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Tame
— H O M E S —

Willoughby
Croft



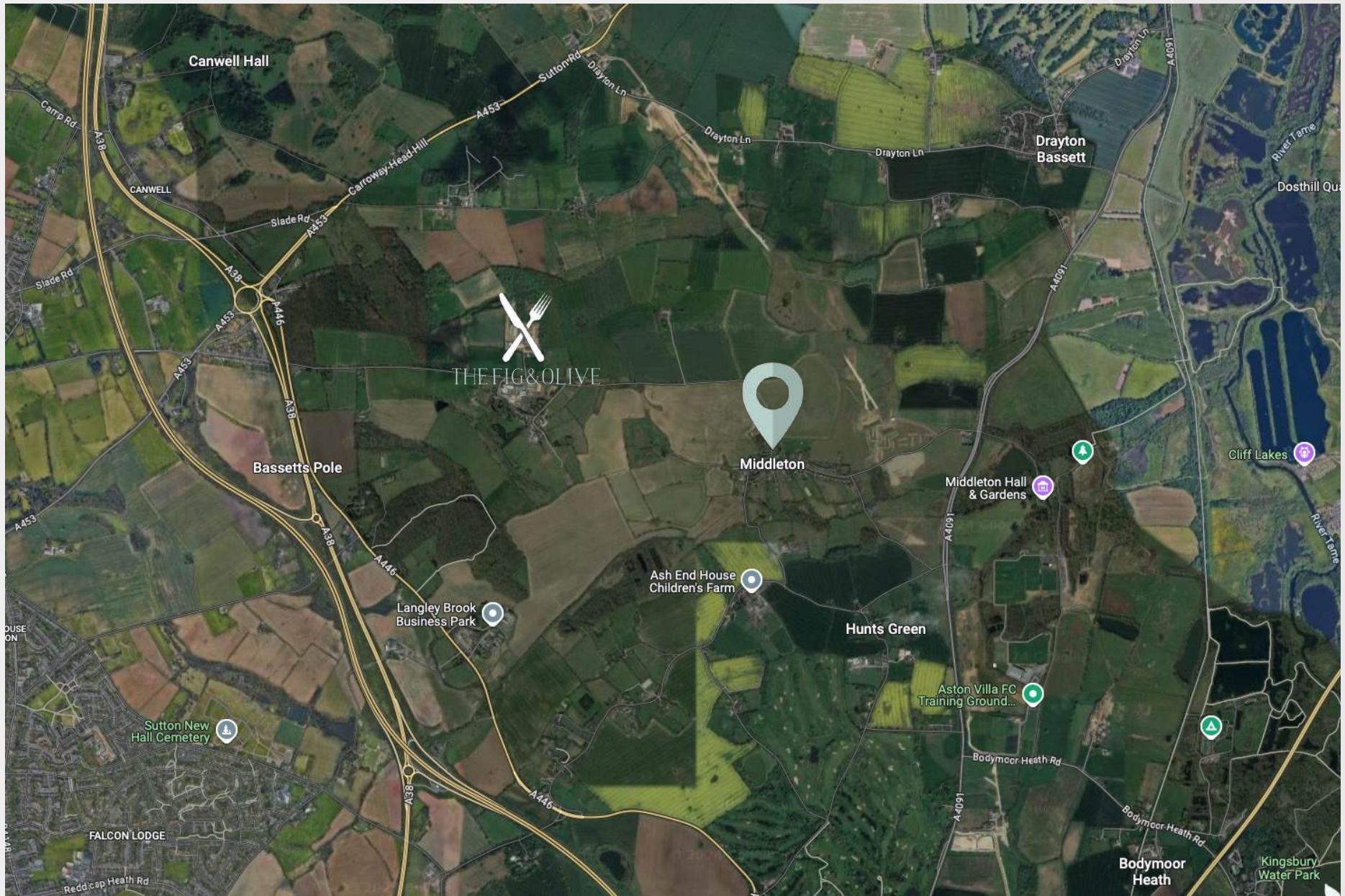
Welcome to Willoughby Croft

Inspirational homes for aspirational lifestyles

An exclusive development of luxurious new homes by housebuilders Tame Homes, the Willoughby Croft development offers the best of countryside living in the quiet and highly desirable village of Middleton. It is close to the Coppice Garden Centre and the well-known Fig & Olive restaurant, along with excellent connections to Tamworth, Birmingham and beyond.

