



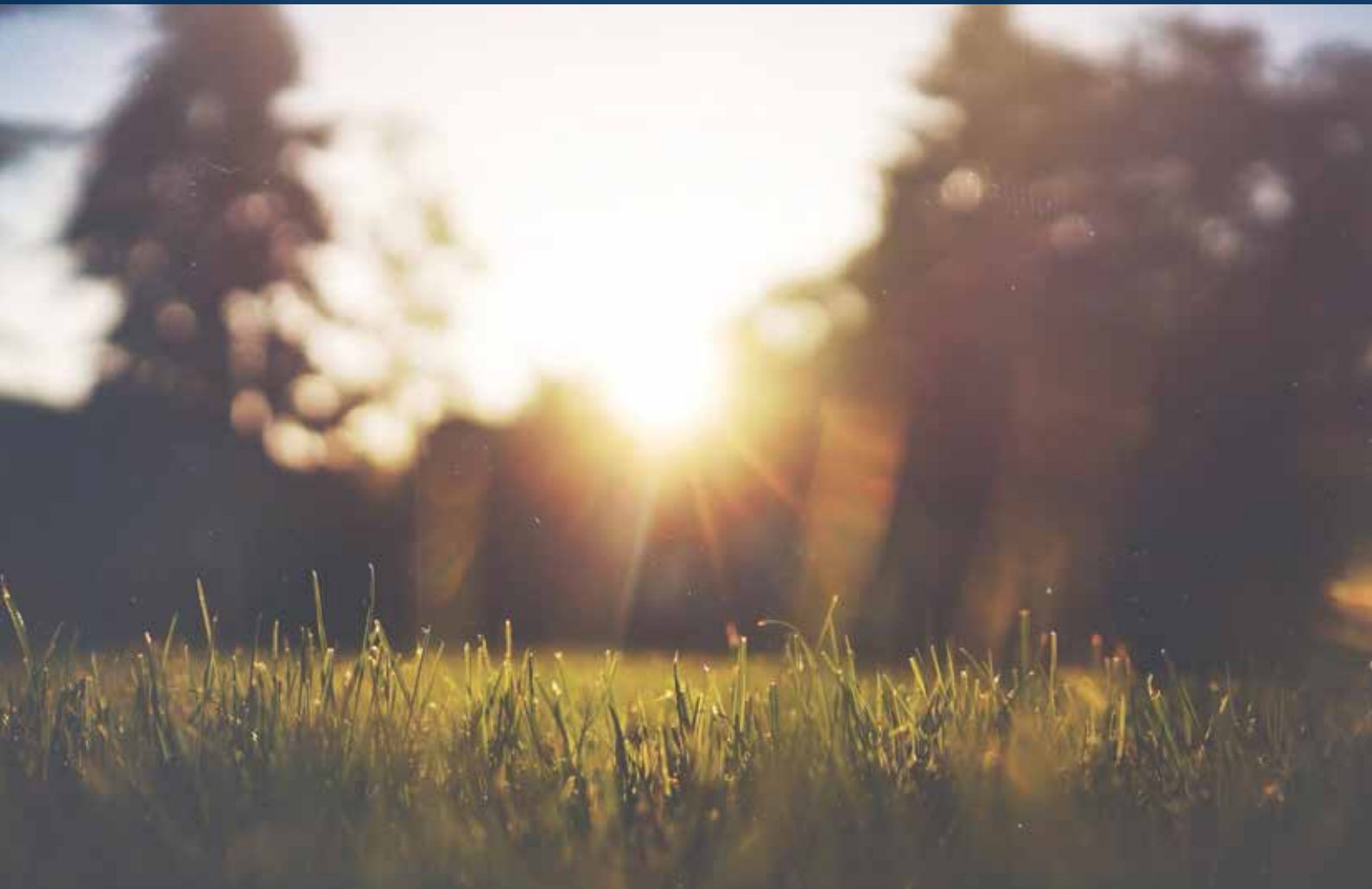
CREST
NICHOLSON

GREEN ACRES AT ALREWAS

ALREWAS • STAFFORDSHIRE

Set on the edge of the ancient village of Alrewas, Green Acres offers the best of countryside living combined with easy access to modern towns and cities.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE AT GREEN ACRES AT ALREWAS

Enjoy a beautiful stroll from your doorstep that will take in chocolate box thatched cottages, charming pubs, tranquil river and canal banks and perhaps a coffee at the village café.

On your doorstep

Alrewas delights in a wonderful combination of historical character and modern village amenities. From restaurants and pubs to a doctor's surgery and dental practice – Alrewas has it all.









Education

There's an excellent selection of primary and secondary schools. The village is in the catchment area of the very well regarded John Taylor High School in Barton-under-Needwood.

Travel

Alrewas is well located for major road and rail links into the Midlands and beyond. Two nearby train stations in Lichfield provide easy access to Birmingham and London.

- 1 Co-operative Food Store
- 2 Post Office
- 3 Alrewas Surgery
- 4 The George and Dragon
- 5 Delhi Divan Indian Restaurant and Bar
- 6 P. Coates Traditional Butcher
- 7 Alrewas Pharmacy
- 8 The Crown Inn
- 9 Alrewas Tennis Club
- 10 Trent and Mersey Canal
- 11 All Saints' Primary School
- 12 St Stephen's Primary School
- 13 John Taylor High School
- 14 Thomas Russell Junior School
- 15 Nether Stowe School (secondary)

-  Lichfield Trent Valley to Stafford – 16 mins
-  Lichfield Trent Valley to Crewe – 35 mins
-  Lichfield Trent Valley to Birmingham – 40 mins
-  Lichfield Trent Valley to London – 75 mins
-  Burton upon Trent – 9 miles
-  Tamworth – 10 miles
-  Birmingham – 20 miles
-  Birmingham Airport – 25 miles





GREEN ACRES AT ALREWAS

Off Micklehome Drive,
Alrewas, Staffordshire,
DE13 7AW

For all enquiries please call

01283 893 749

**[crestnicholson.com/developments/
staffordshire/green-acres-at-alrewas](https://crestnicholson.com/developments/staffordshire/green-acres-at-alrewas)**

HISTORIC AND CONVENIENT COUNTRYSIDE LIVING

Green Acres at Alrewas is a fantastic collection of luxury 2, 3, 4 & 5 bedroom homes set within the beautiful village of Alrewas. The village is surrounded by lush countryside and is a stone's throw from some of the major waterways of the Midlands.

A peaceful, historic rural village with a host of amenities – its easy to see why Alrewas is a highly sought-after place to live. There is a close-knit community feel to the village, which can trace its roots back to 1086, and parts of the attractive All Saints Church date back to the 12th century.

Why not spend your weekends exploring the surrounding area, a leisurely stroll up the Trent & Mersey Canal takes you to the junction with the River Trent. From here a short walk takes you back into the village for a refreshing drink in one of the three pubs. Feeling more energetic, perhaps you could browse around the shops on Main Street and then drop into the popular local butcher to plan out your evening dinner.

A walk or bike ride to the edge of the village takes you to the National Memorial Arboretum. This 150-acre expanse of woodland and memorials is a tribute to those who have served and continue to serve our country, and is well worth a visit. There is a large, well-stocked restaurant and café and from time to time events are held such as open air concerts, exhibitions and visits from royalty.

For those times when you crave the hustle and bustle of a city, Lichfield is the ideal place to visit. Just a six mile drive or 20 minute bus ride takes you to one of the country's most culturally important cities, with its iconic three-spired cathedral. The cathedral dates back over a thousand years and many people

stand outside to take in the 77-metre central spire before discovering the quiet halls inside.

