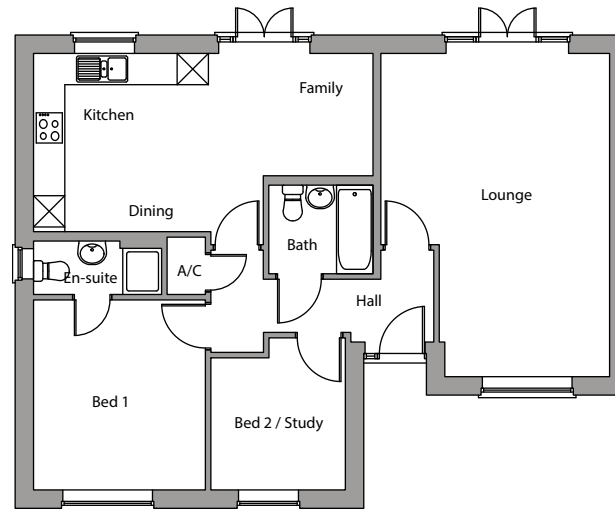
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.32m* x 2.65m*	14'2"* x 8'8"*
Bedroom 2	3.35m x 2.13m	11'0" x 7'0"
Bedroom 3/Study	3.17m* x 2.09m*	10'5"* x 6'10"*
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area - 750 ft²

*Indicates maximum dimension

FEARN SPECIAL 2 BEDROOM DETACHED BUNGALOW WITH DETACHED SINGLE GARAGE (REGENCY)



GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.20m* x 4.39m*	20'4*** x 14'5***
Kitchen/Dining/Family	6.51m* x 3.42m*	21'4*** x 11'3***
Bedroom 1	3.64m x 3.30m	12'0" x 10'10"
En-suite	2.46m* x 1.03m*	8'1*** x 3'4***
Bedroom 2/Study	2.92m* x 2.58m*	9'7*** x 8'6***
Bathroom	2.00m x 1.70m	6'7" x 5'7"

Total Area - 870 ft²

*Indicates maximum dimension

The Fearn Special is an attractive 2 bedroom detached bungalow.

On entering this beautiful home, you will find a welcoming hallway. There is direct access via the entrance hall to the spacious dual aspect lounge with French doors to the rear, bringing the outside in.

Continuing through the hall is access to two bedrooms. Bedroom 2, which could also be utilised as a study, and bedroom 1, with its modern en-suite, both have views to the front of the home. The hall further accesses the family bathroom and leads on to the impressive open plan kitchen/dining/family area which also benefits from French doors to the rear of the home.

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.



AVIEMORE 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Aviemore is a beautifully proportioned home with a traditional layout that makes the most of the overall space.

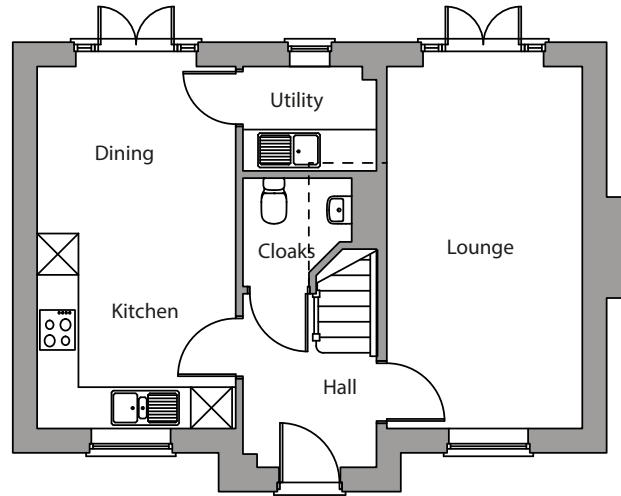
The layout on the ground floor includes a spacious lounge with French doors, a cloakroom, utility room and an open-plan kitchen / dining room with French doors that lead out into the garden.

Upstairs are 3 well proportioned bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.

