



# Bower Park

THE SPIRES, LICHFIELD

Bower Park at The Spires offers a stunning collection of two, three, four and five bedroom homes located close to the sought after city of Lichfield.

**Taylor**  
**Wimpey**

# Contents



# Welcome to The Spires

A warm welcome to The Spires.

Here you'll find a stunning collection of two, three, four and five bedroom homes located close to the sought after city of Lichfield.

Individuals looking to explore the stunning Staffordshire countryside, shop at the many independent stores in the city, or take a look around one of the many historic sites in Lichfield will be perfectly catered for at The Spires.



# Live and love village life

Situated on the outskirts of Lichfield city centre, The Spires is located in a semi-rural area with easy access to all local amenities and is only a 15 minute walk from the city centre.

Lichfield is a small, vibrant city nestled in the heart of Staffordshire. The city is home to lots of historical attractions, including Erasmus Darwin House, Staffordshire Regiment Museum and the Old Guildhall Prison Cells.

The streets of Lichfield are lined with independent shops, mouth-watering restaurants and the famous Lichfield Cathedral. There is lots to see and do in the local area.



The Spires is located just a 15 minute walk from Lichfield city centre



Explore Coventry Canal by foot, two wheels or try a slower pace of life on a canal boat



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group	✓
Choice of kitchen worktops and upstands (see our Options display)	*
Zanussi electric oven, gas hob and Electrolux cooker hood	✓
Range of granite worktops from our Options display, complete with undermount stainless steel sink	*
Plumbing for washing machine	✓
Inset 1½ bowl stainless steel sink with monobloc mixer tap	✓
Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes)	*
Plumbing for dishwasher point where applicable	✓
Stainless steel hob splashback	✓
Range of upgrade ceramic floor and wall tiling (see our Options display)	*
Range of monobloc mixer taps	*
USB charger socket	✓
Bathrooms	
Thermostatic shower in both bathroom and ensuite	✓
Thermostatic shower over bath available as an optional extra	*
Heated towel warmer in either chrome or white available	*
Shower tray and enclosure to en suites with full height tiling	✓
Half height tiling to sanitary walls only	✓
Window cill fully tiled to en suites and bathrooms	✓
400mm minimum high tiling to perimeter of bath	✓
Mixer tap to basin in wet areas	✓
Range of upgrade taps, showers and glazed screen	*
Range of standard and upgrade ceramic floor and wall tiling (see our Options display)	*
Splashback behind basin in cloakroom	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# Specification of our houses

General Internal Features	
Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)	✓
Energy efficient lighting to all rooms throughout	✓
BT point provided to ground floor	✓
Mains operated smoke detectors	✓
Newark internal doors, chamfered and grooved skirting and architrave, all finished in white	✓
Chrome lever furniture as standard to all doors	✓
Range of upgrade polished chrome door furniture	*
Smooth finished skirtings and architraves in white	✓
Smooth finished walls and ceilings in Heathcliff's Castle matt emulsion	✓
Range of wardrobes available as optional extras	*
Range of floor covering including carpets, vinyl and Moduleo flooring available from our Options display	*
Under counter lights as optional extras	*
Extensive range of electrical extras and upgrades available	*
General External Features	
Garage doors are pre-finished in a coating to match the front door and a spring loaded up and over style	✓
PVCu lockable double glazed windows	✓
Fencing as shown on site layout	✓
Turf and development landscaping to front and rear gardens	✓
Feature garden walls to selected plots (refer to development plan)	✓
NHBC 10 year building warranty	✓
Power and light to internal garage (excludes FOGs)	✓
Power and light to detached garage if within curtilage of the property	✓
Garden external taps to plots where possible	✓
Door bell to front entrance	✓
GRP (Glass Reinforced Plastic) front entrance door with chrome handles	✓
Acrylic plaque numeral	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Our homes





# The Morgan

2 BEDROOM HOME, TOTAL GROSS 781 SQ. FT. | TOTAL NETT 760 SQ. FT.



## GROUND FLOOR

**Lounge/Dining max.**  
4.65m × 2.80m      15' 3" × 9' 2"

**Kitchen**  
3.55m × 2.60m      11' 8" × 8' 6"



## FIRST FLOOR

**Bedroom 1 max.**  
3.98m × 2.85m      13' 1" × 9' 4"

**Bedroom 2 max.**  
4.65m × 2.42m      15' 3" × 7' 11"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.



# The Canford

2 BEDROOM HOME, TOTAL GROSS 689 SQ. FT. | TOTAL NETT 676 SQ. FT.



## GROUND FLOOR

**Lounge/Dining max.**  
3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**  
1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1.**  
3.08m × 2.97m      10' 1" × 9' 9"

