

# Mercia Reach

TAMWORTH, STAFFORDSHIRE

A new collection of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*



# Site Plan

## Key

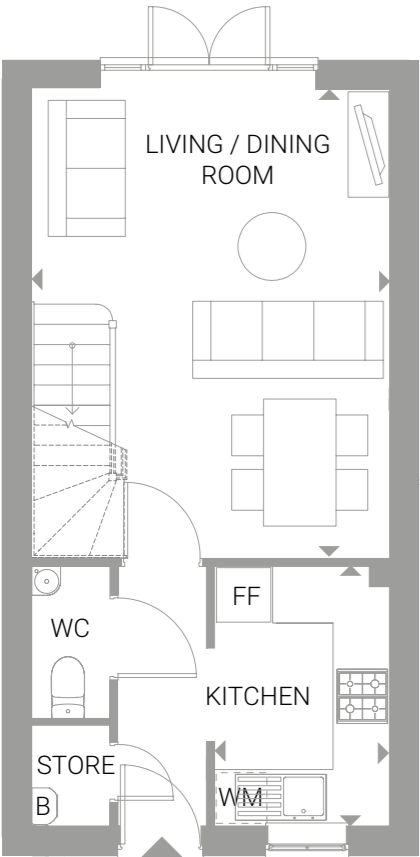
- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Completed Homes
- LGAH Future Homes
- LGAH Rented Homes
- Homes by Barratt Homes & David Wilson Homes
- Photovoltaic solar roof panels



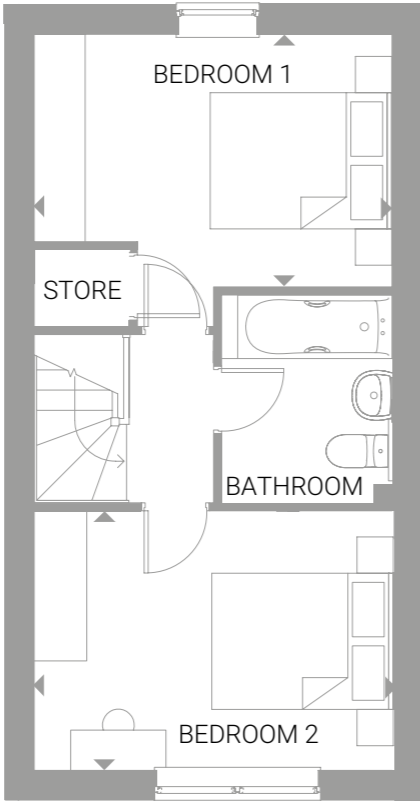
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Two Bedroom House

Plot No 491, 492\* & 493



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Key

FF - SPACE FOR FRIDGE / FREEZER    B - BOILER    WM - SPACE FOR WASHING MACHINE

\* denotes handed plot

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

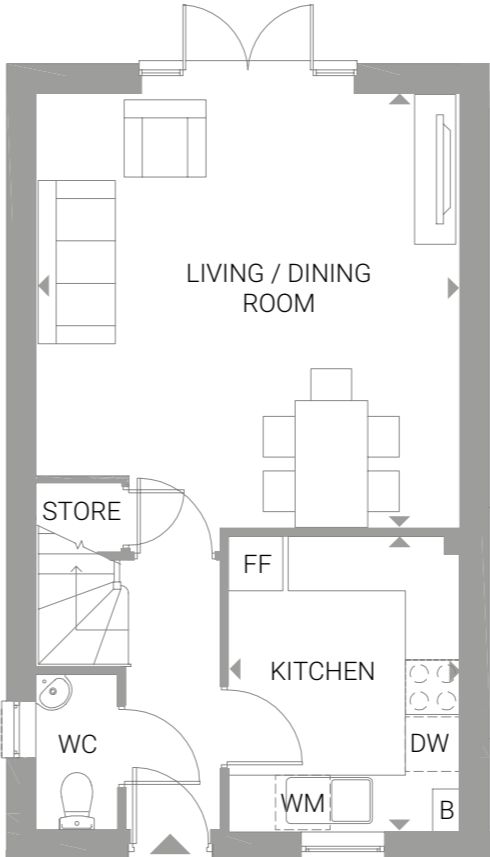
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 65.1 SQ M    701 SQ FT			
	Length	Width	Length	Width
Living / Dining Room	5.19m x 3.99m	17' 0" x 13' 1"		
Kitchen	2.89m x 1.96m	9' 5" x 6' 5"		
Bedroom 1	3.99m x 2.82m	13' 1" x 9' 3"		
Bedroom 2	3.99m x 2.89m	13' 1" x 9' 5"		

