

FRADLEY MANOR

HAY END LANE, LICHFIELD, STAFFORDSHIRE, WS13 8NW



A BRAND NEW SELECTION OF 2, 3 & 4 BEDROOM HOMES.

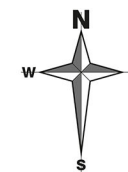
FRADLEY MANOR

DEVELOPMENT LAYOUT



KEY

	Roseberry	2 bedroom home
	Ellerton	3 bedroom home
	Ennerdale	3 bedroom home
	Kingsville	4 bedroom home
	Kingsley	4 bedroom home
	Kennford	4 bedroom home
	Hale	4 bedroom home
	Radleigh	4 bedroom home
	Alderney	4 bedroom home
	Alfreton	4 bedroom home
	Alnmouth	4 bedroom home
	Affordable housing	
	Bin Collection Point	
GG	Gas Governor	
S/S	Sub Station	
LEAP	Local Equipped Area of Play	
LAP	Local Area of Play	
POS	Public Open Space	



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

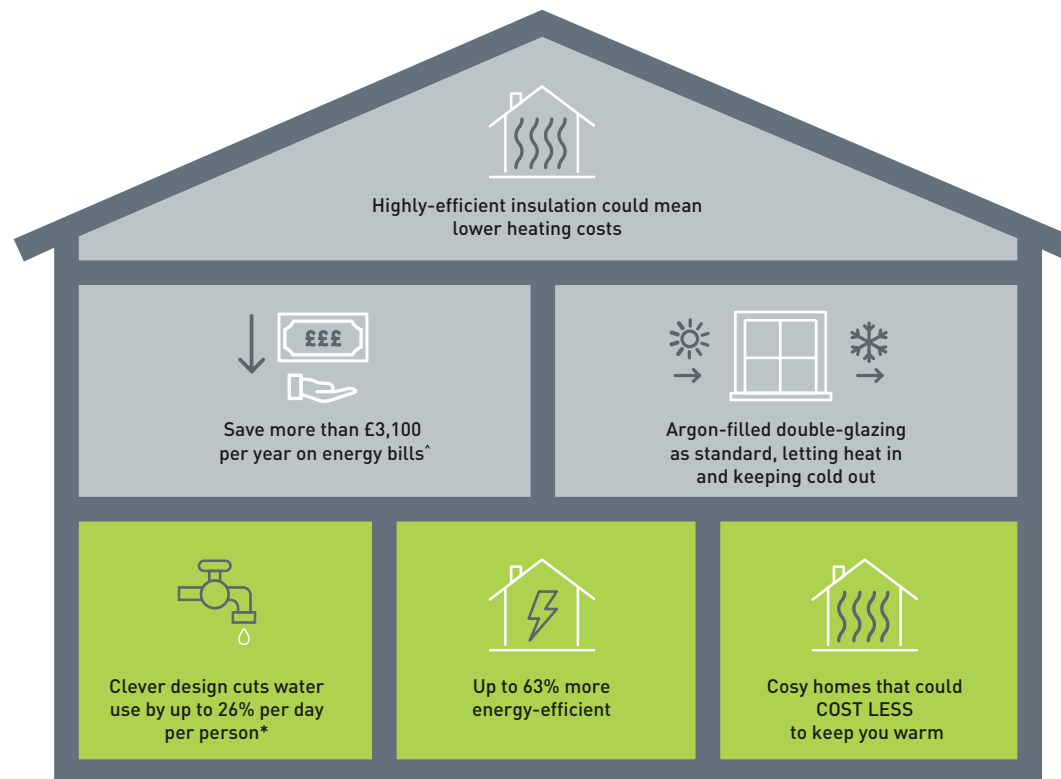
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