**Bedroom 2 max.**  
3.98m × 2.56m      13' 1" × 8' 5"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.



# The Beauford

2 BEDROOM HOME, TOTAL GROSS 873 SQ. FT. | TOTAL NETT 856 SQ. FT.



## GROUND FLOOR

**Lounge max.**  
3.67m × 4.04m      12' 1" × 13' 3"

**Kitchen/Dining**  
4.70m × 2.87m      15' 5" × 9' 5"



## FIRST FLOOR

**Bedroom 1.**  
2.94m × 3.57m      9' 8" × 11' 9"

**Bedroom 2**  
4.70m × 2.55m      15' 5" × 8' 4"

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# The Devonford

3 BEDROOM HOME, TOTAL GROSS 1,295 SQ. FT. | TOTAL NETT 1,281 SQ. FT.



## GROUND FLOOR

### Lounge max.

4.18m × 6.51m      13' 8" × 21' 4"

### Kitchen/Dining

5.81m × 3.90m      19' 1" × 12' 10"

## GROUND FLOOR

### Bedroom 1

3.84m × 3.85m      12' 7" × 12' 8"

### Bedroom 2

3.42m × 3.53m      11' 3" × 11' 7"

### Bedroom 3

4.96m × 2.20m      16' 4" × 7' 3"

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# The Gosford

3 BEDROOM HOME, TOTAL GROSS 866 SQ. FT. | TOTAL NETT 852 SQ. FT.



## GROUND FLOOR

**Lounge max.**  
3.69m × 4.26m      12' 1" × 14' 0"

**Kitchen/Dining**  
4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**  
2.96m × 2.83m      9' 9" × 9' 4"

**Bedroom 2**  
2.63m × 3.30m      8' 8" × 10' 10"

**Bedroom 3**  
2.00m × 3.55m      6' 7" × 11' 8"

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# The Ardale

3 BEDROOM HOME, TOTAL GROSS 1,012 SQ. FT. | TOTAL NETT 997 SQ. FT.



## GROUND FLOOR

### Lounge

3.01m × 5.41m      9' 11" × 17' 9"

### Kitchen/Dining

3.18m × 5.41m      10' 5" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.07m × 4.10m      10' 1" × 13' 6"

### Bedroom 2

2.44m × 2.91m      8' 0" × 9' 7"

### Bedroom 3

3.25m × 2.41m      10' 8" × 7' 11"

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# The Alrington

3 BEDROOM HOME, TOTAL GROSS 1,091 SQ. FT. | TOTAL NETT 1,070 SQ. FT.



## GROUND FLOOR

### Lounge/Dining

4.25m x 3.43m      14' 0" x 11' 3"

### Kitchen

3.19m x 3.73m      10' 6" x 12' 3"



## FIRST FLOOR

### Bedroom 2

4.25m x 2.82m      14' 0" x 9' 3"

### Bedroom 3

2.11m x 3.59m      6' 11" x 11' 10"



## FIRST FLOOR

### Bedroom 1 min.

5.91m x 2.76m      19' 5" x 9' 1"

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# The Ardingham

3 BEDROOM HOME, TOTAL GROSS 967 SQ. FT. | TOTAL NETT 951 SQ. FT.



## GROUND FLOOR

**Lounge/Dining max.**  
6.34m × 3.95m      20' 9" × 13' 0"

**Kitchen**  
2.63m × 3.41m      8' 7" × 11' 2"



## FIRST FLOOR

**Bedroom 1 max.**  
3.17m × 4.10m      10' 5" × 13' 6"

**Bedroom 2 max.**  
3.57m × 2.99m      11' 9" × 9' 10"

**Bedroom 3 max.**  
2.68m × 2.99m      8' 9" × 9' 10"

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# The Easedale

3 BEDROOM HOME, TOTAL GROSS 931 SQ. FT. | TOTAL NETT 917 SQ. FT.



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.



# The Eskdale

4 BEDROOM HOME, TOTAL GROSS 1,222 SQ. FT. | TOTAL NETT 1,205 SQ. FT.



## GROUND FLOOR

### Lounge

6.02m × 3.45m      19' 9" × 11' 4"

### Kitchen

3.58m × 2.86m      11' 9" × 9' 5"

### Dining

3.16m × 2.77m      10' 4" × 9' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m      11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.98m      11' 11" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"

### Bedroom 3 max.

3.09m × 2.53m      10' 2" × 8' 4"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.