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

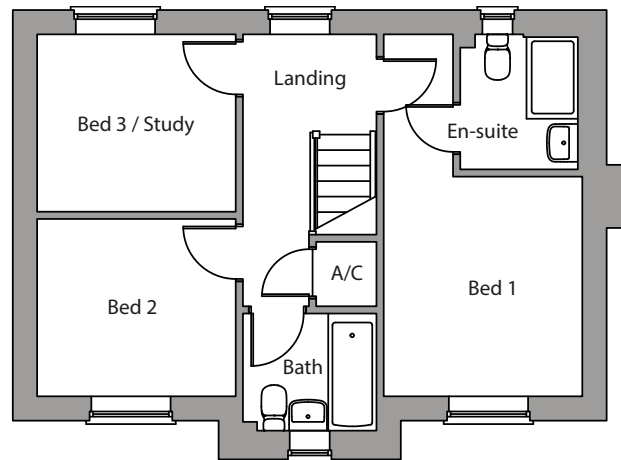
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 8 & 13 are opposite.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*



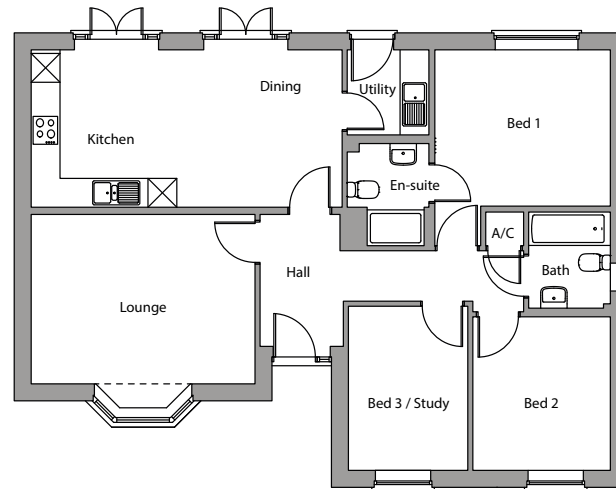
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.19m x 2.88m	10'6" x 9'5"
En-suite	1.96m* x 1.71m*	6'5"* x 5'7"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3 / Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area - 933 ft²

*Indicates maximum dimension

GROSVENOR 3 BEDROOM DETACHED BUNGALOW WITH DETACHED DOUBLE GARAGE (REGENCY)



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.66m* x 4.02m*	15'3" x 13'2"
Kitchen/Dining	6.47m x 3.28m	21'3" x 10'9"
Utility	1.78m x 1.70m	5'10" x 5'7"
Bedroom 1	3.65m x 3.25m	12'0" x 10'8"
En-suite	2.12m* x 1.70m*	7'0" x 5'7"
Bedroom 2	3.20m x 2.86m	10'6" x 9'5"
Bedroom 3/Study	3.42m x 2.48m	11'2" x 8'2"
Bathroom	2.00m x 1.70m	6'7" x 5'7"

Total Area - 1,011 ft²

*Indicates maximum dimension

The Grosvenor is a modern, well-proportioned 3 bedroom detached bungalow.

Entering the Grosvenor off a central hall, the charming bungalow has extensive living spaces. The lounge features a bay window overlooking the front garden. The open plan kitchen/dining area has 2 sets of French doors giving easy access to the garden. Off the dining area is a useful utility with access to the rear garden.

From the central hall there are 3 spacious bedrooms. Bedroom 3 (which could also be utilised as a study) and bedroom 2 overlook the front garden. Bedroom 1, with views of the rear garden, and a modern en-suite completes the home.

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.

Plot 1 is opposite.



BUCKINGHAM SPECIAL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Buckingham Special is a tasteful 3 bedroom home offering beautiful living over two floors with a detached single garage.

