

Vantage

HOSPITAL STREET
TAMWORTH

Tame
— HOMES —



Located in this well connected Staffordshire market town, Vantage is a new development by Tame Homes.



Offering a modern collection of one bedroom apartments through to three bed terrace houses with private gardens. The 20 homes all come with off street parking and are ideally situated from the main town and multiple other entertainment and leisure venues.

Tamworth lies on the River Tame 14 mile north east of Birmingham on the West Coast Main Line while the M6, M42, M6 Toll motorway and Birmingham International are all easily accessible.

Specification summary

HOUSES & APARTMENTS

Externals

Construction

Traditional brick and block

Brickwork

West cliff multi brick with detailing as shown on elevation drawings

Roof coverings

Dreadnought clay tiles

External doors

Black composite front door

Garage door

Steel up and over door

Paths and patios

Paved in grey riven paving slab

Private driveways

Block paved

Rear gardens

Turfed

External water tap

External water tap to rear gardens

Site roads

Tarmac

Warranty

10 year warranty

Internals

Internal doors Belize oak coloured doors.

Window Frames Double glazed UPVC sliding sash windows to front elevations and casement windows to all others.

Ironmongery Polished chrome.

Walls and floor tiles The houses will have porcelain floor and wall tiles to all bathrooms and with glass splash backs behind the hob.

Electrical LED recessed downlights to kitchen and bathrooms. Pendant to all other rooms. External light to front elevations. Mains operated smoke detectors.

Security Burglar alarms fitted as standard and carbon monoxide to all houses.

TV Cat 6 Data distribution. Points to living room on all plots.

Switch plates Brushed steel to all houses and white to apartments.

Plumbing and heating Gas fired COMBI boiler. Radiators to all floors, bathrooms with chrome plated towel rails to houses. Electrical boiler and electrical panel heaters to all apartments with a white towel rail to bathrooms.

Sanitary ware Laufren sanitary ware and vanity units, Hansgrohe taps finished with polished chrome fittings.

Kitchen Bespoke kitchen design with high quality finished cabinets and AEG appliances. Houses to feature thin composite worktops and apartments to feature laminate worktops. Steaming hot tap fitted to all houses.

Wardrobes Fitted to master bedroom in all houses.

Site Plan

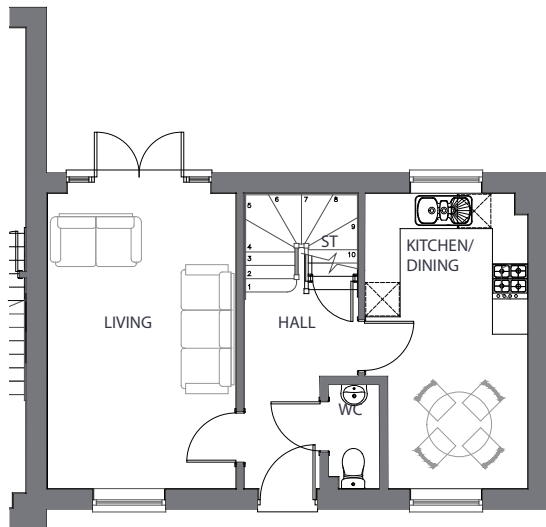


Accommodation

- 3 Bed Town Houses
Plots 1, 2 & 3 with parking spaces
Plots 4 & 6 with single garage
- 2 Bed Coach House Apartment
Plot 5 with single garage
- 2 Bed Apartments
Plots 7 & 8 with parking spaces
- 1 Bed Apartments
Plots 9 - 20 with parking spaces

3 Bedroom Town House

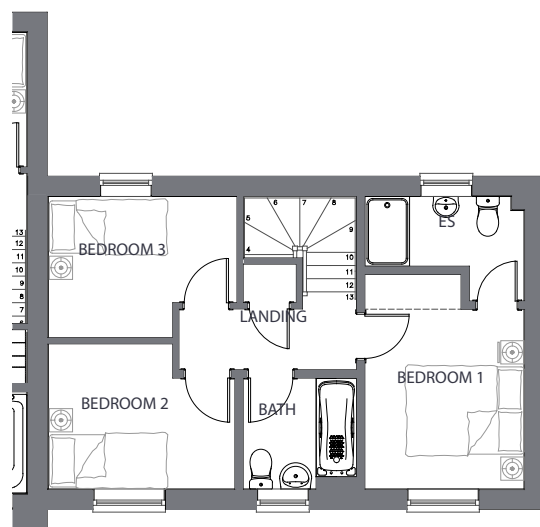
PLOT 1



Ground Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living | 3210 x 5032 | 10'-6" x 16'-6" |
| Wc | 1773 x 0872 | 5'-10" x 2'-10" |
| Kitchen/ Dining | 2777 x 5032 | 9'-1" x 16'-6" |



