

THE MEWS

AT TOLSON'S MILL

The Mews, Tolsons Mill, Lichfield Street, Fazeley, Tamworth B78 3QA

PEVERIL
HOMES TO BUILD A LIFE IN

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Welcome TO THE MEWS AT TOLSONS MILL



Interior images are representative of a typical Peveril home.

Offering a unique opportunity to live at a desirable waterside location, The Mews at Tolsons Mill is an exclusive collection of two and three-bedroom newly built homes in the charming market town of Tamworth.

Situated beside the Birmingham and Fazeley Canal, and within the Fazeley and Drayton Bassett Conservation Area, this stunning development has been carefully designed to complement its gorgeous surroundings. Its carefully considered location in Fazeley Town Centre and proximity to the historic town of Lichfield provides easy access to local amenities such as 'Outstanding' and 'Good' rated schools, popular shopping centres, independent restaurants, and renowned Midlands' attractions.

Peveril Homes



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ABOUT PEVERIL HOMES

We're committed to our customers and care unreservedly about the homes we build and communities we create. That's why our experienced team design and build homes that fit the ever-changing needs of our valued customers. Using the latest techniques, highest quality materials, and advances in energy efficiency, we build beautiful homes that continue to stand the test of time.

Whether it's a one-bedroom apartment or a five-bedroom house, our promise to our customers, the quality of the build, and the journey we take are the same. We believe that every home should be as individual as each one of our customers, making you feel like you have truly joined the Peveril family.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.



The Local Area

TAMWORTH & LICHFIELD

With a rich and fascinating history as the once capital of the ancient kingdom of Mercia, today Tamworth is a prosperous Midlands town, home to 'Outstanding' schools, retail parks, and a variety of welcoming cafés, restaurants, and parks.

With excellent travel links across the region, the lively second city of Birmingham is just a short 20-minute* train journey away from Tamworth.

This generates ample places to explore and visit, including a vast range of retail and leisure opportunities, coupled with a vibrant dining and nightlife scene. London can be reached in just over an hour, making this sought-after location perfect for commuters or those who enjoy regular trips to the capital.

For those looking for a quieter and more peaceful experience, Tamworth has a magnitude of beautiful green and open spaces, offering breath-taking and scenic views. Just over eight miles away from The Mews at Tolsons Mill is the remarkable city of Lichfield, notable for its three-spired medieval cathedral. Take a relaxing stroll through its picturesque landscapes, stop by Beacon Park for one of its many community events, or visit one of the city's 230 listed buildings that preserve much of its historic character.

*Please note all times are approximate.



Tamworth Castle



Lichfield Cathedral



HISTORY AND COUNTRYSIDE

Taking its name from the River Tame which runs through it, Tamworth offers charming views and contains 14 wildlife sites, seven of which are designated as Local Nature Reserves and are loved and looked after by community conservation groups. Experience Tamworth's rich culture and history by visiting the largest medieval parish church in Staffordshire, St. Editha, or step back almost 1000 years at Tamworth Castle, where you can uncover the secrets held within the Castle's hallways and get a sense of how the Saxons, Normans, Tudors, and Victorians lived. Visitors can also explore the Castle's stunning grounds and magnificent flower displays, take walks along the river, hire bicycles or play tennis, and the adventure play area is perfect for young children.

ARTS AND ENTERTAINMENT

Tamworth's town centre is lined with many recognised high street names alongside a wide variety of independent shops, cafés, bars, and restaurants. A vibrant and thriving street market is held every Tuesday, Friday, and Saturday in Market Street, George Street, St. Editha's Square, and Colehill, with over 100 stalls selling locally sourced fresh produce, and hand-crafted goods.

Just a short walk from Tamworth's town centre, you will discover three retail parks, Ventura, Jolly Sailor, and Cardinal Point, where you can find leading UK retail brands with ample free parking. The Belfry Hotel & Resort is less than ten minutes* away from The Mews at Tolsons Mill and offers golf courses and luxury hotel and spa facilities.