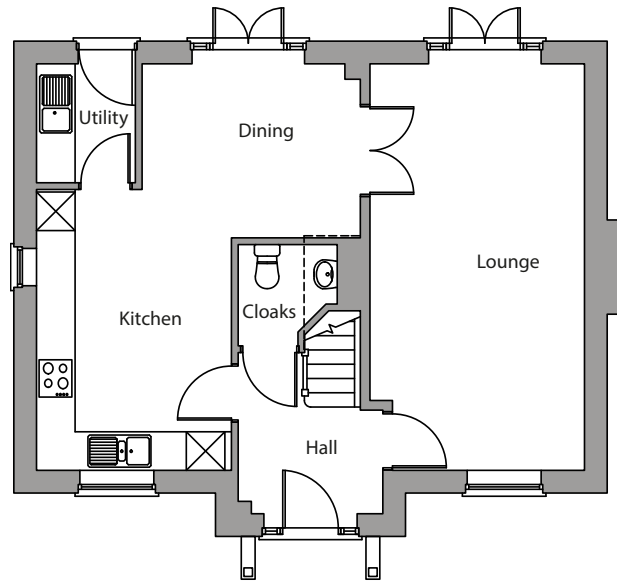
The 3 bedroom home boasts a spacious lounge, a cloakroom and an open plan kitchen/dining room with French doors that lead out into the garden. The kitchen also has a handy utility room and access to the full-length lounge.

The first floor landing gives way to three bedrooms and a shared family bathroom. Bedroom 1 boasts a dressing room and modern en-suite and bedroom 3 could be utilised as a study, gym, or playroom. The first floor is complete with a contemporary family bathroom.

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

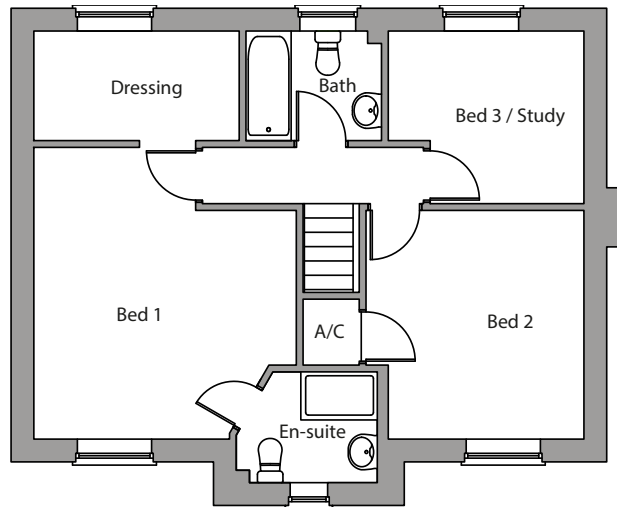
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 9, 10 & 19 are opposite.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.32m* x 3.34m*	20'9" x 10'11"
Kitchen	4.37m x 3.03m	14'4" x 9'11"
Dining	3.39m* x 2.71m*	11'2" x 8'11"
Utility	1.85m x 1.54m	6'1" x 5'1"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.52m* x 4.07m*	14'10" x 13'4"
Dressing Room	3.18m x 1.70m	10'5" x 5'7"
En-suite	2.18m* x 1.72m*	7'2" x 5'8"
Bedroom 2	3.54m* x 3.38m*	11'8" x 11'1"
Bedroom 3/Study	3.03m* x 2.68m*	9'11" x 8'9"
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1,212 ft²

*Indicates maximum dimension

BROUGHTON 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SOVEREIGN)



The magnificent four bedroom Broughton is the epitome of executive living from Elan.