Our Willoughby Croft development is designed with all the charm of traditional architecture with the contemporary benefits you would expect from new builds.





Location: Church Lane, Middleton, Tamworth, B78 2AL



LIFE
in
MIDDLETON



Our Willoughby Croft development of luxury homes located in the quiet and highly desirable village of Middleton, offers the best of countryside living, with excellent connections to Tamworth, Birmingham and beyond.



An
EXCLUSIVE
DEVELOPMENT
of luxurious
NEW HOMES



4 bedroom
detached
executive
homes



SPECIFICATION SUMMARY

Externals

Construction

Traditional brick and block.

Brickwork

Wienerberger Oast Russet Sovereign Stock

Roof coverings

Dreadnought Sandfaced plain clay roof tile in Staffordshire Blue

External doors

Black composite front door.

Garage door

Automated insulated steel sectional garage door in Jet Black

Paths and patios

Milford riven faced flag natural

Private driveways

Tegular trio concrete block paver in Charcoal

Rear gardens

Turfed.

External

Water tap to rear gardens.

Warranty

10 year ICW structural warranty.

Internals

Internal doors

Ely oak doors.

Window Frames

Double glazed UPVC windows in Agate Grey

Ironmongery

Polished chrome.

Wall and floor tiles

A selection of Porcelanosa floor and wall tiles to bathrooms depending on plot.

Electrical

Pendant lights to living room and bedrooms. LED recessed downlights to all other rooms. External light to front elevations. Mains operated smoke, heat and carbon monoxide detectors fitted as standard. Hager brushed steel electrical accessories throughout. USB points to living room, kitchen and bedroom 1. Power socket to rear elevation and Electric car charger to every house. Solar PV panels to each property.

Security

Burglar alarms fitted as standard to all houses.

TV

Cat 6 Data distribution. Points to living room, family room and bedroom 1.

Switch plates

Brushed steel.

Plumbing and heating

The heating system will be electric Air Source heat pumps. Underfloor heating to ground floor with radiators to first floor. Bathrooms will have chrome plated towel rails.

Sanitary ware

Laufen sanitary ware and vanity units. Hansgrohe taps and showers with polished chrome fittings.

Kitchen

Bespoke kitchen design in your choice* of either a 'Shaker' style or 'Nova' handle-less style with high quality finished cabinets and AEG appliances. A mixture of colours depending on plot. Silestone worktops, upstand and glass splashback. Under cabinet lighting. Each house has a 3 in 1 boiling tap.

Wardrobes

Full mirrored sliding door wardrobes fitted to bedroom 1 in all houses.