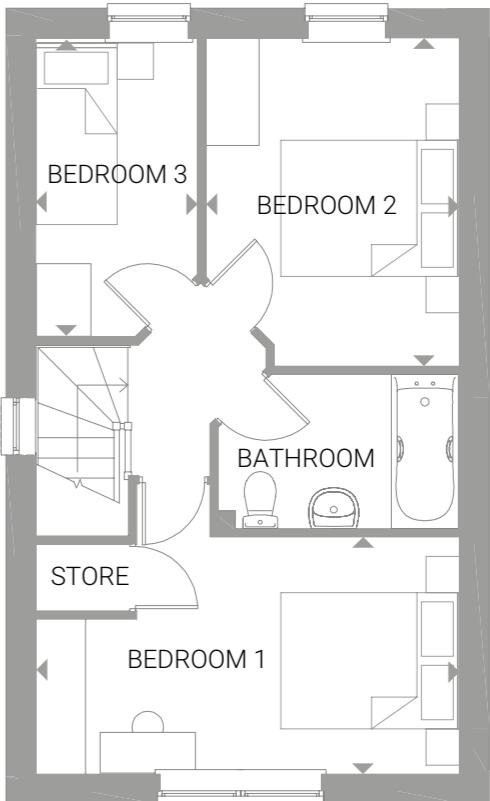


# Three Bedroom House

Plot No 494



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Key

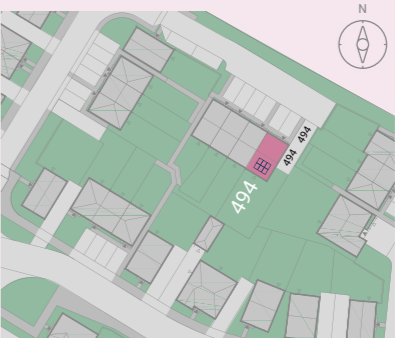
FF - SPACE FOR FRIDGE / FREEZER    B - BOILER    WM - SPACE FOR WASHING MACHINE    DW - SPACE FOR DISH WASHER

\* denotes handed plot

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Dimensions	TOTAL AREA: 76.9 SQ M    828 SQ FT			
	Length	Width	Length	Width
Kitchen	3.27m x 2.59m	10' 8" x 8' 6"		
Living / Dining Room	4.83m x 4.72m	15' 10" x 15' 5"		
Bedroom 1	4.72m x 2.67m	15' 6" x 8' 9"		
Bedroom 2	3.65m x 2.83m	12' 0" x 9' 3"		
Bedroom 3	3.33m x 1.83m	10' 11" x 6' 0"		



# Specification



Images depict a typical Legal & General Affordable Homes property

## Kitchen

- Contemporary kitchen with chrome handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel single bowl sink with chrome mixer tap
- Zanussi electric single oven, gas hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit for future installation of dishwasher to 3 bedroom houses

## Cloakroom

- Contemporary white sanitaryware comprising close coupled toilet and basin
- Chrome mixer tap with clicker waste
- Splashback tiling to basin
- Mirror
- Towel rail

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC and pedestal basin
- Chrome mixer tap with clicker waste
- Glass shower screen to bath
- Aqualisa thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Mirror
- Chrome heated towel rail

## Flooring

- Oak effect Amtico flooring to kitchen, cloakroom and bathroom
- Carpet to living room or living room/ diner, stairs, landing and bedrooms

## General

- White PVCu double glazed windows
- Walls and ceilings painted in 'Almond White'
- Architraves and skirtings painted in white satinwood
- White panelled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 10 year build warranty