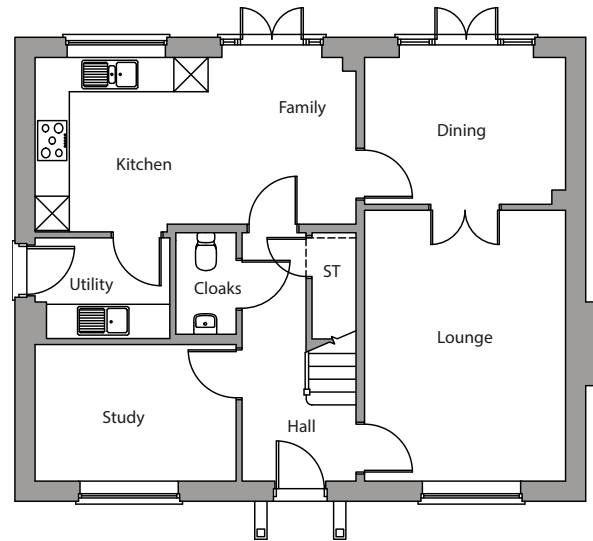
Downstairs feels spacious, with a suite of both formal and informal rooms to match every occasion. At the heart of the home is the kitchen / family room, which boasts a separate utility with exterior access and patio doors to the garden. Beside this is the formal dining room, which also opens to the garden beyond and has double doors to the feature lounge at the front of the property. The ground floor also has a separate study and downstairs cloakroom.

Upstairs, bedroom 1 has fitted wardrobes, all four bedrooms are generously sized doubles, with two of them enjoying their own private en-suite facilities.

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

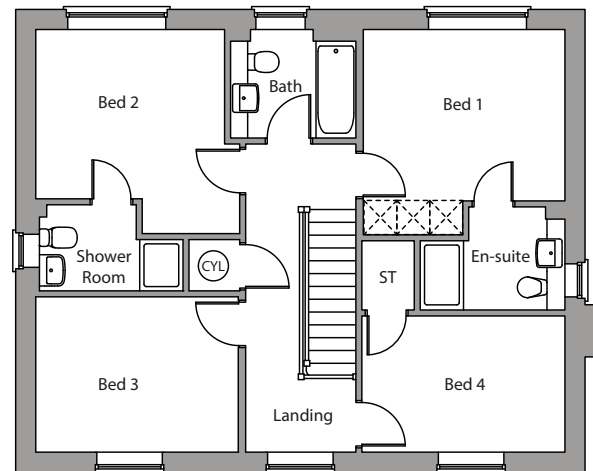
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 7 is opposite.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.74m x 3.52m	15'7" x 11'7"
Kitchen/Family	5.62m* x 3.06m*	18'5"* x 10'0"*
Dining	3.52m x 2.57m	11'7" x 8'5"
Study	3.52m x 2.39m	11'7" x 7'10"
Utility	2.36m* x 1.76m*	7'9"* x 5'9"*
Cloakroom	1.78m x 1.06m	5'10" x 3'6"



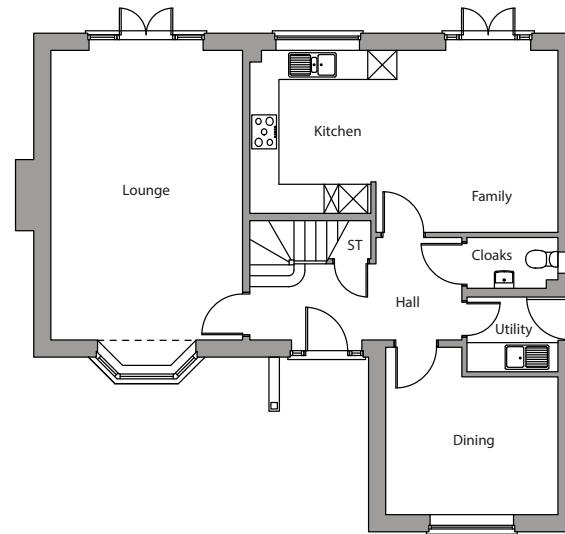
FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.60m* x 3.54m*	11'10"* x 11'7"*
En-suite	2.54m* x 1.81m*	8'4"* x 5'11"*
Bedroom 2	3.58m* x 3.31m*	11'9"* x 10'11"*
Shower Room	2.61m* x 1.51m*	8'7"* x 4'11"*
Bedroom 3	3.58m x 2.73m	11'9" x 8'11"
Bedroom 4	3.56m x 2.39m	11'8" x 7'10"
Bathroom	2.20m* x 1.90m*	7'3"* x 6'3"*