^{*}Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

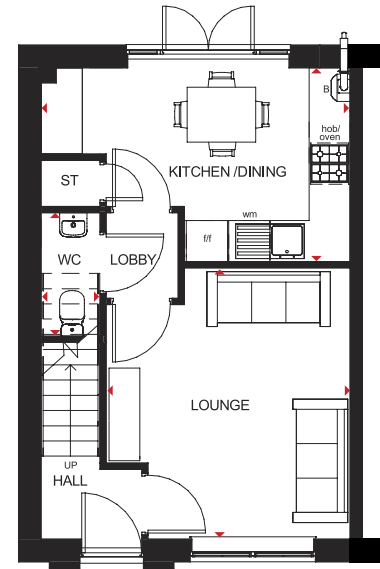
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM SEMI-DETACHED HOME



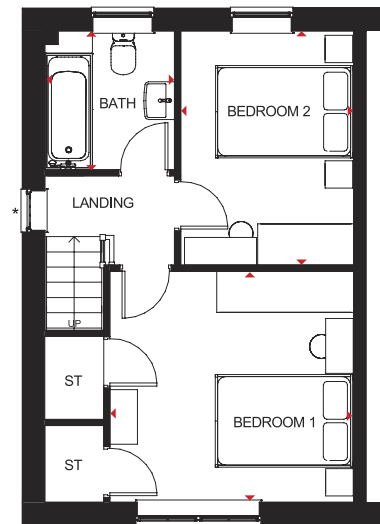
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a WC
- Upstairs are two double bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"

[Approximate dimensions]



First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

[Approximate dimensions]

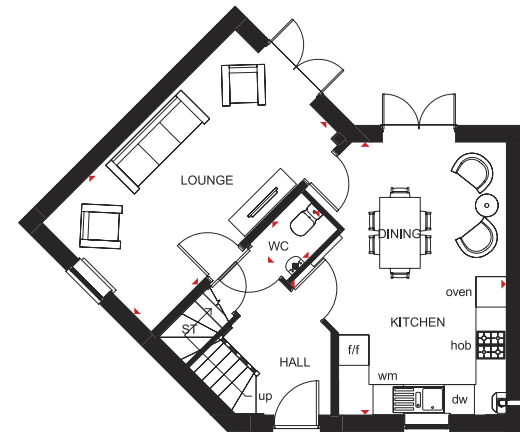
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

3 BEDROOM DETACHED HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

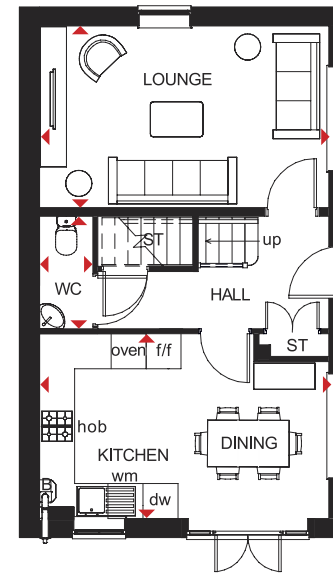
[Approximate dimensions]

KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

3 BEDROOM HOME



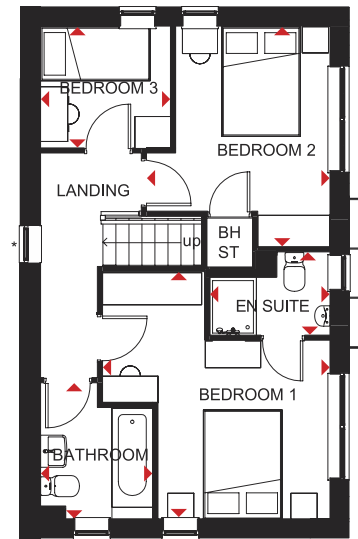
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead Store	dw	Dishwasher space		

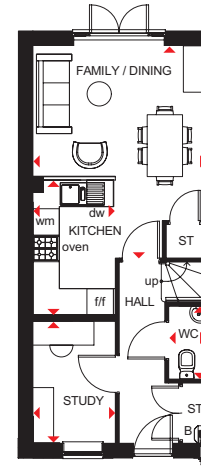
KINGSVILLE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