With its cafés, restaurants, independent boutiques, museums and parks, Lichfield really does have everything to keep you entertained. Visitors travel from far and wide to the city so they can experience the historic buildings, sample the fine eateries, and perhaps take in a show at the Lichfield Garrick Theatre.

For more serious shopping expeditions a short drive north up the A38 takes you to bustling Burton upon Trent, famous for its brewing history. Another drive south on the A38 takes you to Tamworth and the large outdoor shopping mall of Ventura Park.





**CREST
NICHOLSON**

GREEN ACRES AT ALREWAS

DEVELOPMENT PLAN

A beautiful collection of 2, 3, 4 & 5 bedroom homes,
located in the charming village of Alrewas.

2, 3, 4 & 5 BEDROOM HOMES





2 BEDROOM HOMES

- The Cherry

3 BEDROOM HOMES

- The Ash
- The Aspen
- The Larch
- The Huntington
- The Broadwell
- The Alder

4 BEDROOM HOMES

- The Beech
- The Birch
- The Calder
- The Caldwell
- The Cedar
- The Chestnut
- The Oak
- The Somerton
- The Walnut

5 BEDROOM HOMES

- The Tindall
- The Churchill
- The Wolvercote
- Affordable Housing

- SS Sub Station
- LEAP Local Equipped Area of Play

EXISTING HOMES

EXISTING HOMES

LEAP

LEAP

MICKLEHOME DRIVE





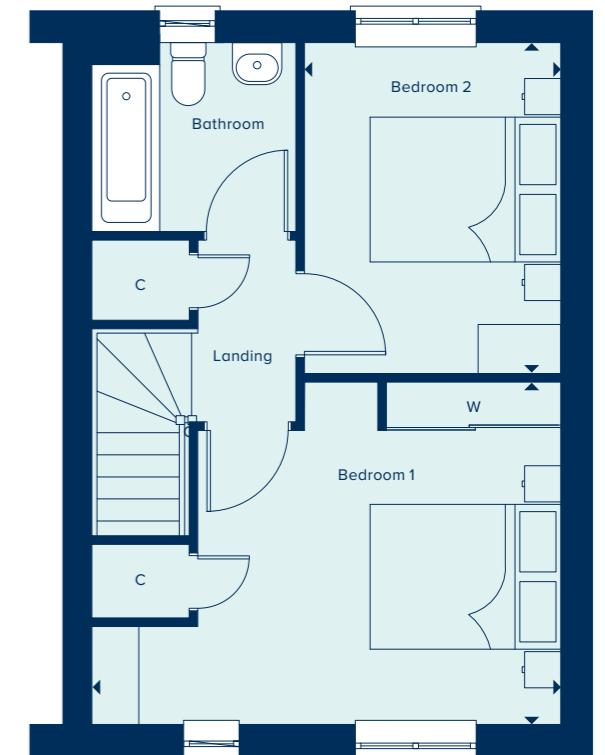
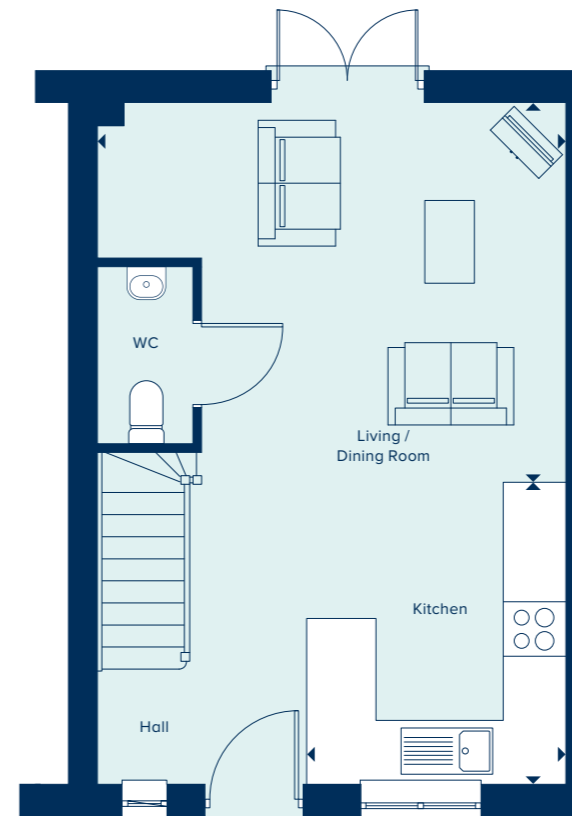
THE CHERRY
2 Bedroom Home

crestnicholson.com

THE CHERRY

The Cherry is a two-storey, two-bedroom house which has the flexibility to accommodate modern living thanks to an open plan ground floor layout. The space is perfectly suited to entertain and is flooded with natural light from French doors. Upstairs are two double bedrooms and a bathroom. Bedroom one also features a built-in wardrobe.

2 BEDROOM HOME



GROUND FLOOR

LIVING / DINING ROOM

4.82m x 3.65m 15'10" x 12'0"

KITCHEN

3.35m x 2.57m 11'0" x 8'5"

FIRST FLOOR

BEDROOM 1

4.79m x 3.50m 15'9" x 11'6"

BEDROOM 2

3.38m x 2.61m 11'1" x 8'7"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE ALDER
3 Bedroom Home

crestnicholson.com

THE ALDER

The Alder is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and dual aspect windows. Together with French doors this makes it a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining room, along with a large living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



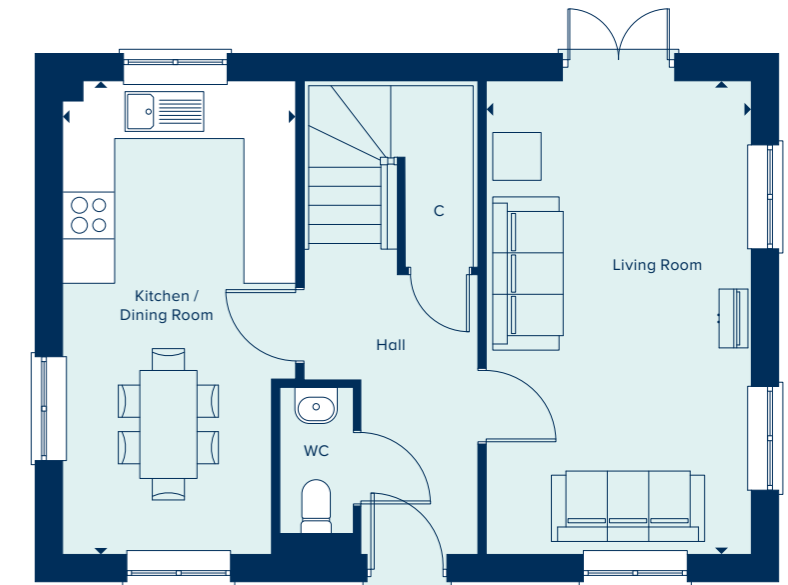
GROUND FLOOR

KITCHEN / DINING ROOM

5.69m x 2.80m 18'7" x 9'2"

LIVING ROOM

5.69m x 3.19m 18'7" x 10'5"