Total Area - 1,502 ft²

*Indicates maximum dimension

MAYFAIR 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (& FIRST FLOOR OFFICE/STORE**) (SOVEREIGN)



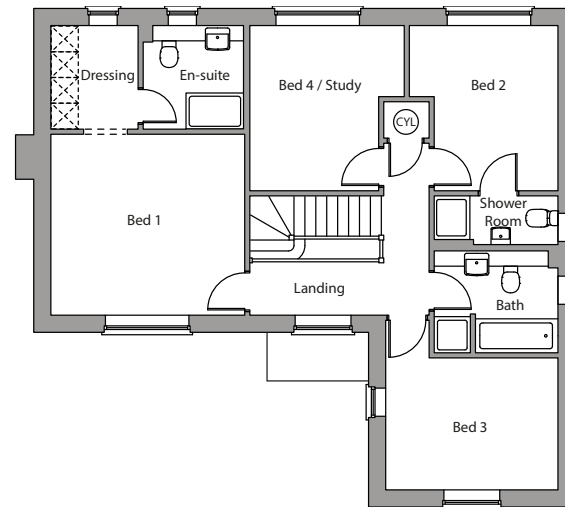
GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.47m* x 3.95m*	21'3" x 13'0"
Kitchen/Family	6.35m* x 3.75m*	20'10" x 12'4"
Dining	3.55m* x 3.45m*	11'8" x 11'4"
Utility	1.88m x 1.54m	6'2" x 5'1"
Cloakroom	1.88m x 1.05m	6'2" x 3'5"

The Mayfair is a stunning 4 bedroom property with many traditional features that give it real kerb appeal.

The downstairs is well laid out with a stunning lounge running front to back of the property that has a feature bay window to the front and French doors that lead onto the garden at the rear. From the large central hall sitting at the front of the house is a good sized dining room, next to which is a handy downstairs cloakroom and separate utility room. The large open plan kitchen/family room is at the rear of the house also with French doors into the garden.

Upstairs are 4 beautifully proportioned bedrooms and a family bathroom of which bedroom 2 has its own shower room and bedroom 1 boasts a separate dressing area and en-suite.



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.00m x 3.73m	13'1" x 12'3"
En-suite	2.14m* x 2.07m*	7' x 6'9"
Dressing Room	2.14m x 1.80m	7'0" x 5'11"
Bedroom 2	3.41m* x 3.06m*	11'2" x 10'1"
Shower Room	2.54m* x 1.00m*	8'4" x 3'4"
Bedroom 3	3.55m x 2.72m	11'8" x 8'11"
Bedroom 4 / Study	3.41m* x 3.18m*	11'2" x 10'5"
Bathroom	2.54m* x 2.10m*	8'4" x 6'11"

Total Area - 1,648 ft²

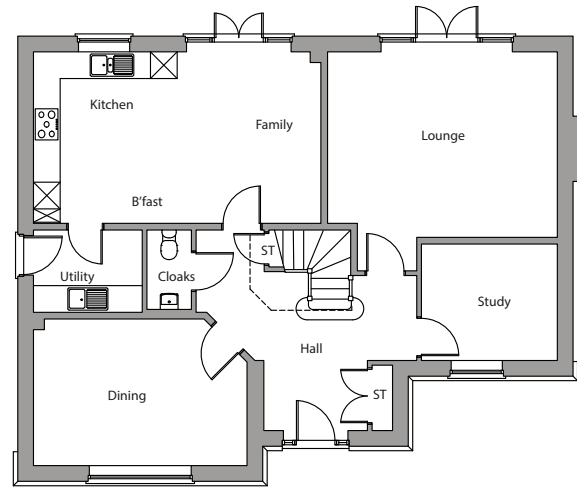
*Indicates maximum dimension

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.