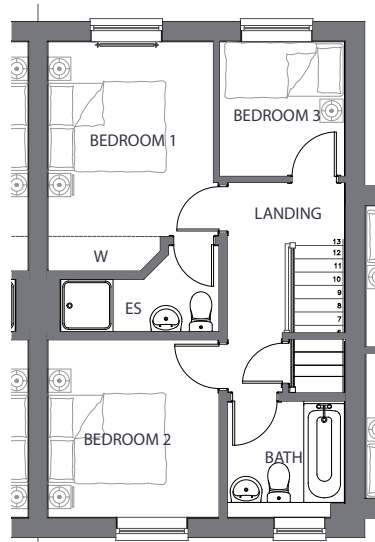
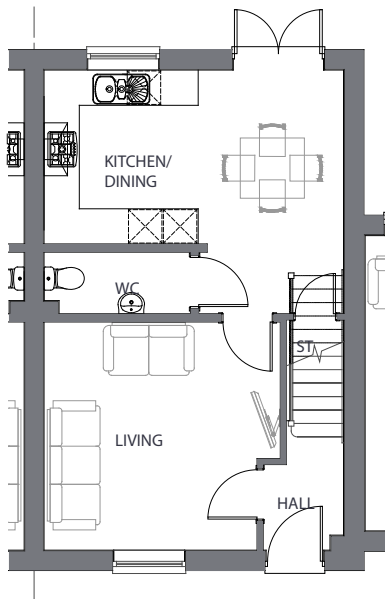
First Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|-------|-------------|----------------|
| Bed 1 | 3692 x 2737 | 12'-1" x 9'-0" |
| Bed 2 | 2498 x 3210 | 8'-2" x 10'-6" |
| Bed 3 | 3247 x 2431 | 10'-8" x 7'-1" |
| Bath | 1955 x 1705 | 6'-5" x 5'-7" |
| Es | 2737 x 1200 | 9'-0" x 3'-11" |

3 Bedroom Town House

PLOT 2



Ground Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living | 4014 x 3888 | 13'-2" x 12'-9" |
| Wc | 2494 x 1050 | 8'-2" x 3'-5" |
| Kitchen/ Dining | 5102 x 2963 | 16'-9" x 9'-9" |

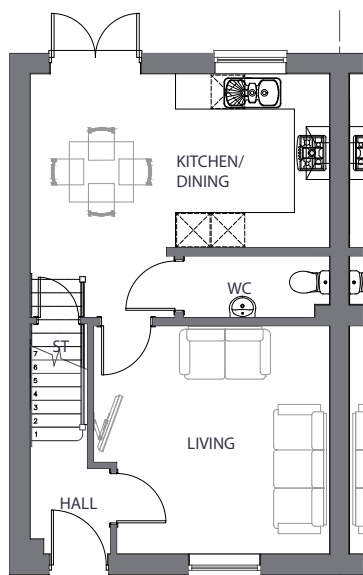
First Floor Plan

Floor Dimensions

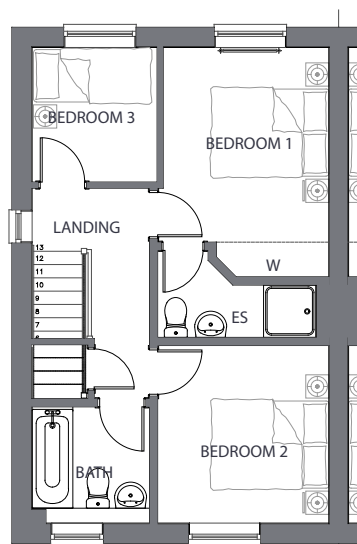
| Room | Metric | Imperial |
|-------|-------------|-----------------|
| Bed 1 | 2849 x 3946 | 9'-4" x 12'-11" |
| Bed 2 | 3055 x 2948 | 10'-0" x 9'-8" |
| Bed 3 | 2150 x 2315 | 7'-1" x 7'-7" |
| Bath | 2016 x 1745 | 6'-7" x 5'-9" |
| Es | 2723 x 1497 | 8'-11" x 4'-11" |