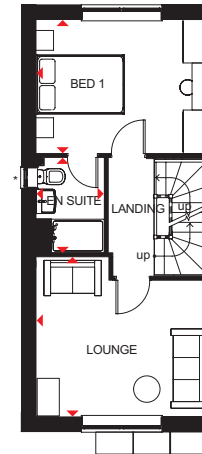
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

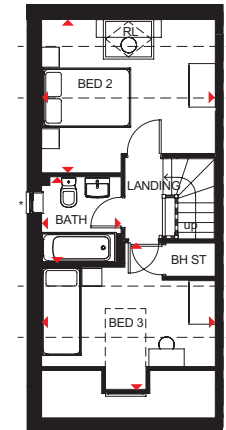


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

* Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		



BARRATT
HOMES



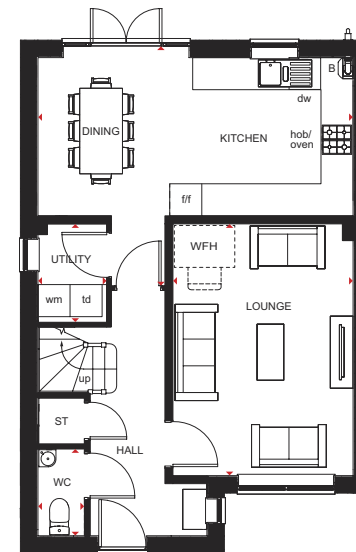
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4 BEDROOM DETACHED HOME



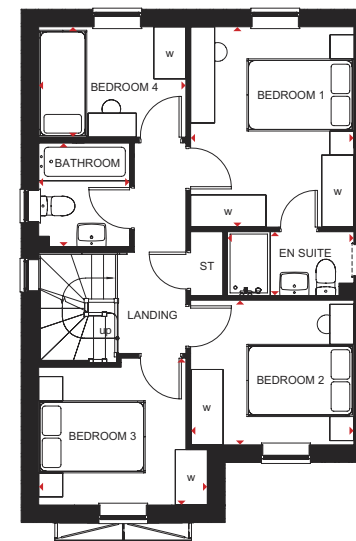
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 2960mm	19'4" x 9'9"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	884 x 1627mm	2'9" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3743mm	10'0" x 12'2"
En Suite	2363 x 1188mm	7'7" x 3'9"
Bedroom 2	3054 x 2703mm	10'0" x 8'8"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'8"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[Approximate dimensions]

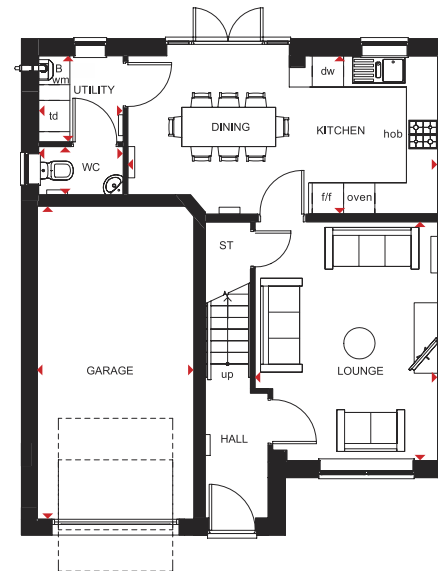
*Window may be omitted on certain plots. Speak to a Sales Adviser for plot-specific details.

KEY	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



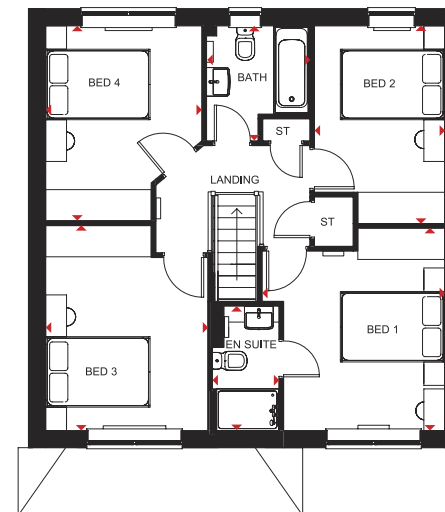
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite, and the family bathroom