First floor office/store to plot 25 only**

HALSTEAD 5 BEDROOM DETACHED HOME WITH DETACHED TRIPLE GARAGE (& FIRST FLOOR OFFICE/STORE**) (SOVEREIGN)



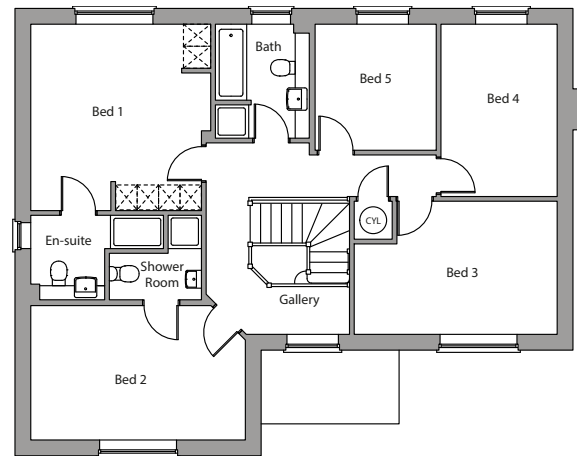
GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.16m* x 4.17m	16'11" x 13'8"
Kitchen/Family/B'fast	6.46m x 3.86m	21'2" x 12'8"
Utility	2.46m x 1.85m	8'0" x 6'1"
Dining	4.80m* x 3.30m*	15'9" x 10'10"
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.80m x 1.00m	5'11" x 3'3"

The Halstead is a charming 5 bedroom home designed with the modern family in mind.

Off the large hallway area to the rear of this beautiful property is an expansive kitchen/breakfast/family room and a light and airy lounge both with French doors out to the garden. Plus, to the front of the house, away from the hustle and bustle of everyday life, there's a formal dining room and a separate study.

Up the turned staircase there's a spacious bedroom 1 with en-suite. Bedroom 2 boasts its own en-suite and completing the floor are 3 further bedrooms and a family bathroom.



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.17m* x 4.03m*	13'8" x 13'2"
En-suite	2.97m* x 1.89m*	9'9" x 6'2"
Bedroom 2	4.80m* x 3.01m*	15'9" x 9'10"
Shower Room	2.06m* x 1.89m*	6'9" x 6'2"
Bedroom 3	4.54m* x 2.98m*	14'11" x 9'9"
Bedroom 4	3.86m x 2.60m	12'8" x 8'6"
Bedroom 5	2.84m x 2.71m	9'4" x 8'11"
Bathroom	2.55m* x 2.10m*	8'4" x 6'11"

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

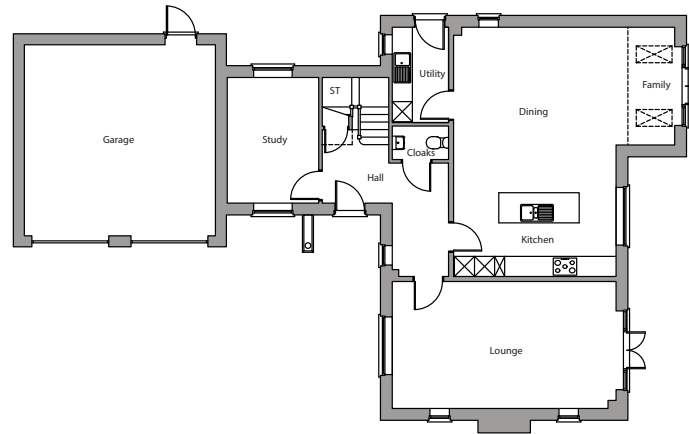
Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 5 & 24 are opposite.
First floor office/store to plot 24 only**

Total Area -2,081 ft²

*Indicates maximum dimension

LICHFIELD 5 BEDROOM DETACHED HOME WITH ATTACHED DOUBLE GARAGE (SOVEREIGN)