3 Bedroom Town House

PLOT 3



Ground Floor Plan



First Floor Plan

Ground Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living | 4014 x 3888 | 13'-2" x 12'-9" |
| Wc | 2494 x 1050 | 8'-2" x 3'-5" |
| Kitchen/ Dining | 5102 x 2963 | 16'-9" x 9'-9" |

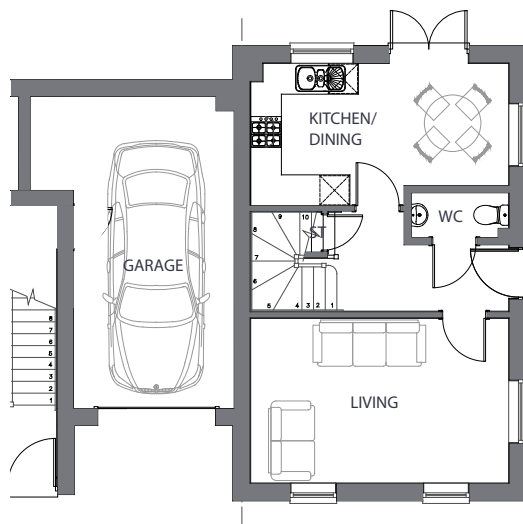
First Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|-------|-------------|-----------------|
| Bed 1 | 2849 x 3946 | 9'-4" x 12'-11" |
| Bed 2 | 3055 x 2948 | 10'-0" x 9'-8" |
| Bed 3 | 2150 x 2315 | 7'-1" x 7'-7" |
| Bath | 2016 x 1745 | 6'-7" x 5'-9" |
| Es | 2723 x 1497 | 8'-11" x 4'-11" |

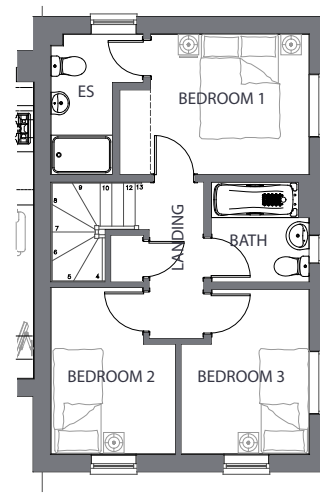
3 Bedroom Town House

PLOT 4



Ground Floor Plan
Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Living | 5032 x 3210 | 16'-6" x 10'-6" |
| Wc | 1898 x 0875 | 6'-3" x 2'-10" |
| Kitchen/ Dining | 5032 x 2794 | 16'-6" x 9'-2" |
| Garage | 6084 x 3142 | 19'-11" x 10'-4" |

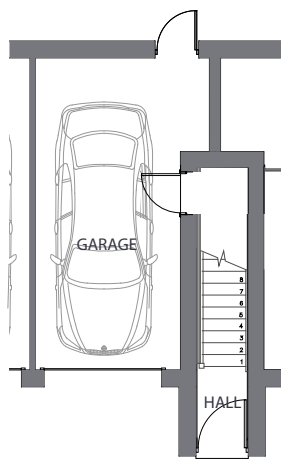


First Floor Plan
Floor Dimensions

| Room | Metric | Imperial |
|-------|-------------|----------------|
| Bed 1 | 3692 x 2737 | 12'-1" x 9'-0" |
| Bed 2 | 2498 x 3210 | 8'-2" x 10'-6" |
| Bed 3 | 3247 x 2431 | 10'-8" x 7'-1" |
| Bath | 1955 x 1910 | 6'-5" x 6'-3" |
| Es | 2737 x 1200 | 9'-0" x 3'-11" |