FIRST FLOOR

BEDROOM 1

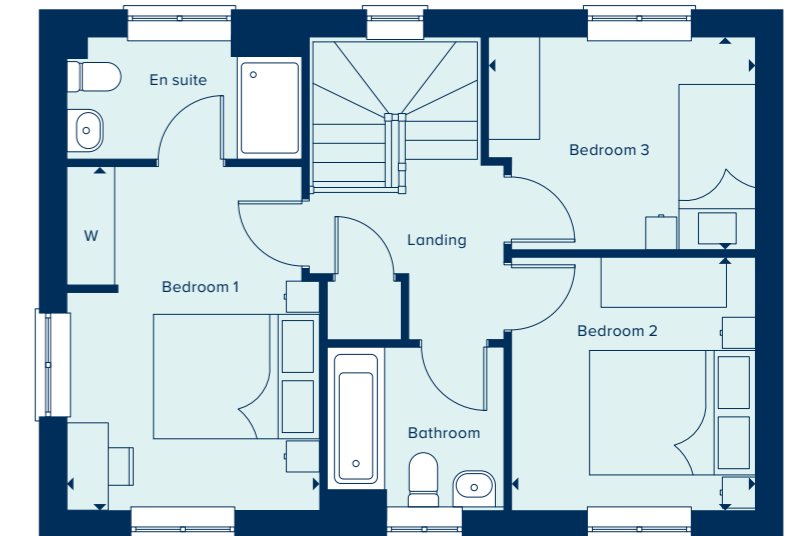
4.14m x 3.04m 13'6" x 10'0"

BEDROOM 2

3.05m x 2.93m 10'0" x 9'6"

BEDROOM 3

3.21m x 2.56m 10'5" x 8'4"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE ASH
3 Bedroom Home

crestnicholson.com

THE ASH

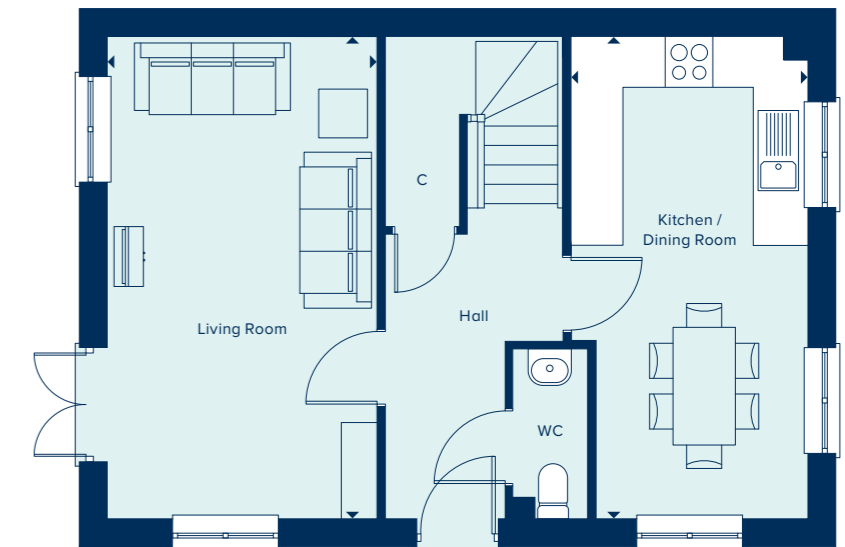
The Ash is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and dual aspect windows. Together with French doors, these features make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining room, along with a large living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



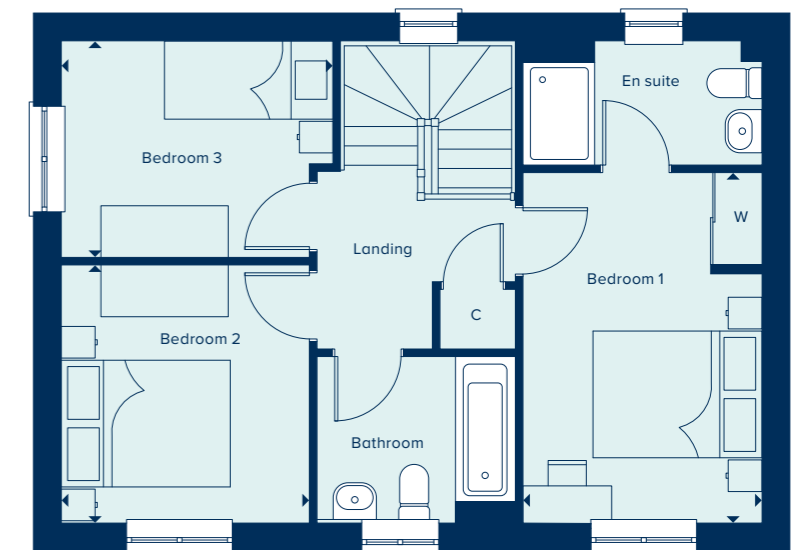
GROUND FLOOR

KITCHEN / DINING ROOM	
5.64m x 2.74m	18'6" x 9'0"
LIVING ROOM	
5.64m x 3.14m	18'6" x 10'4"



FIRST FLOOR

BEDROOM 1	
4.10m x 2.78m	13'5" x 9'2"
BEDROOM 2	
3.01m x 2.89m	9'11" x 9'6"
BEDROOM 3	
2.52m x 2.17m	8'3" x 10'5"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/April 2023.





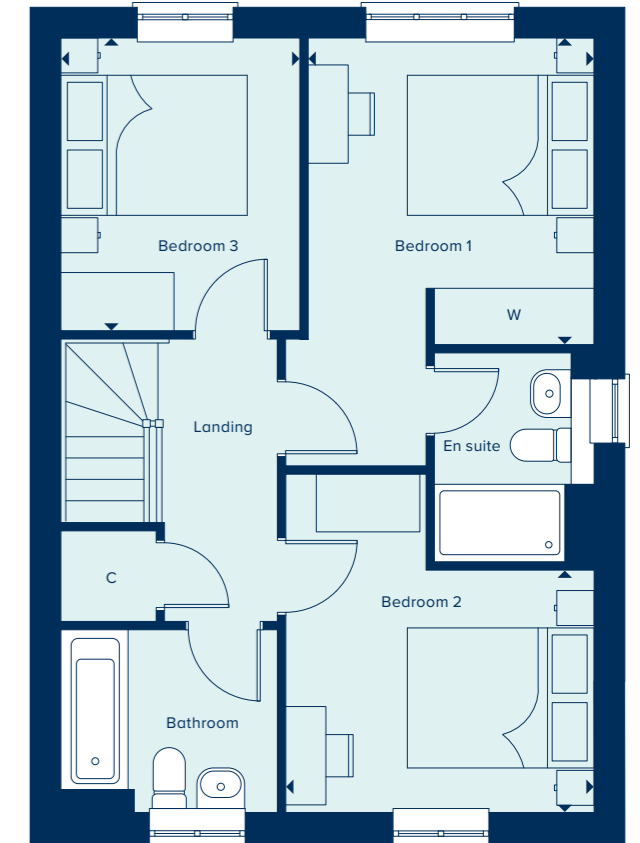
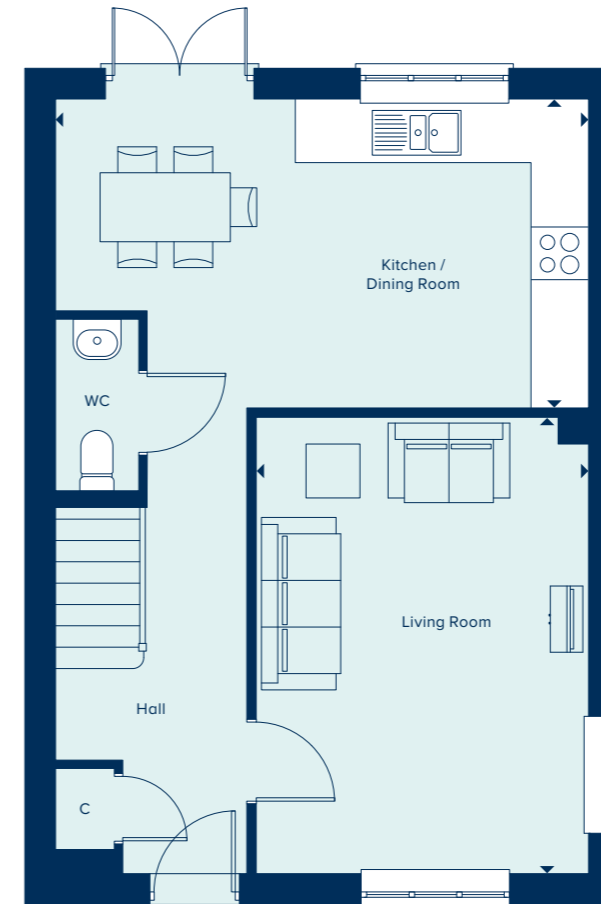
THE ASPEN
3 Bedroom Home

crestnicholson.com

THE ASPEN

The Aspen is a thoughtfully designed two storey, three bedroom home which features a spacious open kitchen and dining room with French doors opening out in to the rear garden. Downstairs also features a dual aspect separate living room. Upstairs are three double bedrooms and a family bathroom with bedroom one benefiting from a built-in wardrobe and en suite shower room.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.64m x 3.25m 18'6" x 10'8"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