Just under two miles from The Mews at Tolsons Mill, is the award-winning theme park Drayton Manor Resort. As well as their 100 rides and a 15-acre captivating conservation zoo, the park is a hub for the community, providing a range of educational talks, workshops, events, and activities for local residents.

Tamworth is also home to the real-snow indoor ski slope the Snowdome, which offers the ultimate snow, ice and leisure experience with skiing, snowboarding, tobogganing, snow fun, ice skating, and indoor climbing.



EDUCATION

Many of Tamworth's 40 schools have achieved 'Good' or 'Outstanding' Ofsted inspections. The top three rated primary schools within the area, Glascote Academy, Thomas Barnes Primary and Longwood Primary, are all within a ten-minute* journey of The Mews at Tolsons Mill. Similarly, the top-rated secondary schools in the local area, Bishop Vesey's Grammar, King Edward VI School, and The Arthur Terry School are within 20 minutes* travel time.

Higher education is also well catered for, as Tamworth is exceedingly well-located for access to some of the best universities in the UK, with the University of Warwick, University of Birmingham, Aston University, University College Birmingham, and Birmingham City University easily commutable.

Close to numerous healthcare services including the Sir Robert Peel Community Hospital, the area offers a range of excellent healthcare services in the heart of the community.

*Please note all times are approximate.

Information correct at time of print. Please see schools' individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.



Stowe Pool, Lichfield

Specifications

FEATURES AND FINISHES

Our valued relationships with our range of nationally and internationally renowned partners ensure that each home is finished with high-end fixtures and fittings, and our well thought-out interiors perfectly capture the needs of modern day living. We only work with the highest quality brands, such as Symphony, Caple, AEG, Trojan, Methven, Merlyn, and Karndean.

Our optional extras are also worth considering. Discover a world of possibilities as you explore our collection of premium upgrades, thoughtfully curated to cater to your unique taste and lifestyle. Speak to your Sales Executive for more information.



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Site Plan

The Mews at Tolsons Mill offers an exclusive collection of 24 two and three-bedroom newly built homes in a desirable waterside location, carefully curated to complement its gorgeous surroundings.

■ The Longwood



A beautiful 904 sqft property, the Longwood has three spacious bedrooms, two bathrooms, and an open plan living area.

■ The Millfield



The Millfield is a stunning, 715 sqft home with a beautiful open plan living area, two double bedrooms, and a full-size family bathroom.

THE MEWS AT TOLSON'S MILL

- **The Longwood** 904 sqft
3-Bedroom Home
- **The Millfield** 715 sqft
2-Bedroom Home





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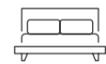
The Longwood

A spacious and striking three-bedroom family home, the Longwood's ground floor offers a superbly-equipped, open-plan kitchen, dining and lounge area, and a downstairs WC.

Walk up the stairs and you will see that the first floor boasts three-bedrooms, a full-size family bathroom, and ensuite to the master bedroom.