* Subject to programme



PLOT 1 – 2 Bedroom bungalow

PLOT 2 – 4 Bedroom home

PLOT 3 – 5 Bedroom home

PLOT 4 – 4 Bedroom home

PLOT 5 – 4 Bedroom home



PLOTS 4 & 5

PLOT 2



GROUND FLOOR PLAN

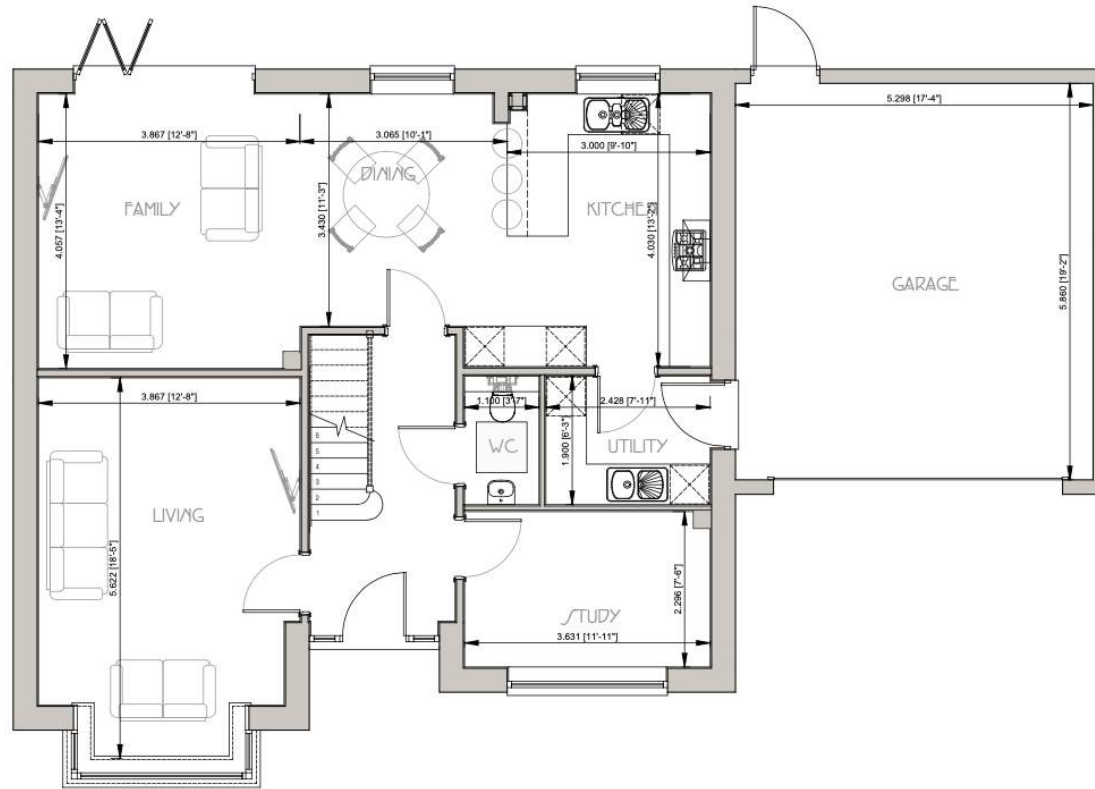
Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
Ground Floor	Living Room	3.78	12'-5"	4.61	15'-1"
	Kitchen	2.85	9'-4"	4.19	13'-9"
	Dining Area	2.70	8'-10"	3.56	11'-8"
	Family Area	3.57	11'-9"	3.56	11'-8"
	W.C.	1.23	4'-0"	1.85	6'-1"
	Study	3.86	12'-8"	3.69	12'-1"
	Utility	1.64	5'-5"	2.79	9'-2"
	Pantry	1.60	5'-3"	1.29	4'-3"



FIRST FLOOR PLAN

Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
First Floor	Bedroom 1	3.86	12'-8"	4.27	14'-0"
	Ensuite 1	1.53	5'-0"	2.38	7'-10"
	Bedroom 2	3.86	12'-8"	3.65	12'-0"
	Bedroom 3	3.81	12'-6"	3.91	12'-10"
	Bedroom 4	2.78	9'-1"	3.56	11'-8"
	Ensuite 2	2.96	9'-8"	1.45	4'-9"
	Bathroom	2.35	7'-9"	2.38	7'-10"

PLOT 4



GROUND FLOOR PLAN

Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
Ground Floor	Living Room	3.87	12'-8"	5.62	18'-5"
	Kitchen	3.00	9'-10"	4.03	13'-3"
	Dining Area	3.07	10'-1"	3.43	11'-3"
	Family Area	3.87	12'-8"	4.06	13'-4"
	W.C.	1.10	3'-7"	1.90	6'-3"
	Study	3.63	11'-11"	2.30	7'-6"
	Utility	2.43	8'-0"	1.90	6'-3"
	Garage	5.30	17'-5"	5.86	19'-3"