FIRST FLOOR

BEDROOM 1

4.53m x 3.01m 14'10" x 9'11"

BEDROOM 2

3.57m x 3.25m 11'9" x 10'8"

BEDROOM 3

3.09m x 2.51m 10'2" x 8'3"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE BROADWELL

3 Bedroom Home

crestnicholson.com

THE BROADWELL

The Broadwell is a semi-detached three bedroom house featuring an open plan kitchen and dining room, plus a separate living room that opens into the garden through French doors. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe, a second double bedroom and a third single bedroom with a fitted family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

4.12m x 2.60m 13'6" x 8'6"

LIVING ROOM

5.11m x 3.71m 16'6" x 12'2"

FIRST FLOOR

BEDROOM 1

2.93m x 2.75m 9'7" x 9'0"

BEDROOM 2

2.75m x 2.53m 9'0" x 8'4"

BEDROOM 3

2.47m x 2.15m 8'1" x 7'1"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE HUNTINGTON

3 Bedroom Home

crestnicholson.com

THE HUNTINGTON

The Huntington provides perfectly planned three bedroom accommodation, with a practical open plan kitchen and dining room, and a separate dual aspect living room featuring French doors to the rear garden. Upstairs, bedroom one benefits from an en suite shower room and built-in wardrobe and the two further bedrooms share a fitted family bathroom.

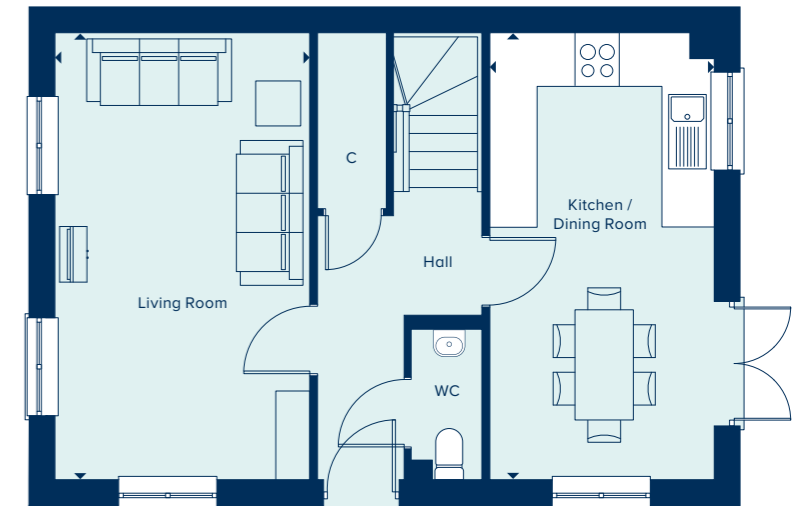
3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM
5.63m x 2.81m 18'6" x 10'6"

LIVING ROOM
5.63m x 3.19m 18'6" x 9'3"

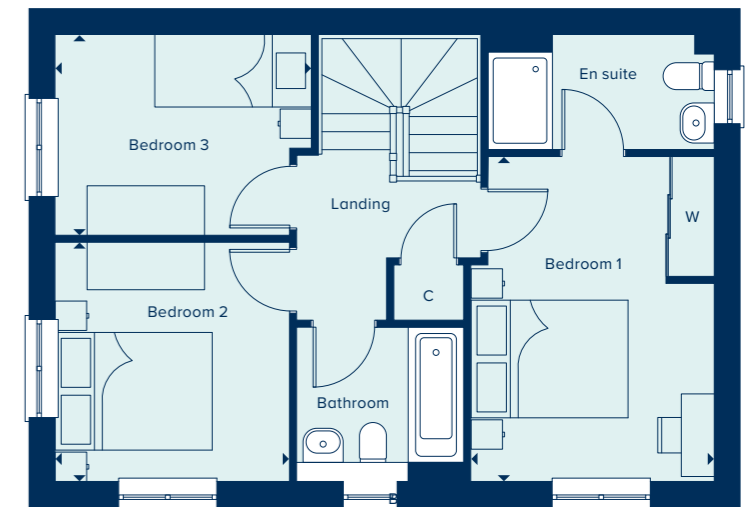


FIRST FLOOR

BEDROOM 1
4.10m x 3.06m 13'5" x 10'0"

BEDROOM 2
3.01m x 2.95m 9'10" x 9'8"

BEDROOM 3
3.23m x 2.51m 10'7" x 8'3"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