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

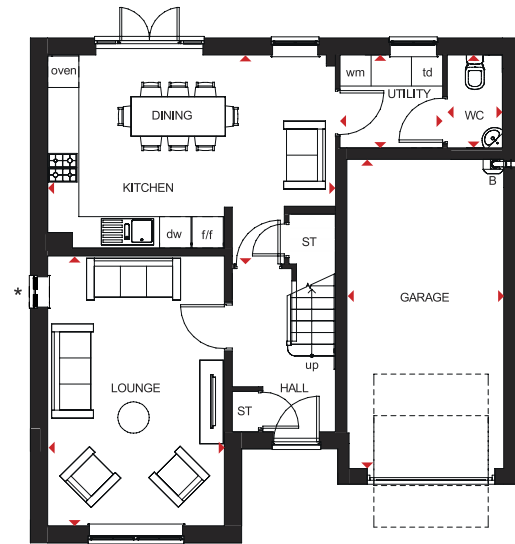
[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

4 BEDROOM DETACHED HOME



- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Seperate utility room and integral garage
- First floor comprises four double bedrooms, the main bedroom with en suite, and family bathroom

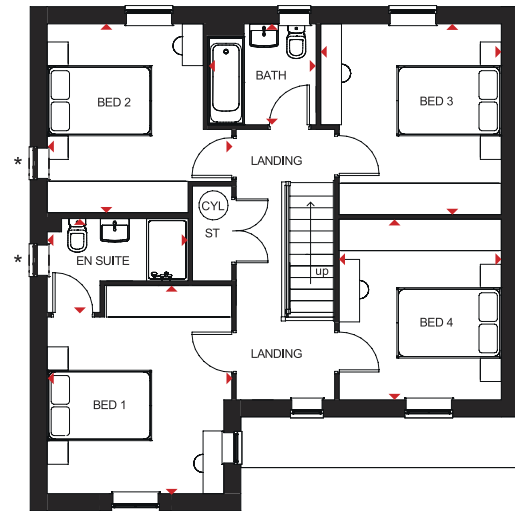


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/Family	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" x 3'5"

[Approximate dimensions]

*Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3995 x 3536mm	13'1" x 11'7"
En Suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[Approximate dimensions]

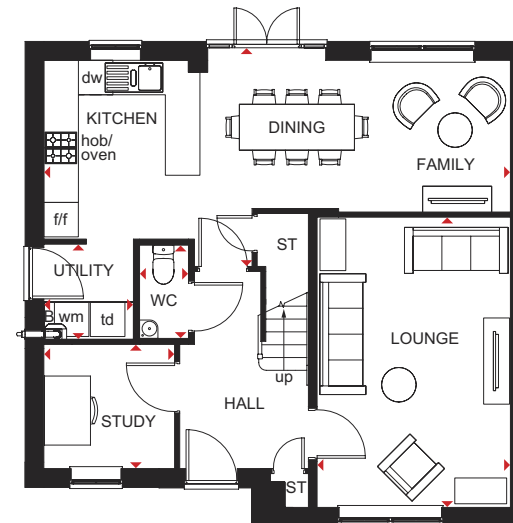
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KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

4 BEDROOM DETACHED HOME



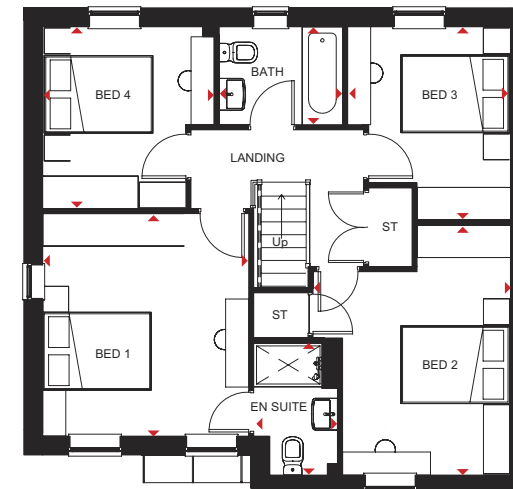
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location