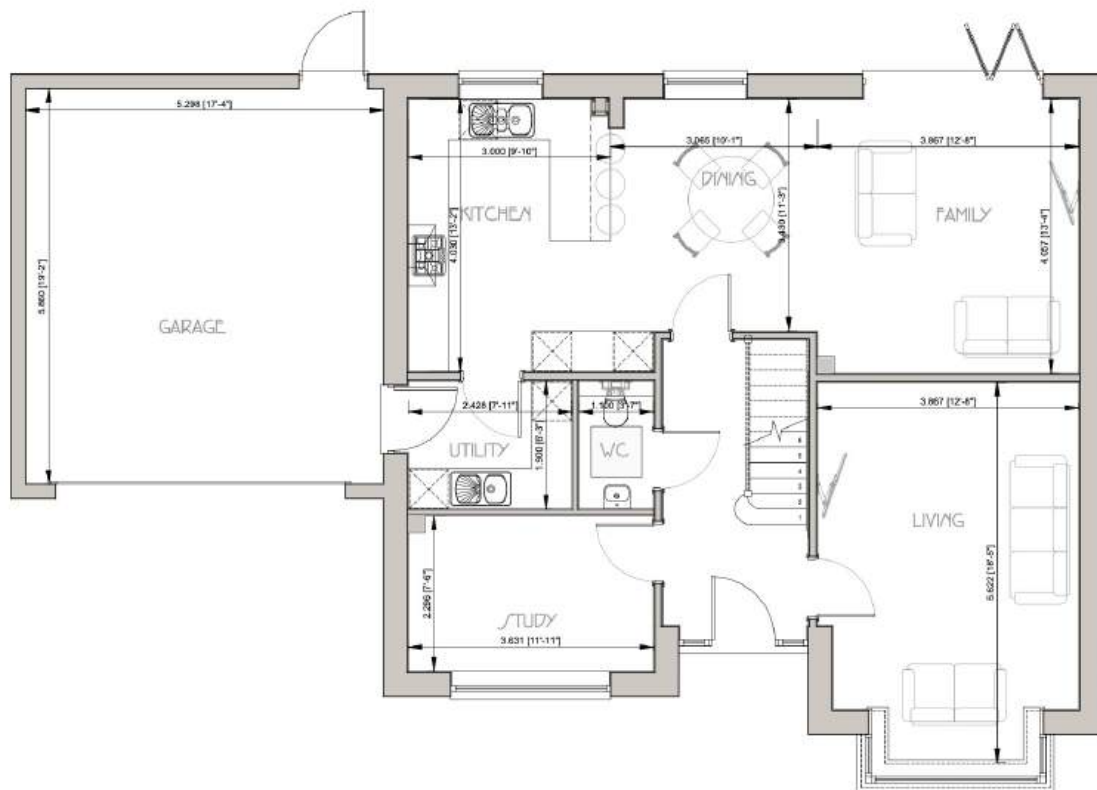
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Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
First Floor	Bedroom 1	3.63	11'-11"	3.90	12'-10"
	Ensuite 1	3.90	12'-10"	1.95	6'-5"
	Bedroom 2	3.63	11'-11"	3.40	11'-2"
	Bedroom 3	3.63	11'-11"	3.36	11'-0"
	Bedroom 4	3.90	12'-10"	2.97	9'-9"
	Ensuite 2	2.77	9'-1"	1.50	4'-11"
	Ensuite 3	2.18	7'-2"	1.93	6'-4"