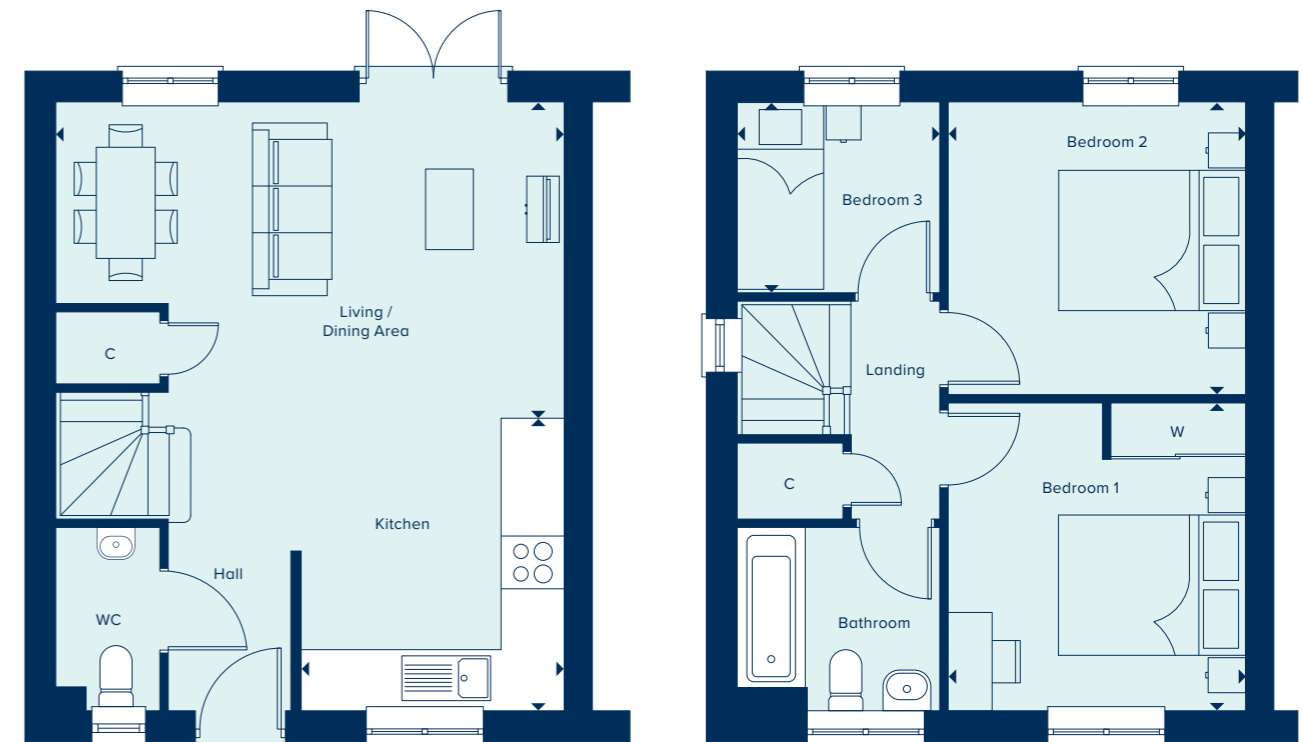
THE LARCH
3 Bedroom Home

crestnicholson.com

THE LARCH

The Larch is an attractive two storey house perfect for family life, including an open plan ground floor layout ideal for entertaining, with French doors providing ample natural light and views over the private garden. Upstairs features two generous double bedrooms, a third single bedroom and a family bathroom. Bedroom one benefits from a built-in wardrobe.

3 BEDROOM HOME



GROUND FLOOR

LIVING / DINING AREA

4.19m x 3.30m 13'9" x 10'10"

KITCHEN

3.17m x 2.77m 10'5" x 9'1"

FIRST FLOOR

BEDROOM 1

3.25m x 3.14m 10'8" x 10'3"

BEDROOM 2

3.14m x 3.09m 10'3" x 10'1"

BEDROOM 3

2.15m x 2.00m 7'1" x 6'7"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE BEECH
4 Bedroom Home

crestnicholson.com

THE BEECH

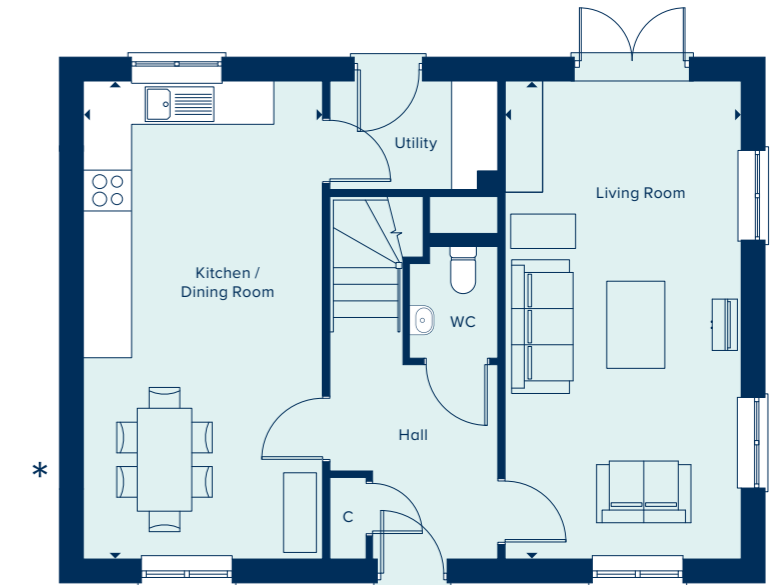
The Beech is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan dual aspect kitchen and dining room with utility and a spacious, light filled living room with French doors to the rear garden. Upstairs are four bedrooms, with bedroom one benefiting from an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



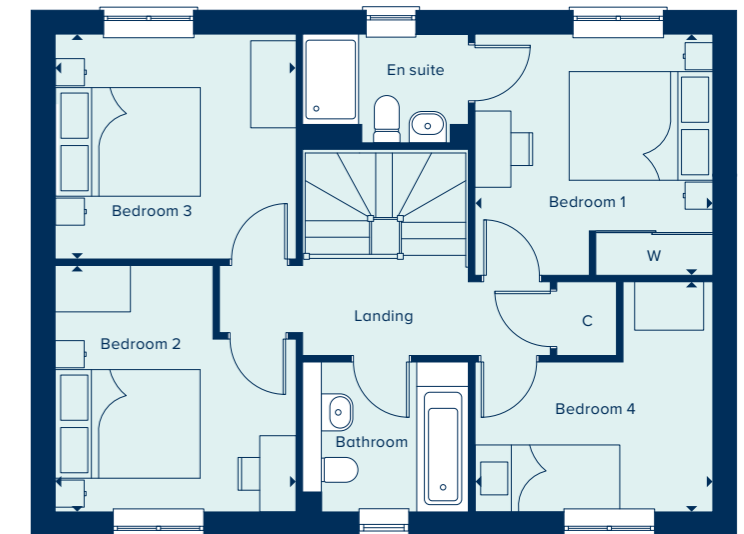
GROUND FLOOR

KITCHEN / DINING ROOM	
6.53m x 3.25m	21'5" x 10'8"
LIVING ROOM	
6.53m x 3.20m	21'5" x 10'6"



FIRST FLOOR

BEDROOM 1	
3.29m x 3.25m	10'9" x 10'7"
BEDROOM 2	
3.36m x 3.26m	11'0" x 10'8"
BEDROOM 3	
3.26m x 3.06m	10'8" x 10'1"
BEDROOM 4	
3.23m x 2.03m	10'7" x 6'8"



C Cupboard W Wardrobe * Additional window to plot 97 only ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE BIRCH
4 Bedroom Home

crestnicholson.com

THE BIRCH

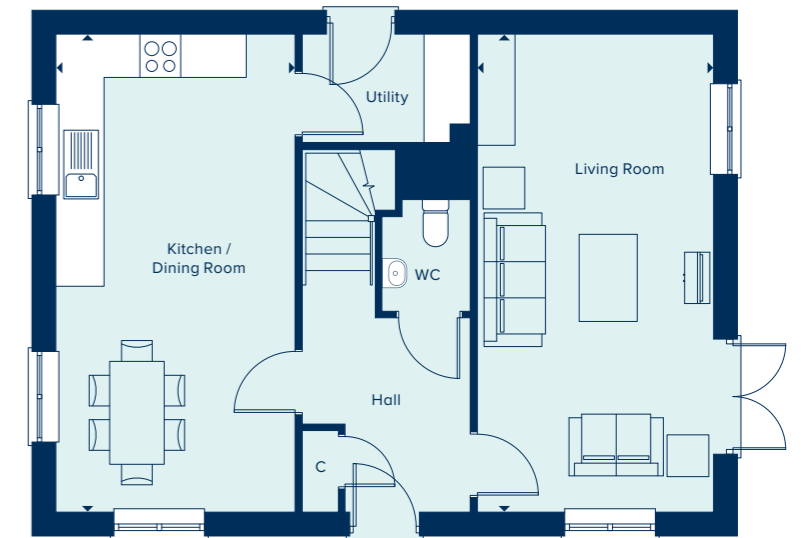
The Birch is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan dual aspect kitchen and dining room with utility and a spacious, light filled living room with French doors to the rear garden. Upstairs are four bedrooms, with bedroom one benefiting from an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