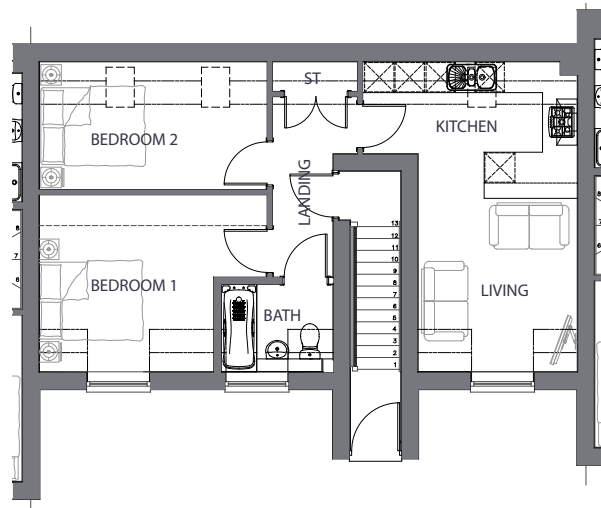
2 Bedroom Coach House

PLOT 5



Ground Floor Plan
Floor Dimensions

| Room | Metric | Imperial |
|--------|-------------|-----------------|
| Garage | 6084 x 2828 | 19'-11" x 9'-3" |

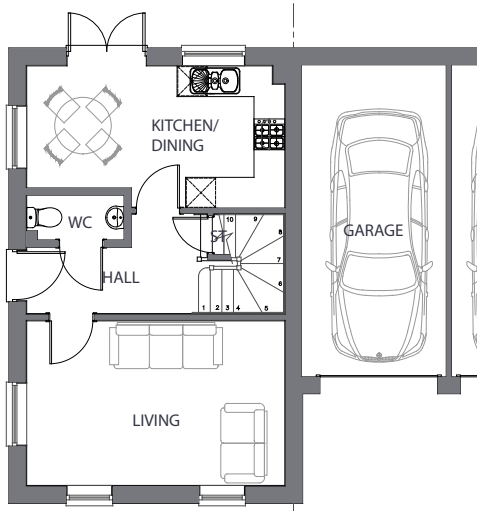


First Floor Plan
Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3451 x 3400 | 11'-4" x 11'-2" |
| Bed 2 | 2490 x 4440 | 8'-2" x 14'-7" |
| Bath | 1705 x 2183 | 5'-7" x 7'-2" |
| Kitchen/ Dining | 3102 x 6044 | 10'-2" x 19'-10" |

3 Bedroom Town House

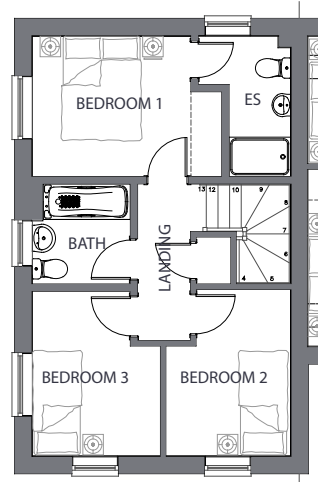
PLOT 6



Ground Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|-----------------|
| Living | 5032 x 3210 | 16'-6" x 10'-6" |
| Wc | 1898 x 0875 | 6'-3" x 2'-10" |
| Kitchen/ Dining | 5032 x 2794 | 16'-6" x 9'-2" |
| Garage | 6084 x 2828 | 19'-11" x 9'-3" |



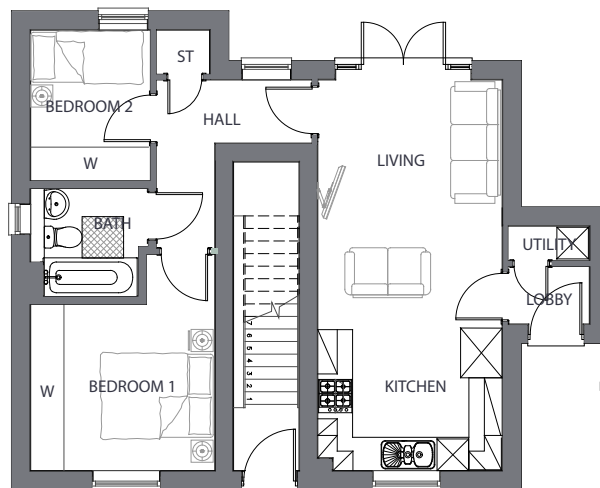
First Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|-------|-------------|----------------|
| Bed 1 | 3692 x 2737 | 12'-1" x 9'-0" |
| Bed 2 | 2498 x 3210 | 8'-2" x 10'-6" |
| Bed 3 | 3247 x 2431 | 10'-8" x 7'-1" |
| Bath | 1955 x 1910 | 6'-5" x 6'-3" |
| Es | 2737 x 1200 | 9'-0" x 3'-11" |