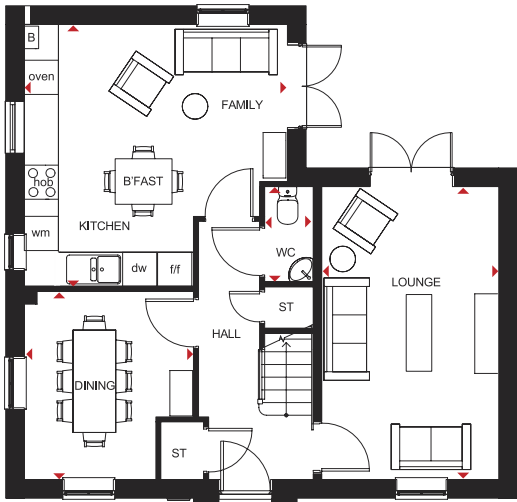
ALDERNEY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



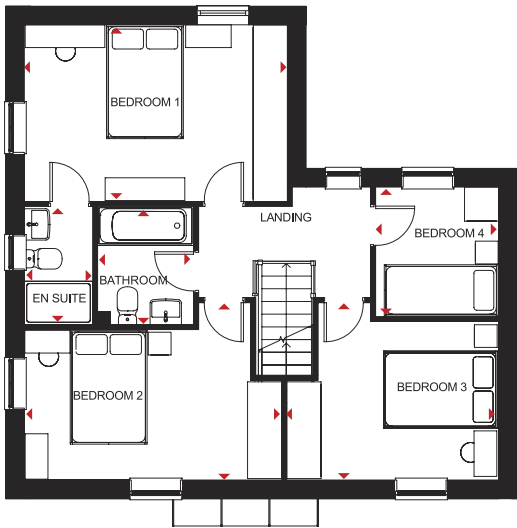
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

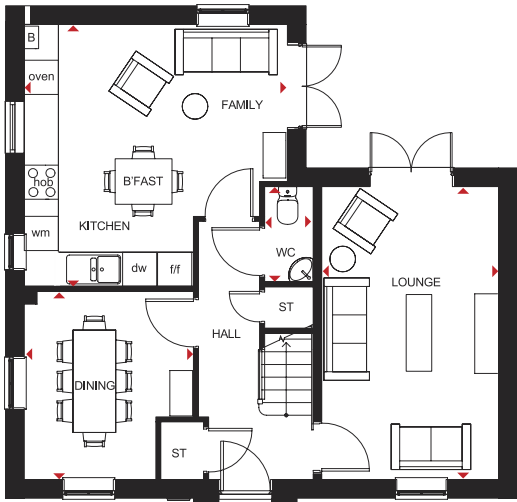
ALDERNEY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



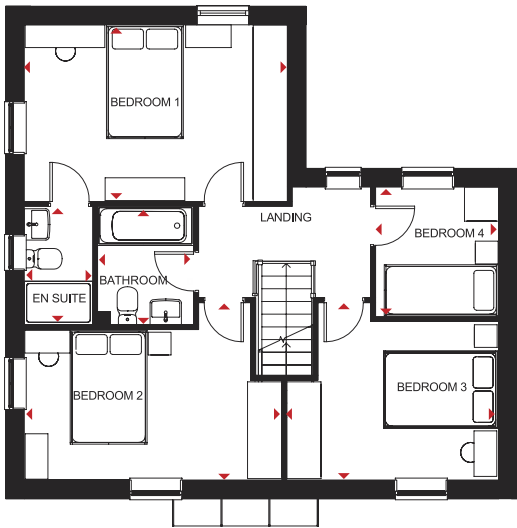
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
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Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