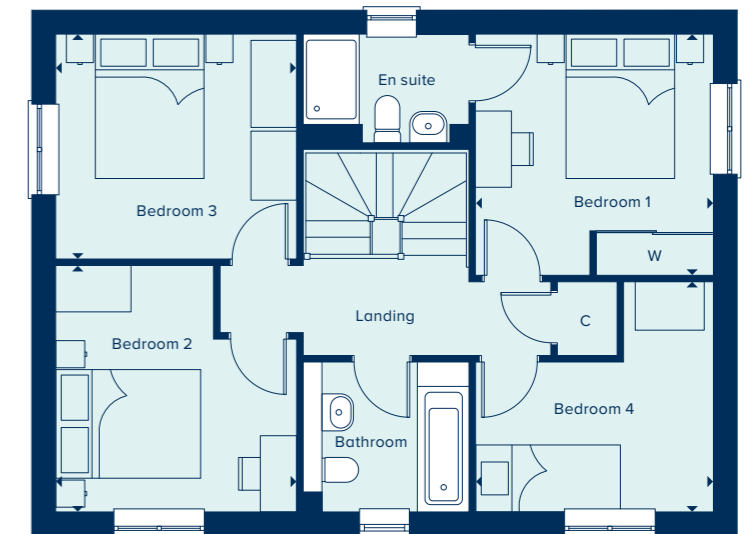
GROUND FLOOR

KITCHEN / DINING ROOM	
6.53m x 3.25m	21'5" x 10'8"
LIVING ROOM	
6.53m x 3.20m	21'5" x 10'6"



FIRST FLOOR

BEDROOM 1	
3.29m x 3.25m	10'9" x 10'7"
BEDROOM 2	
3.36m x 3.26m	11'0" x 10'8"
BEDROOM 3	
3.26m x 3.06m	10'8" x 10'1"
BEDROOM 4	
3.23m x 2.03m	10'7" x 6'8"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE CALDER
4 Bedroom Home

crestnicholson.com

THE CALDER

The Calder is a spacious and flexible four bedroom family home. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen/breakfast room plus a separate dining room and living room, both of which benefit from an abundance of natural light. The study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both bedroom one and bedroom two have an en suite shower room and two further bedrooms share a bathroom. Bedroom one also benefits from a dressing area.

4 BEDROOM HOME



GROUND FLOOR

DINING ROOM

3.82m x 2.86m 12'7" x 9'5"

KITCHEN / BREAKFAST ROOM

4.87m x 4.31m 16'0" x 14'1"

LIVING ROOM

4.34m x 3.78m 14'3" x 12'5"

STUDY

2.69m x 1.92m 8'10" x 6'3"



FIRST FLOOR

BEDROOM 1

3.84m x 3.04m 12'7" x 10'0"

BEDROOM 2

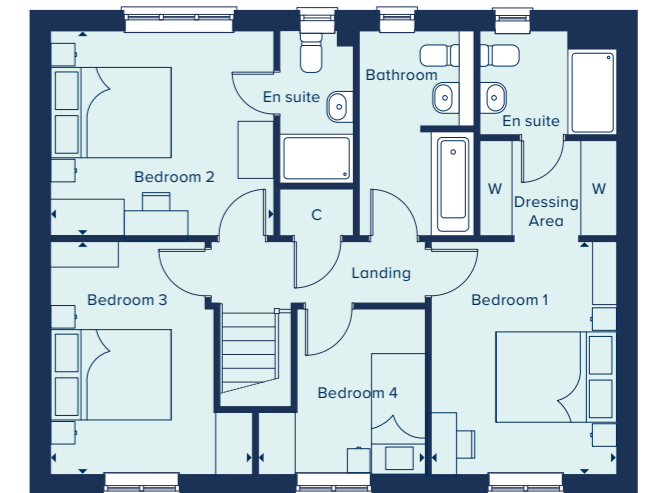
3.65m x 3.37m 12'0" x 11'1"

BEDROOM 3

3.84m x 2.69m 12'7" x 8'10"

BEDROOM 4

2.72m x 2.11m 8'11" x 6'11"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





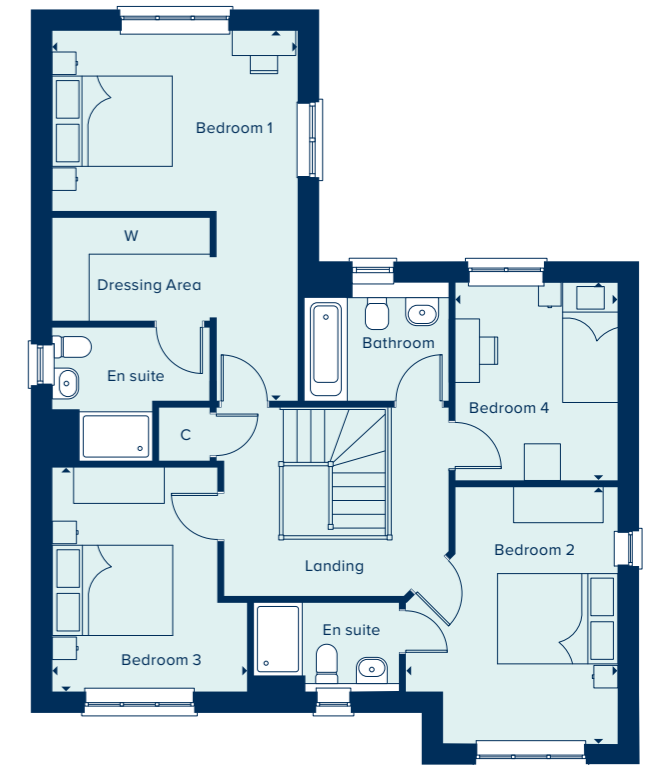
THE CALDWICK
4 Bedroom Home

crestnicholson.com

THE CALDWICK

The Caldwell is an attractive four bedroom house, offering extensive flexible living spaces. The ground floor features an open plan kitchen and dining room with a separate utility and two sets of French doors opening out into the rear garden. There is also a study providing a home-working space and a dual aspect living room. Upstairs, are four bedrooms, with en suite shower rooms to two bedrooms plus a dressing area to bedroom one.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.86m x 4.11m 22'5" x 13'5"

LIVING ROOM

7.66m x 3.71m 25'1" x 12'2"

STUDY

4.01m x 2.77m 13'2" x 9'1"

FIRST FLOOR

BEDROOM 1

6.21m x 4.11m 20'4" x 9'6"

BEDROOM 2

4.26m x 2.93m 14'0" x 11'7"

BEDROOM 3

3.67m x 3.26m 12'1" x 10'7"

BEDROOM 4

3.31m x 2.72m 10'8" x 8'9"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE CEDAR
4 Bedroom Home

crestnicholson.com

THE CEDAR

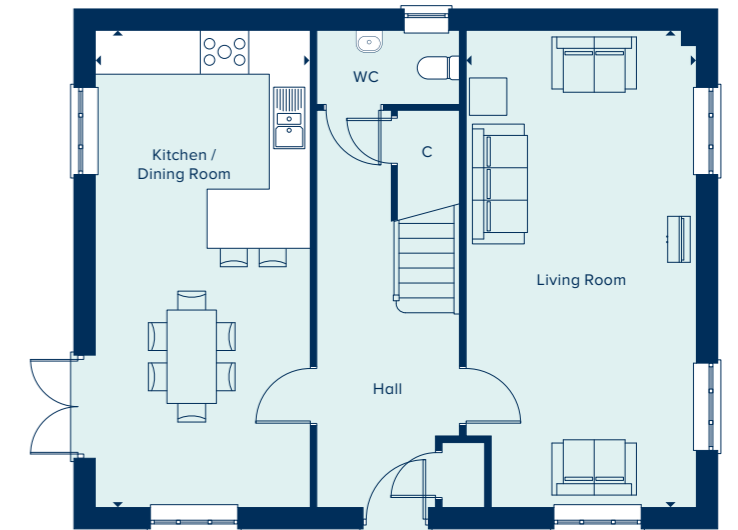
Arranged over two-storeys, The Cedar is an enviable family home. Its ample space perfectly accommodates entertaining and family life. The downstairs features a flexible open plan kitchen and dining room with French doors to the rear garden, in addition to a generously-sized dual aspect living room. Upstairs, each of the four bedrooms are well proportioned with the large bedroom one featuring an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