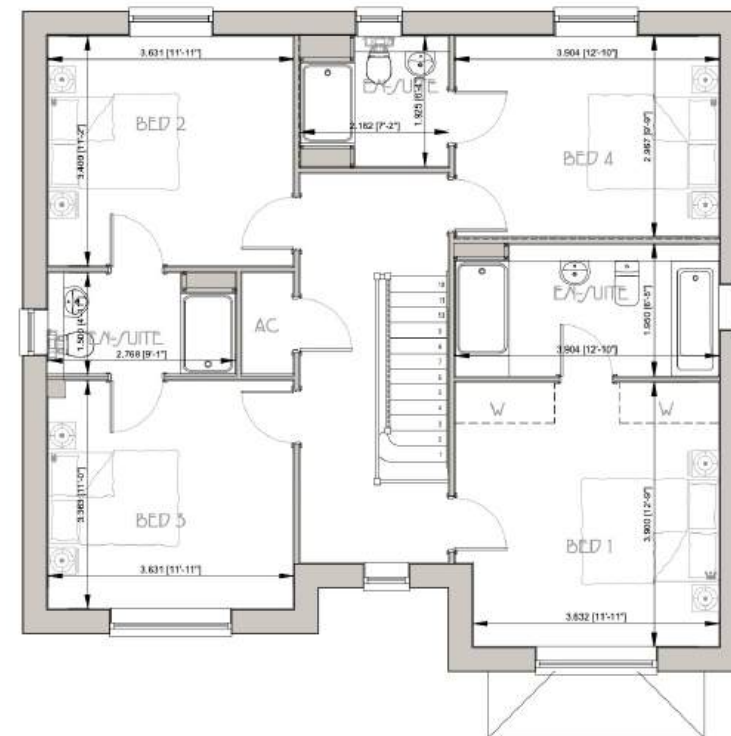
PLOTS 4 & 5

PLOT 5



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ATTENTION *to* DETAIL

EACH HOME IS FINISHED TO
A FIVE-STAR SPECIFICATION

We pride ourselves on our quality, each home at Willoughby Croft is finished to the highest possible standard. We're proud to partner with leading brands to equip your home with quality fixtures, fittings and appliances.

WE USE PREMIUM MATERIALS CHOSEN FOR THEIR QUALITY, EXCELLENCE, AESTHETICS, SUSTAINABILITY AND DURABILITY.

KITCHEN FINISHINGS

- Bespoke high-quality British designed and manufactured kitchen from Omega PLC.
- 'Shaker' style or 'Nova' handle-less style with high quality finished cabinets with under cabinet lighting.
- AEG appliances: built-in oven, microwave oven, induction hob, integrated fridge, freezer, dishwasher. 3 in 1 boiling tap.
- Silestone worktops, upstand and glass splashback.
- Variety of cabinet and silestone colours depending on plot.

BATHROOM FINISHINGS

- Laufen sanitary ware and vanity units.
- Hansgrohe taps and showers with polished chrome fittings.
- Porcelanosa wall and floor tiling to all bathrooms
- Chrome towel radiators to all bathrooms and en suites.