2 Bedroom Apartment

PLOT 7



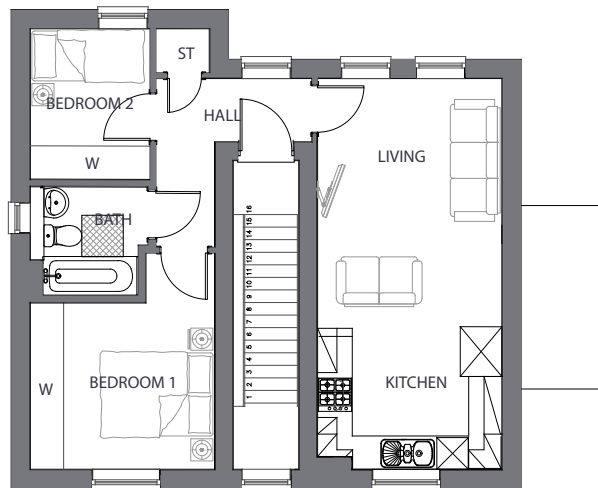
Ground Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3326 x 3002 | 10'-11" x 9'-10" |
| Bed 2 | 2720 x 2164 | 8'-11" x 7'-1" |
| Bath | 1954 x 1950 | 6'-5" x 6'-5" |
| Kitchen/ Living | 3330 x 7056 | 10'-11" x 23'-2" |

2 Bedroom Apartment

PLOT 8



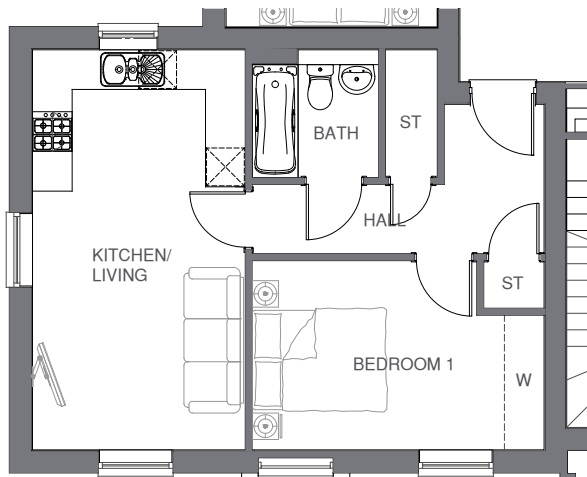
First Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3326 x 3002 | 10'-11" x 9'-10" |
| Bed 2 | 2720 x 2164 | 8'-11" x 7'-1" |
| Bath | 1954 x 1950 | 6'-5" x 6'-5" |
| Kitchen/ Living | 3330 x 7056 | 10'-11" x 23'-2" |

1 Bedroom Apartment

PLOT 9



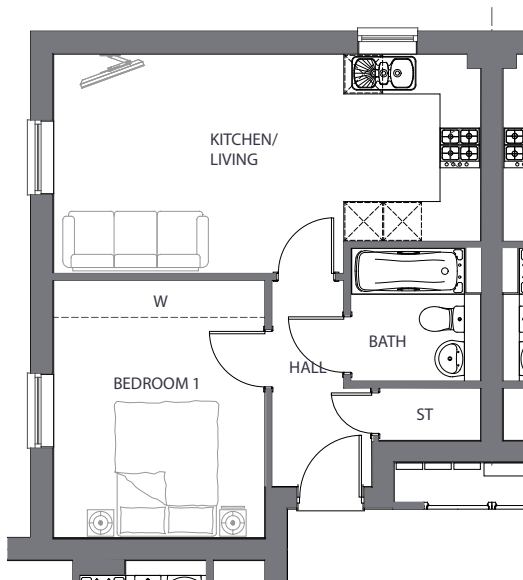
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 4414 x 2858 | 14'-6" x 9'-4" |
| Bath | 1930 x 1915 | 6'-4" x 6'-3" |
| Kitchen/ Living | 6044 x 3235 | 19'-10" x 10'-7" |