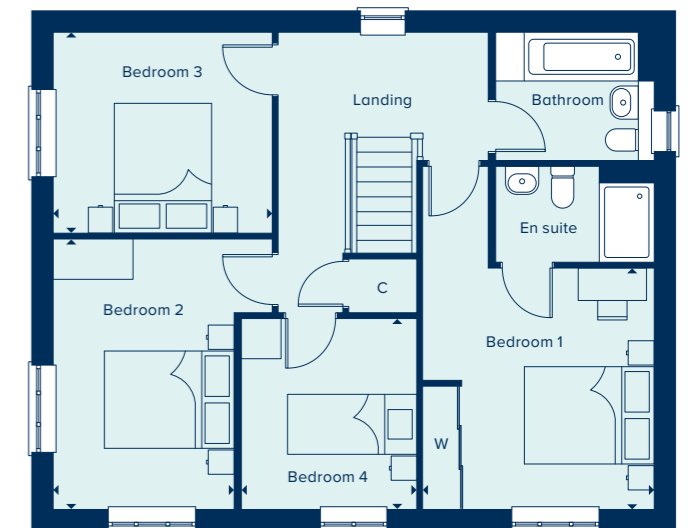
GROUND FLOOR

KITCHEN / DINING ROOM	
7.34m x 3.31m	24'1" x 10'8"
LIVING ROOM	
7.34m x 3.54m	24'1" x 11'6"



FIRST FLOOR

BEDROOM 1	
3.71m x 3.56m	11'7" x 11'6"
BEDROOM 2	
4.16m x 3.77m	13'6" x 11'1"
BEDROOM 3	
3.77m x 3.09m	11'1" x 10'1"
BEDROOM 4	
2.95m x 2.71m	9'6" x 8'9"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/April 2023.





THE CHESTNUT

4 Bedroom Home

crestnicholson.com

THE CHESTNUT

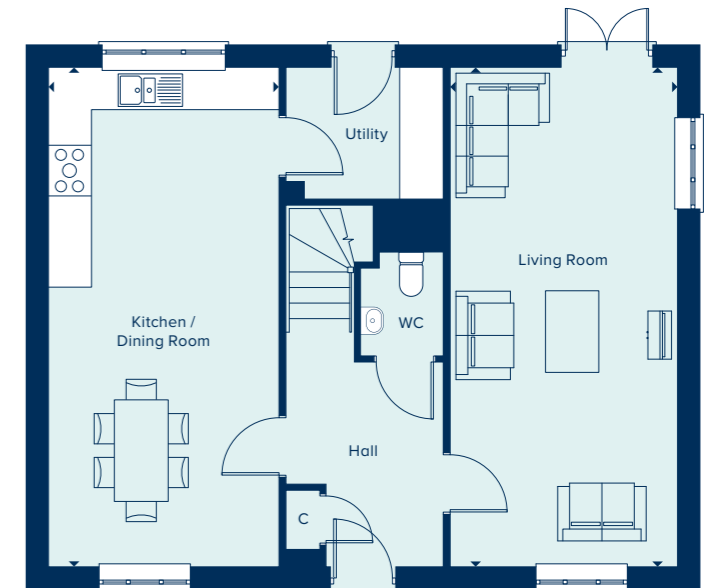
Set over two-storeys, The Chestnut is a spacious and intelligently laid-out family home. Its open plan kitchen and dining room forms the heart of the house and a generous dual aspect living room looks out over the private garden. Upstairs, bedroom one has the benefit of an en suite shower room and a built-in wardrobe. The three further bedrooms share a family bathroom.

4 BEDROOM HOME



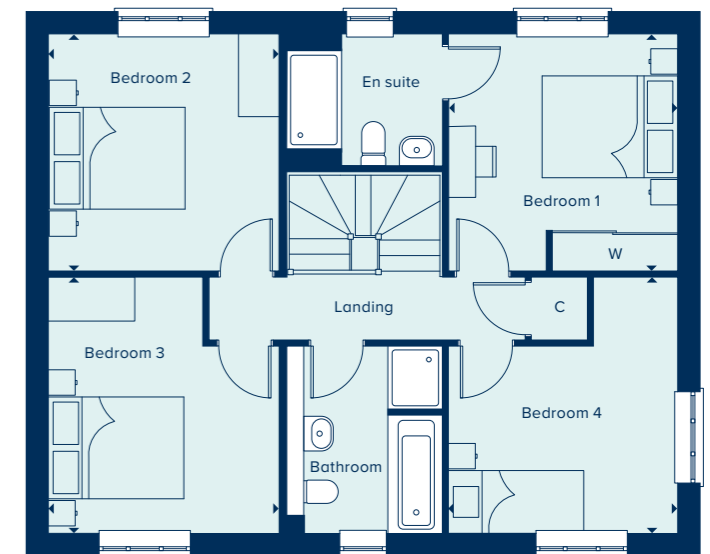
GROUND FLOOR

KITCHEN / DINING ROOM	7.34m x 3.39m	24'1" x 11'1"
LIVING ROOM	7.34m x 3.34m	24'1" x 11'0"



FIRST FLOOR

BEDROOM 1	3.48m x 3.37m	11'4" x 11'1"
BEDROOM 2	3.48m x 3.41m	11'4" x 11'2"
BEDROOM 3	3.77m x 3.41m	12'4" x 11'2"
BEDROOM 4	3.77m x 3.37m	12'4" x 11'1"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE OAK
4 Bedroom Home

crestnicholson.com

THE OAK

The Oak is a spacious and flexible four bedroom family home showcasing high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen and dining room and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both bedroom one and bedroom two have an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.21m x 4.68m 20'4" x 15'3"

LIVING ROOM

6.60m x 3.37m 21'6" x 11'0"

STUDY

3.56m x 2.88m 11'7" x 9'5"

FIRST FLOOR

BEDROOM 1

4.68m x 3.31m 15'3" x 10'9"

BEDROOM 2

3.37m x 3.09m 11'0" x 10'1"

BEDROOM 3

3.38m x 3.27m 11'1" x 10'7"

BEDROOM 4

3.24m x 2.31m 10'6" x 7'6"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE WALNUT

The Walnut is a stunning four bedroom home with a generous open kitchen, dining and family room, perfect for entertaining or relaxing with the family. The separate living room offers a calming place to unwind at the end of the day and the separate study is perfect for home working. With four double bedrooms, bedroom one and two benefit from an en suite. The Walnut is the perfect home for a growing family.