INTERIOR FINISHINGS

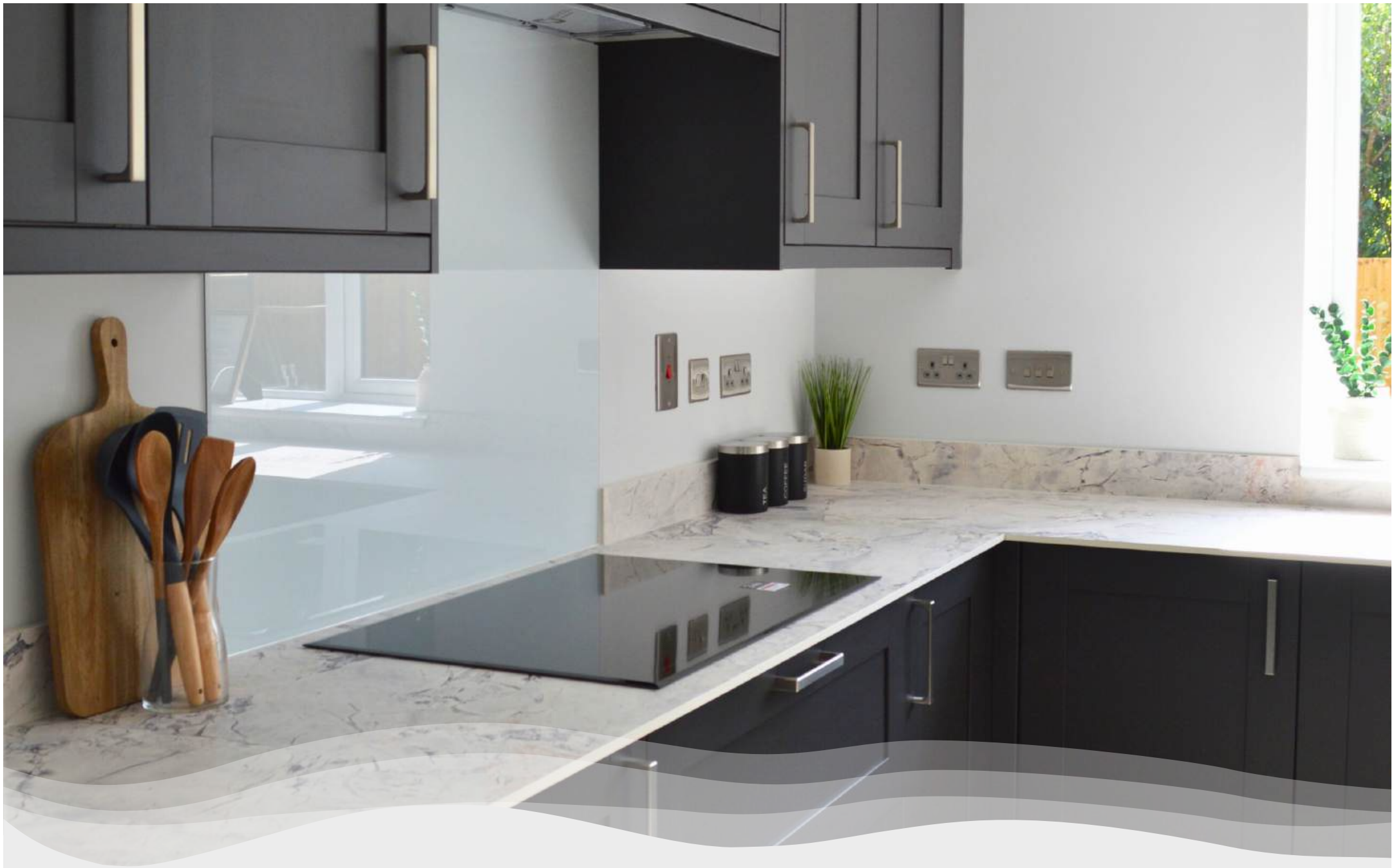
- Panel grained cottage style oak internal doors
- Full mirrored sliding door wardrobes fitted to bedroom 1.