1 Bedroom Apartment

PLOT 10



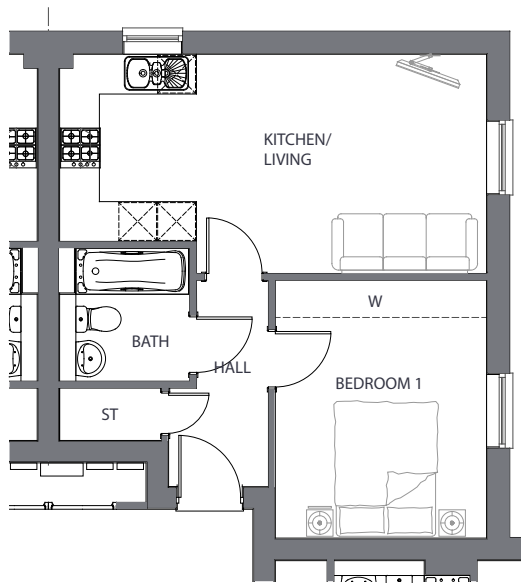
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3896 x 3192 | 12'-9" x 10'-6" |
| Bath | 1963 x 2019 | 6'-5" x 6'-7" |
| Kitchen/ Living | 6453 x 3311 | 21'-2" x 10'-10" |

1 Bedroom Apartment

PLOT 11



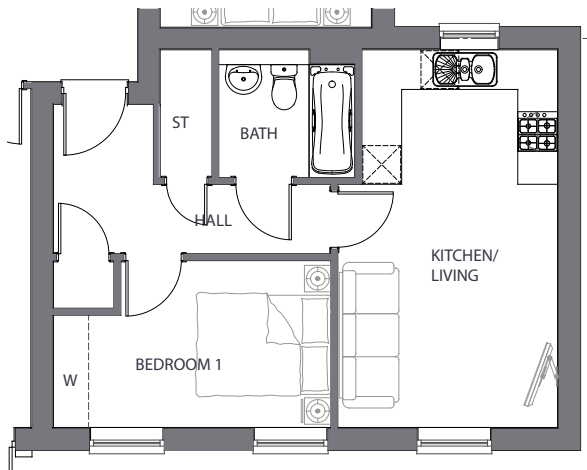
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3896 x 3192 | 12'-9" x 10'-6" |
| Bath | 1963 x 2019 | 6'-5" x 6'-7" |
| Kitchen/ Living | 6453 x 3311 | 21'-2" x 10'-10" |

1 Bedroom Apartment

PLOT 12



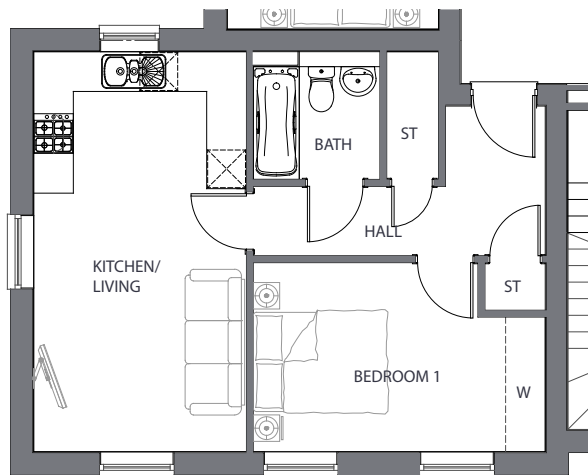
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 4414 x 2858 | 14'-6" x 9'-4" |
| Bath | 1930 x 1915 | 6'-4" x 6'-3" |
| Kitchen/ Living | 6044 x 3235 | 19'-10" x 10'-7" |

1 Bedroom Apartment

PLOT 13/17



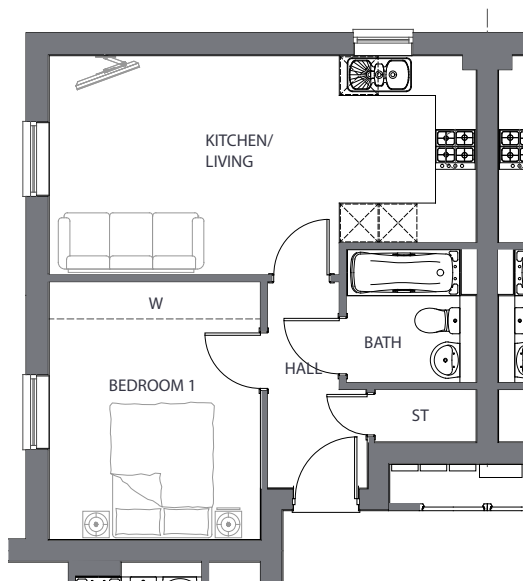
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 4414 x 2858 | 14'-6" x 9'-4" |
| Bath | 1930 x 1915 | 6'-4" x 6'-3" |
| Kitchen/ Living | 6044 x 3235 | 19'-10" x 10'-7" |