## Electrical

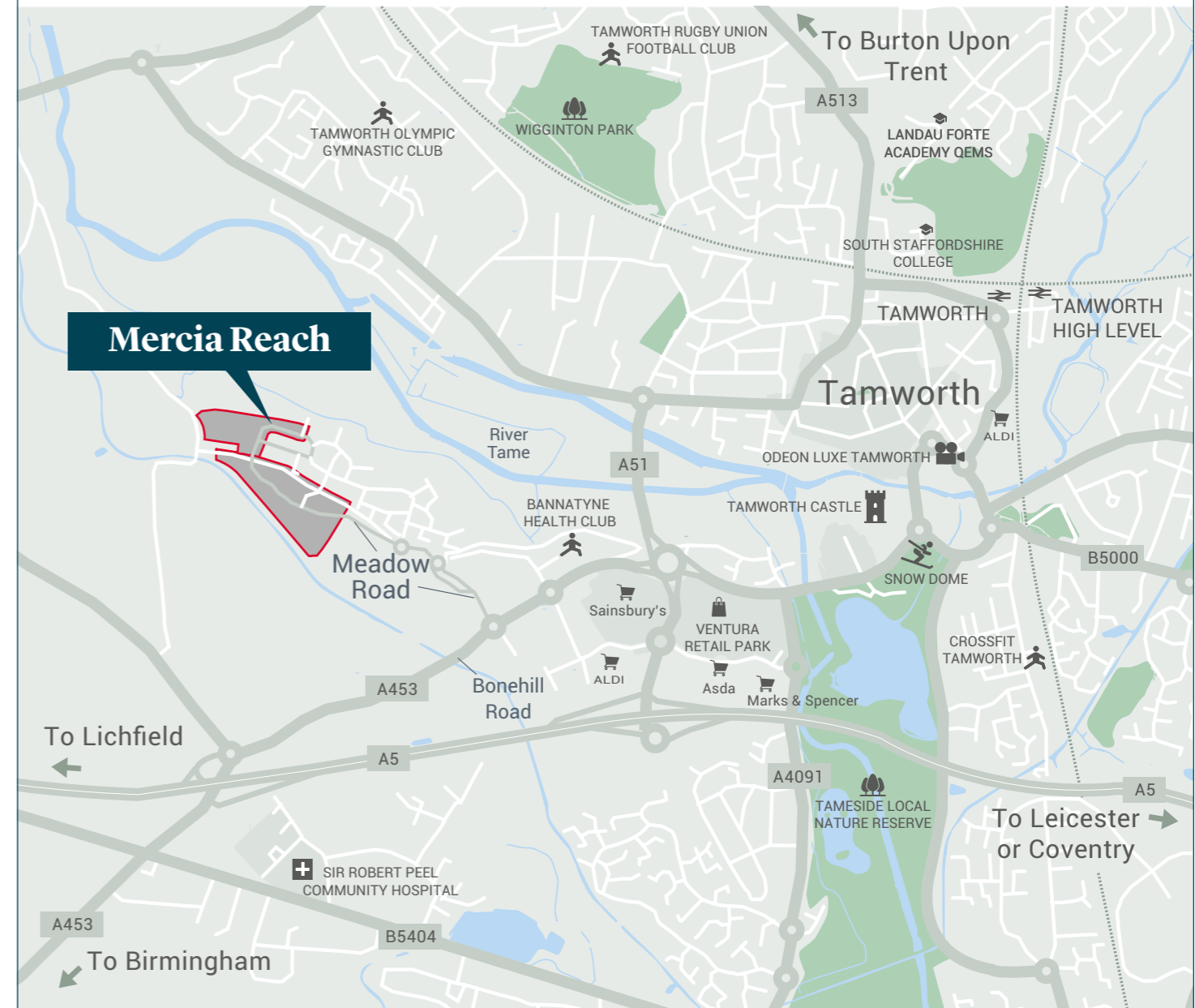
- Track light to kitchen
- LED downlights bathroom
- Light fitting to cloakroom
- Pendant lighting to all other areas
- White sockets and switches
- Telephone point to hall and living room
- TV point to living room
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom, cloakroom and kitchen
- Shaver socket to bathroom
- Photovoltaic solar roof panels to rear of all plots
- Light to front and rear elevation

## External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- Outside tap provided
- 1.8m high timber fencing to rear garden
- Garden storage to each plot

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

# How to find us



# Mercia Reach

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Call to book an appointment

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 [landgah.com/mercia-reach](https://landgah.com/mercia-reach)