# The Kentdale

4 BEDROOM HOME, TOTAL GROSS 1,222 SQ. FT. | TOTAL NETT 1,205 SQ. FT.



## GROUND FLOOR

### Lounge

6.02m × 3.45m      19' 9" × 11' 4"

### Kitchen

3.58m × 2.86m      11' 9" × 9' 5"

### Dining

3.16m × 2.77m      10' 4" × 9' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m      11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.98m      11' 11" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"

### Bedroom 4 max.

3.09m × 2.53m      10' 2" × 8' 4"

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# The Downham

4 BEDROOM HOME, TOTAL GROSS 1,244 SQ. FT. | TOTAL NETT 1,226 SQ. FT.



## GROUND FLOOR

**Lounge max.**  
5.27m × 3.18m      17' 4" × 10' 5"

**Kitchen/Dining**  
7.94m × 2.98m      26' 1" × 9' 10"



## FIRST FLOOR

**Bedroom 1**  
4.30m × 3.03m      14' 1" × 10' 0"

**Bedroom 2 max.**  
3.51m × 3.28m      11' 6" × 10' 9"

**Bedroom 3**  
3.55m × 3.03m      11' 8" × 10' 0"

**Bedroom 4**  
2.62m × 2.53m      8' 7" × 8' 4"

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# The Ransford

4 BEDROOM HOME, TOTAL GROSS 1,664 SQ. FT. | TOTAL NETT 1,643 SQ. FT.



## GROUND FLOOR

### Lounge

3.84m × 7.10m      12' 7" × 23' 4"

### Kitchen/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Study

3.84m × 2.48m      12' 7" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m × 3.54m      12' 11" × 11' 7"

### Bedroom 2

3.54m × 3.25m      11' 7" × 10' 8"

### Bedroom 3 min.

2.80m × 2.82m      9' 2" × 9' 3"

### Bedroom 4

3.84m × 2.24m      12' 7" × 7' 5"

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# The Shelford

4 BEDROOM HOME, TOTAL GROSS 1,378 SQ. FT. | TOTAL NETT 1,360 SQ. FT.



## GROUND FLOOR

### Lounge

4.74m × 3.88m      15' 7" × 12' 9"

### Kitchen/Dining max.

8.10m × 3.24m      26' 7" × 10' 8"

### Study

2.62m × 2.10m      8' 7" × 6' 11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.76m      12' 9" × 12' 4"

### Bedroom 2 max.

4.22m × 3.07m      13' 10" × 10' 1"

### Bedroom 3 max.

3.43m × 3.09m      11' 3" × 10' 2"

### Bedroom 4 max.

3.89m × 2.75m      12' 9" × 9' 0"

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# The Winterford

5 BEDROOM HOME, TOTAL GROSS 2,090 SQ. FT. | TOTAL NETT 2,067 SQ. FT.



## GROUND FLOOR

<b>Lounge</b>	5.22m × 4.12m	17' 2" × 13' 7"
<b>Lounge 2.</b>	4.74m × 3.56m	15' 7" × 11' 8"
<b>Kitchen/Dining</b>	6.36m × 3.83m	20' 11" × 12' 7"
<b>Study</b>	2.97m × 2.60m	9' 9" × 8' 6"



## FIRST FLOOR

<b>Bedroom 1</b>	4.05m × 3.56m	13' 4" × 11' 8"
<b>Bedroom 2</b>	3.49m × 3.79m	11' 5" × 12' 5"
<b>Bedroom 3</b>	3.95m × 2.66m	13' 0" × 8' 9"
<b>Bedroom 4</b>	2.75m × 3.44m	9' 0" × 11' 3"
<b>Bedroom 5</b>	2.76m × 2.71m	9' 1" × 8' 11"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.





# The Garrton

5 BEDROOM HOME, TOTAL GROSS 1,825 SQ. FT. | TOTAL NETT 1,803 SQ. FT.



## GROUND FLOOR

**Lounge**  
3.34m x 4.74m      11' 0" x 15' 7"

**Kitchen/Dining min.**  
8.34m x 3.46m      27' 4" x 11' 4"

**Study**  
2.73m x 2.31m      9' 0" x 7' 7"

## FIRST FLOOR

**Bedroom 1**  
3.34m x 3.98m      11' 0" x 13' 1"

**Bedroom 4**  
2.75m x 3.62m      9' 0" x 11' 11"

**Bedroom 5**  
2.54m x 2.98m      8' 4" x 9' 9"

## FIRST FLOOR

**Bedroom 2**  
33.36m x 4.59m      11' 1" x 15' 1"

**Bedroom 3**  
3.65m x 2.78m      12' 0" x 9' 2"

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73123 TWWM OCTOBER 2022.

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**First time  
buyer?**

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**Existing home  
owner?**

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# Taylor Wimpey