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[Approximate dimensions]

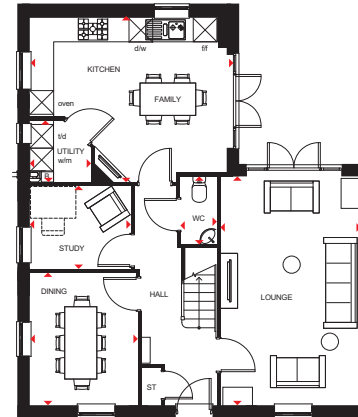
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

ALFRETON

4 BEDROOM DETACHED HOME



- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
Utility	1600 mm x 1510 mm	5' 3" x 4' 11"
WC	866 mm x 1650 mm	2' 10" x 5' 5"



First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

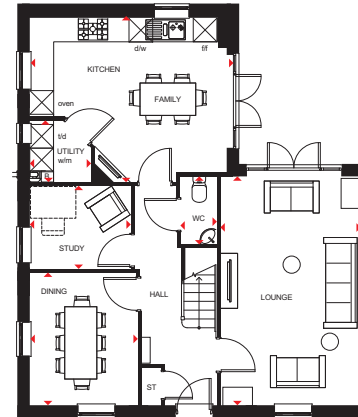
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	t/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulhead store	dw	Dishwasher	▶	Dimension location

ALFRETON

4 BEDROOM DETACHED HOME



- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
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WC	866 mm x 1650 mm	2' 10" x 5' 5"



First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	t/f Fridge/freezer space	w Wardrobe space
	BH ST Bulhead store	dw Dishwasher	▶ Dimension location

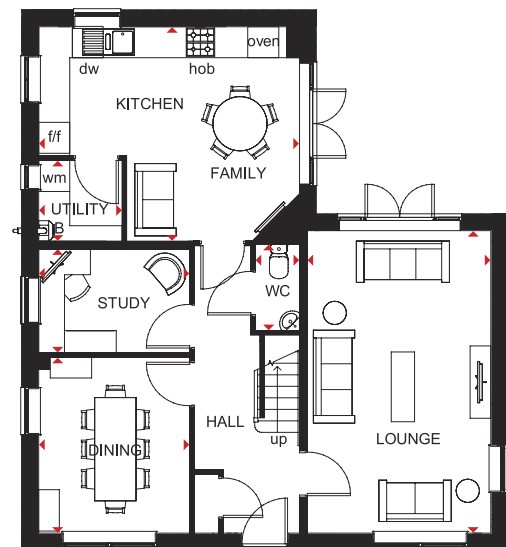
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM HOME



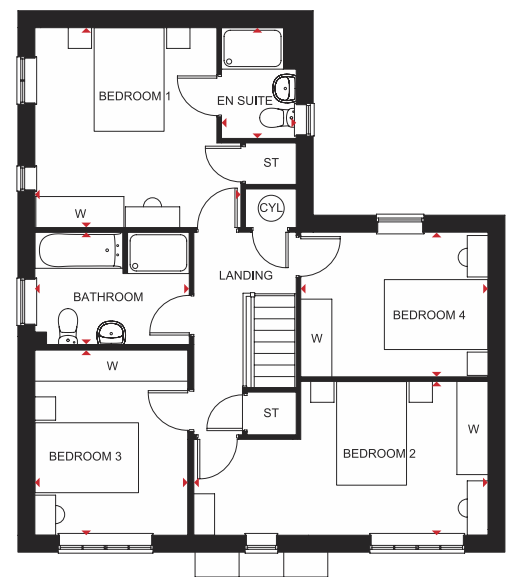
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1651 x 860mm	5'4" x 2'8"

[Approximate dimensions]



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

[Approximate dimensions]

KEY	B	Boiler	w	Wardrobe space	dw	Dishwasher space
	ST	Store	wm	Washing machine space	◀▶	Dimension location
	CYL	Cylinder	f/f	Fridge/freezer space		

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk
0333 355 8475