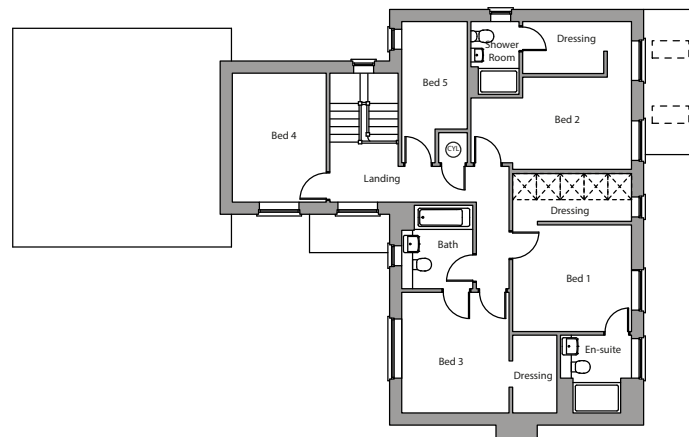
GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.68m* x 3.79m*	21'11"* x 12'5"*
Kitchen/Dining/Family	7.44m* x 6.60m*	24'5"* x 21'8"*
Utility	2.84m x 1.68m	9'4" x 5'6"
Study	3.75m x 2.73m	12'4" x 9'0"
Cloakroom	1.68m x 1.00m	5'6" x 3'3"
Garage	5.70m x 5.70m	18'9" x 18'9"

The Lichfield is a charming 5 bedroom home designed with the modern family in mind.

Entering the Lichfield you are greeted with a spacious L shaped hall, leading directly to the stairs and extensive ground floor living spaces. The lounge features triple aspect with French doors to the rear garden. There is a fabulous kitchen/dining/family room with a further set of French doors giving easy access to the rear garden. Off the kitchen is a useful utility, also with access to the rear garden. A cloakroom and study complete the downstairs.

Upstairs, off the L shaped landing are the 5 bedrooms. The luxurious bedroom 1 boasts a dressing area complete with fitted wardrobes and en-suite. Bedroom 2 has its own dressing area and shower room and double aspect windows. The family bathroom is adjacent to bedroom 3.



FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.45m x 3.10m	11'4" x 10'2"
Bedroom 1 Dressing	3.45m x 1.39m	11'4" x 4'7"
En-suite	2.26m* x 2.06m*	7'5"* x 6'9"*
Bedroom 2	4.67m* x 2.68m*	15'4"* x 8'10"*
Bedroom 2 Dressing	2.36m x 1.51m	7'9" x 4'11"
Shower Room	2.11m* x 1.37m*	6'11"* x 4'6"*
Bedroom 3	3.51m x 3.10m	11'6" x 10'2"
Bedroom 3 Dressing	2.26m x 1.28m	7'5" x 4'3"
Bedroom 4	3.75m x 2.73m	12'4" x 9'0"
Bedroom 5	3.12m x 1.91m	10'3" x 6'3"
Bathroom	2.42m* x 2.06m*	7'11"* x 6'9"*

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.

Total Area -2,127 ft²

*Indicates maximum dimension



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 home.

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 Old Crown
- 3 The Plough
- 4 The Forest Restaurant
- 5 The Dog Inn
- 6 The Owl at Lichfield
- 7 Bistro 1709
- 8 Poms Kitchen and Deli

SPORTS & LEISURE

- 9 Midland Game Fisheries
- 10 Whittington Heath Golf Club
- 11 Elford Lowe Farm Fishery
- 12 Fisherwick Fishery
- 13 SnowDome
- 14 David Lloyd Lichfield
- 15 PureGym Lichfield
- 16 Elford Cricket Club