1 Bedroom Apartment

PLOT 14/18



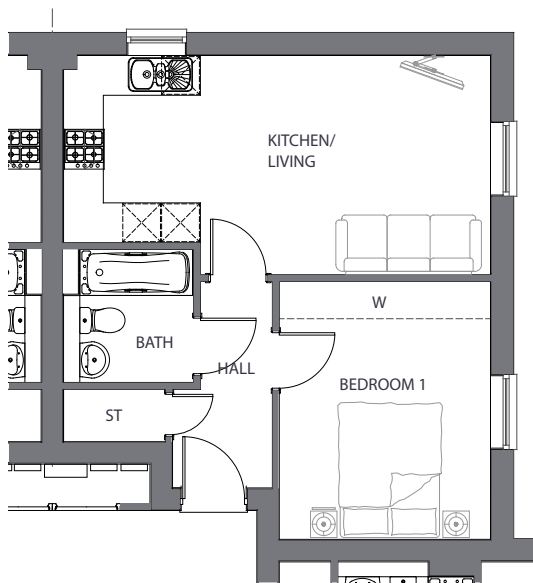
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3896 x 3192 | 12'-9" x 10'-6" |
| Bath | 1963 x 2019 | 6'-5" x 6'-7" |
| Kitchen/ Living | 6453 x 3311 | 21'-2" x 10'-10" |

1 Bedroom Apartment

PLOT 15/19



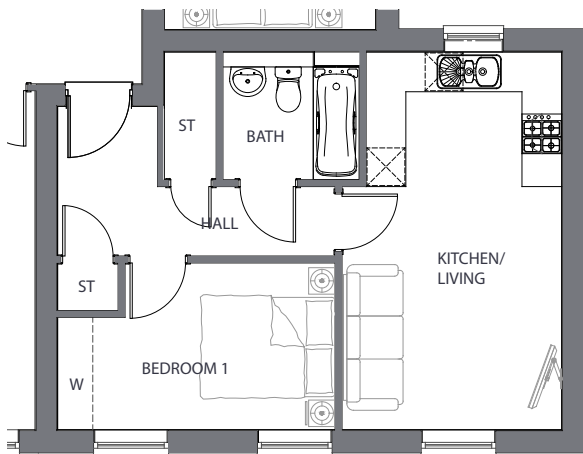
Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 3896 x 3192 | 12'-9" x 10'-6" |
| Bath | 1963 x 2019 | 6'-5" x 6'-7" |
| Kitchen/ Living | 6453 x 3311 | 21'-2" x 10'-10" |

1 Bedroom Apartment

PLOT 16/20



Floor Plan

Floor Dimensions

| Room | Metric | Imperial |
|--------------------|-------------|------------------|
| Bed 1 | 4414 x 2858 | 14'-6" x 9'-4" |
| Bath | 1930 x 1915 | 6'-4" x 6'-3" |
| Kitchen/ Living | 6044 x 3235 | 19'-10" x 10'-7" |



Location

Close to Ankerside Shopping Centre, the local market town hosts a wide range of independent and family run shops. Traditional pubs and bars span throughout the heart of Tamworth Town Centre almost on every corner.

For larger shopping just a short drive over the River Anker, Ventura Retail Park resides, housing multiple commercial shops and restaurants.

For a small market town, Tamworth is served well with several primary and secondary schools, including Moorgate Primary Academy, Landau Forte Academy QEMS. Tamworth is also home to South Staffordshire College, making Tamworth popular for parents of younger children.

Residents have the luxury of multiple entertainment and Leisure venues on their doorstep. Tamworth being home to The UK's biggest indoor real snow ski slope Snow Dome. Only 3 miles down the road resides one of the UK's premier theme parks Drayton Manor. In the centre of Tamworth is a 900 year old Castle hosting multiple events and historical re-enactments.

Tame

— H O M E S —

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

With over 20 years in construction, one thing is certain; our focus is to design houses that people will be proud to call 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. So each property is as special to us as we hope it will be to you.



For more information or to arrange a viewing contact Paul Carr
0121 353 9200 / vantage@paulcarrestateagents.co.uk

[VIEW THE LISTING ON THE PAUL CARR WEBSITE >](#)

T&C'S

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.

IMPORTANT NOTICE

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: January 2021.