4 BEDROOM HOME



THE WALNUT 4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

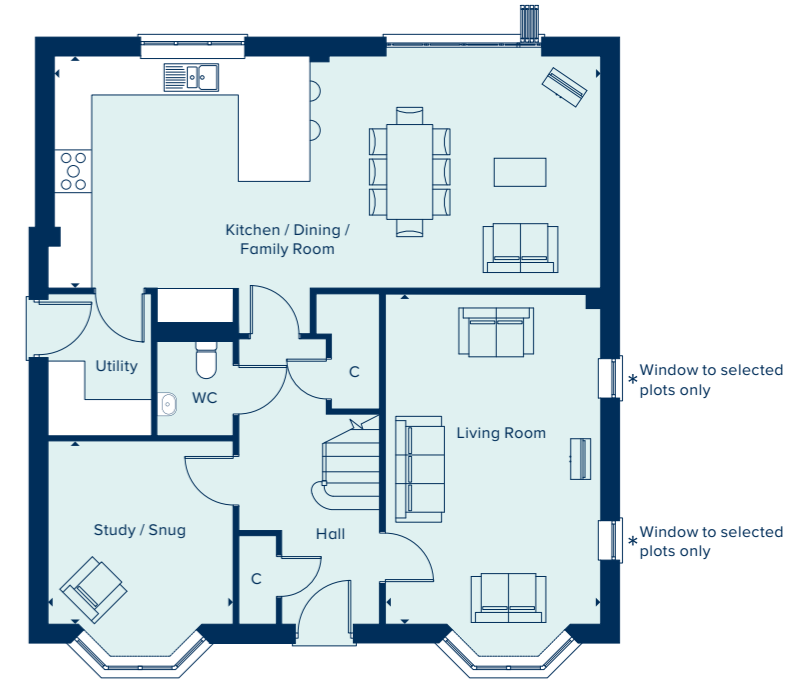
9.46m x 4.00m 31'0" x 13'1"

LIVING ROOM

5.71m x 3.71m 18'7" x 12'2"

STUDY / SNUG

3.18m x 3.15m 10'4" x 10'3"



FIRST FLOOR

BEDROOM 1

3.92m x 3.09m 12'9" x 10'1"

BEDROOM 2

4.61m x 3.26m 15'1" x 10'7"

BEDROOM 3

3.71m x 2.66m 12'2" x 8'7"

BEDROOM 4

3.55m x 3.15m 11'6" x 10'3"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE CHURCHILL
5 Bedroom Home

crestnicholson.com

THE CHURCHILL

The Churchill is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive open plan kitchen and family room extends across the rear of the property, with two sets of French doors opening into the garden. The ground floor also benefits from a separate dual aspect living room and dining room. Upstairs, both bedroom one and bedroom two have an en suite shower room and three further bedrooms share a bathroom.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / FAMILY ROOM

7.27m x 5.46m 23'9" x 17'9"

LIVING ROOM

7.37m x 4.19m 24'2" x 13'7"

DINING ROOM

4.72m x 4.16m 15'5" x 13'7"

FIRST FLOOR

BEDROOM 1

5.46m x 4.65m 17'9" x 15'2"

BEDROOM 2

3.93m x 3.14m 12'9" x 10'3"

BEDROOM 3

4.21m x 3.35m 13'8" x 11'0"

BEDROOM 4

4.16m x 3.35m 13'7" x 11'0"

BEDROOM 5

3.13m x 3.00m 10'3" x 9'8"

AC Airing Cupboard C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





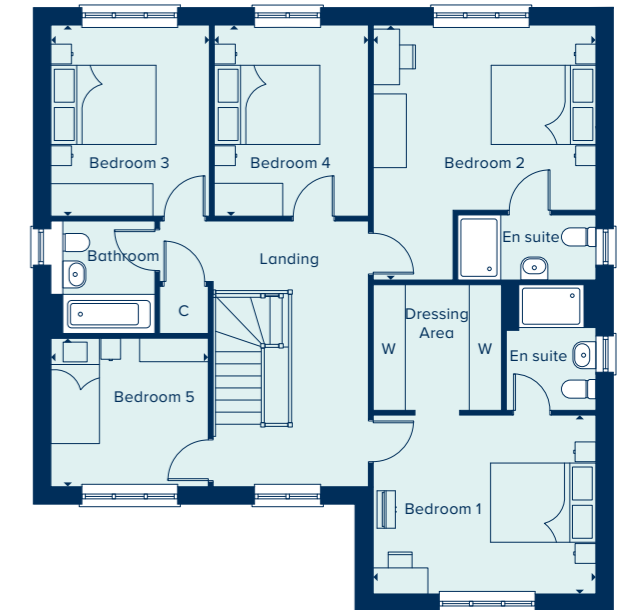
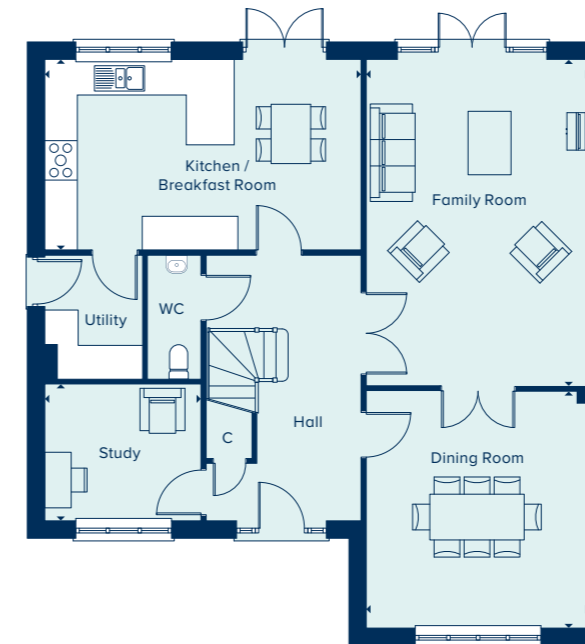
THE TINDALL
5 Bedroom Home

crestnicholson.com

THE TINDALL

The Tindall offers flexible and generous living spaces. The home features an open plan kitchen and breakfast room with a separate utility. The ground floor also benefits from a separate study and a dining and family room that can be made open plan by opening the double doors. Other features are the four double bedrooms and one single, with bedroom one benefiting from an en suite and dressing area.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / BREAKFAST ROOM

5.75m x 4.17m 18'10" x 13'8"

LIVING ROOM

6.08m x 3.30m 19'11" x 10'10"

FAMILY ROOM

4.79m x 4.17m 15'9" x 13'8"

DINING ROOM

4.48m x 4.22m 14'7" x 13'9"

STUDY

3.54m x 2.90m 11'7" x 9'6"

FIRST FLOOR

BEDROOM 1

4.17m x 3.34m 13'8" x 10'11"

BEDROOM 2

4.17m x 3.46m 13'8" x 11'4"

BEDROOM 3

3.57m x 2.96m 11'9" x 9'8"

BEDROOM 4

3.57m x 2.88m 11'9" x 9'5"

BEDROOM 5

2.94m x 2.77m 9'8" x 9'1"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





THE WOLVERCOTE

The Wolvercote is a luxury five bedroom home, ideally suited to a large family or those who enjoy entertaining. Downstairs benefits from an extensive kitchen and family room with a separate utility, as well as a living room and dining room. Upstairs, features four double bedrooms with three bedrooms benefiting from an en suite shower room. The additional two bedrooms share a family bathroom. The single bedroom could be used as a study space. Outside offers a double width garage plus a tremendous garden.

5 BEDROOM HOME



THE WOLVERCOTE

5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN	7.90m x 5.46m	25'9" x 17'9"
FAMILY ROOM	5.64m x 3.56m	18'5" x 11'7"
LIVING ROOM	5.45m x 5.00m	17'9" x 16'4"
DINING ROOM	3.64m x 3.63m	12'0" x 11'9"



FIRST FLOOR

BEDROOM 1	5.46m x 2.91m	17'9" x 9'5"
BEDROOM 2	4.88m x 3.92m	16'0" x 12'9"
BEDROOM 3	4.17m x 3.74m	13'7" x 12'3"
BEDROOM 4	3.53m x 3.08m	11'6" x 10'1"
BEDROOM 5	4.25m x 2.77m	13'9" x 9'1"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10042/January 2023.





SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room
 ***Bi-fold doors for the Walnut house type only.

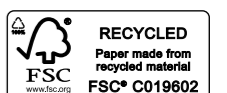


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery***	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST
NICHOLSON**

GREEN ACRES AT ALREWAS

Off Micklehome Drive,
Alrewas, Staffordshire, DE13 7AW

For all enquiries please call

01283 893 749

crestnicholson.com/developments/staffordshire/green-acres-at-alrewas



House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. STU10607/January 2023.