RETAIL

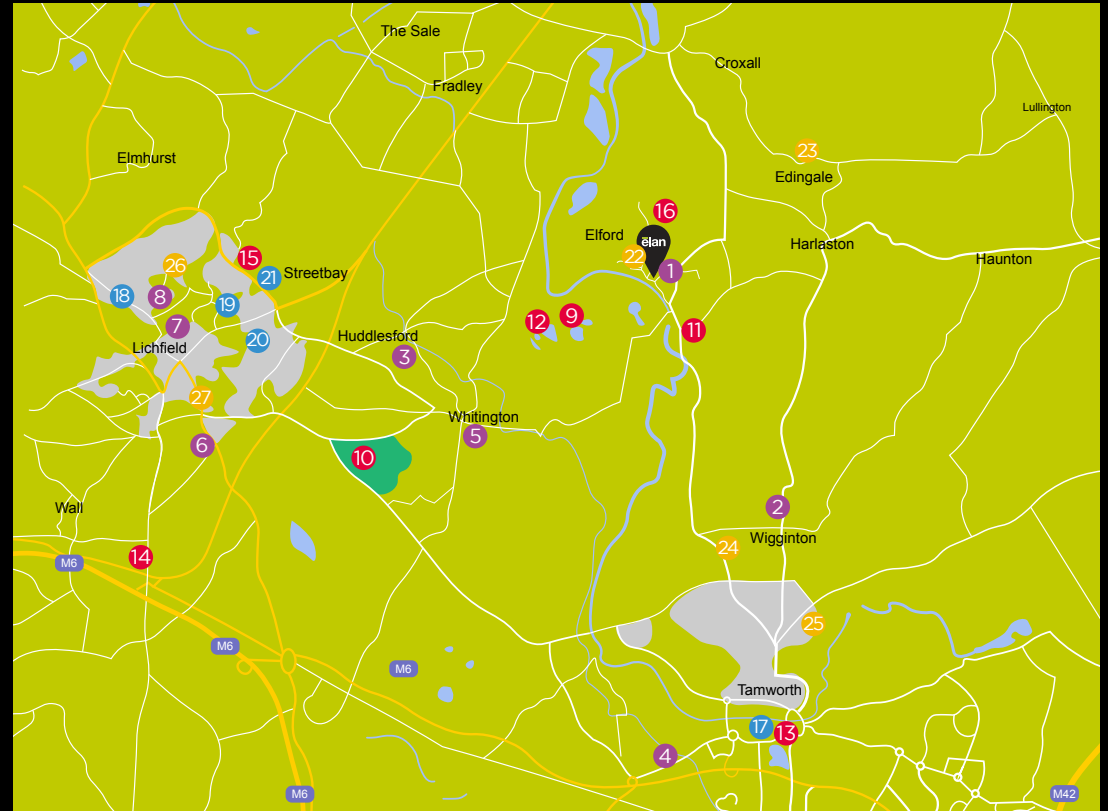
- 17 Ventura Retail Park
Marks & Spencer, Sainsburys, John Lewis, Next, Boots
- 18 Morrisons
- 19 Tesco Extra
- 20 Aldi
- 21 Lidl

EDUCATION

- 22 Howard Primary
- 23 Mary Howard CE Primary School
- 24 The Rawlett School
- 25 Landau Forte Academy QEMS
- 26 Nether Stowe School
- 27 King Edward VI School

TRAIN STATION

-  Trent Valley (4 miles)
-  Lichfield Trent Valley (5.4 miles)



All correct at the time of printing



Destinations

- Birmingham 21 miles
- Wolverhampton 25.5 miles
- Leicester 33.3 miles



SEVEN ACRES

The Shrubbery,
Elford,
Staffordshire,
B79 9DG
T: 01827 817291
E: seven.acres@elan-homes.co.uk
W: elan-homes.co.uk/developments/seven-acres/



ELAN HOMES MIDLANDS LTD
2nd Floor, De Montfort House, High Street, Coleshill, West Midlands B46 3BP
T: 0345 521 8450 E: enquiries@elan-homes.co.uk W: elan-homes.co.uk