ELECTRICAL FINISHINGS

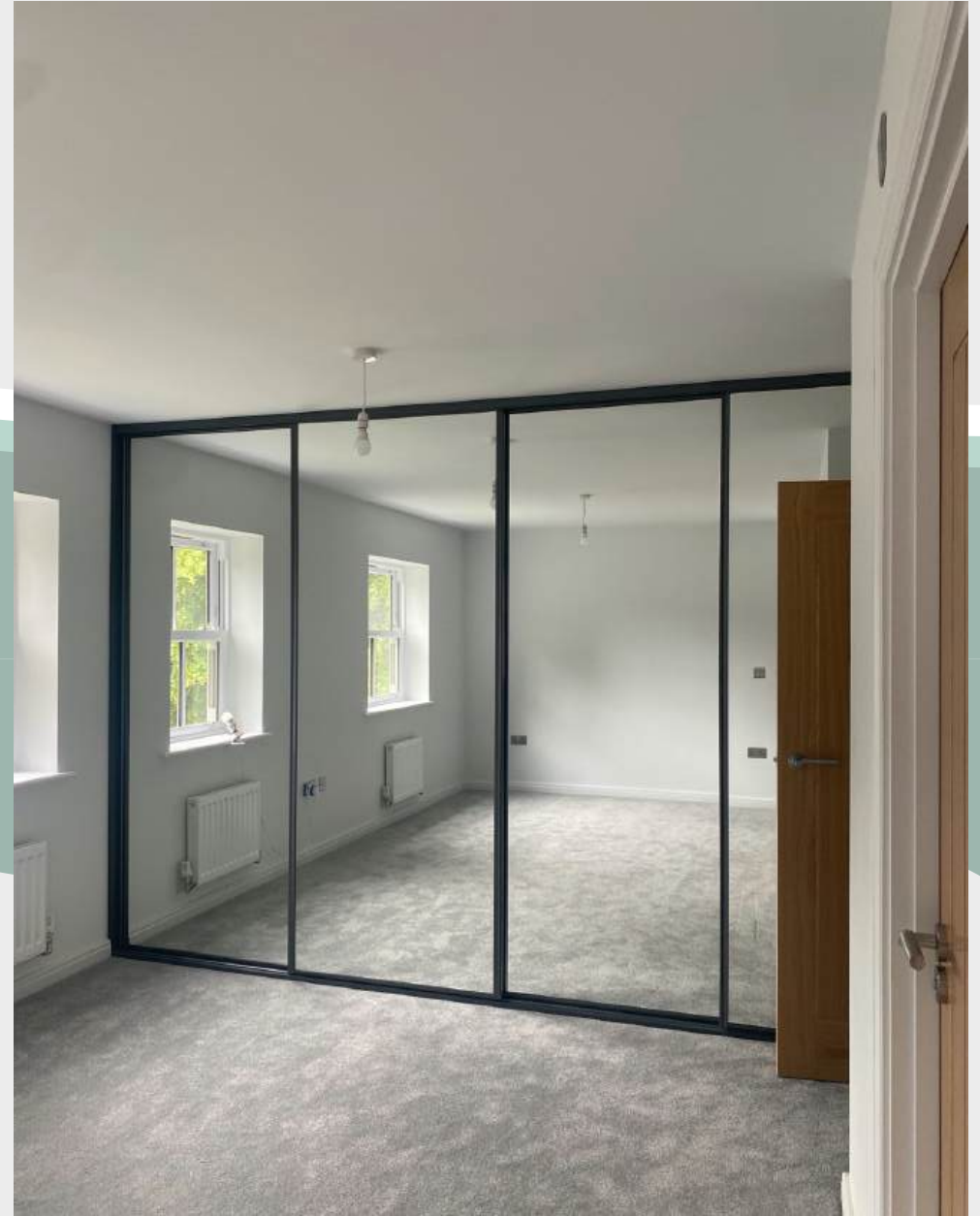
- Pendant lights to living room and bedrooms. LED recessed downlights to all other rooms.
- Mains operated smoke, heat and carbon monoxide detectors fitted as standard,
- External light to front elevations
- Hager brushed steel electrical accessories throughout.
- Hager USB points to living room, kitchen and bedroom 1.
- Power socket to rear elevation and electric EV car charger to every house.
- Solar PV panels to the rear of each property.

FOR YOUR PEACE OF MIND

- Ten-year ICW structural warranty
- Free two-year warranty on majority of appliances installed
- All homes built to the New Homes Quality Code standard.









KEEP *in* TOUCH

➤ Take a virtual walkthrough one of our previous developments: <https://my.matterport.com/show/?m=jHCvMgL2gMb>



Our website: <https://www.tamehomes.com>



Follow us on Instagram: <https://www.instagram.com/tamehomes/>





At Tame our mission is to build great quality homes where the design is in the detail.

We have been in construction for over 25 years, and one thing is certain. Our focus to design houses people will be proud to call their home. Houses finished to perfection and furnished with high-end fixtures and fittings. We build a select number of homes each year in hand-picked locations, each property is as special to us as we hope it will be to you.

Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars, photographs and plans dated: October 2024.





Tame

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**PAUL
CARR**
Estate Agents
Sales & Lettings

For more information or to arrange a viewing, contact Paul Carr on 0121 353 9200 / sales@paulcarrlandandnewhomes.co.uk

You can also view the listing on paulcarrestateagents.co.uk