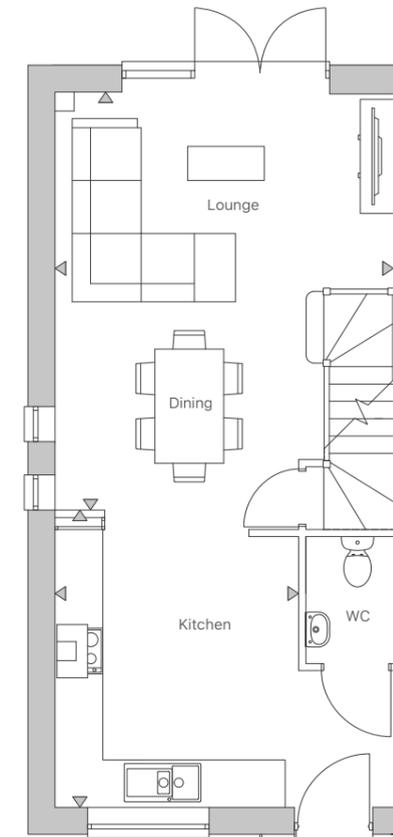
904 sqft



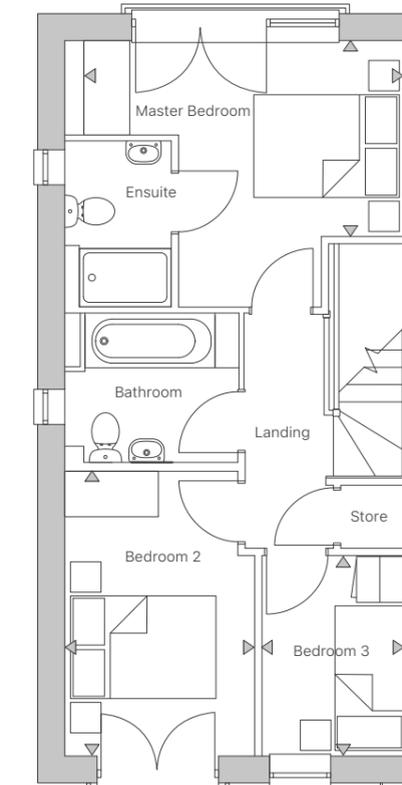
3 bedrooms



2 bathrooms



Ground Floor



First Floor

Room	Measurements	
Kitchen	3.15m max x 3.91m max	10'4" max x 12'10" max
Lounge / Dining	4.41m max x 5.45m max	14'6" max x 17'11" max
Master Bedroom	4.18m max x 2.55m max	13'9" max x 8'4" max
Bedroom 2	3.72m max x 2.45m max	12'2" max x 8'1" max
Bedroom 3	1.86m x 2.61m	6'1" x 8'7"

Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached, or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change.

Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture, or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.



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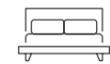
The Millfield

The Millfield is an open and roomy home, perfect for couples. The ground floor incorporates a superbly-equipped, open-plan kitchen, dining and lounge area, and the downstairs WC can be accessed via the kitchen.

The first floor offers two large, double bedrooms, a full-sized family bathroom, and storage is also provided within the second bedroom.



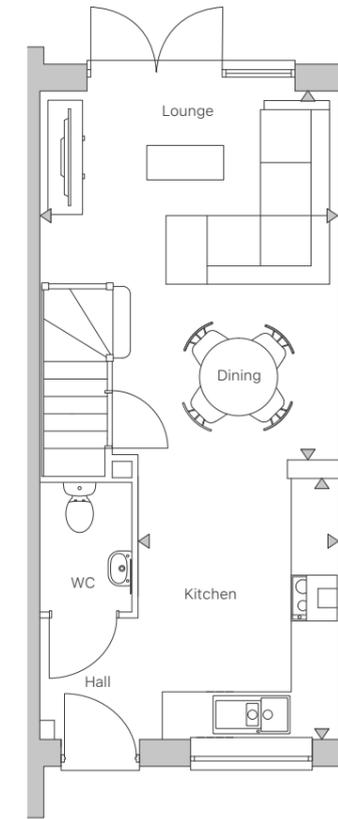
715 sqft



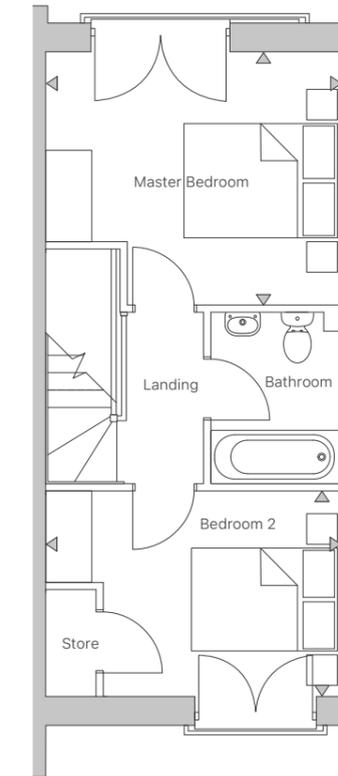
2 bedrooms



1 bathroom



Ground Floor



First Floor

Room	Measurements	
Kitchen	2.59m max x 3.64m max	8'6" max x 11'11" max
Lounge / Dining	3.84m max x 4.81m max	12'8" max x 15'10" max
Master Bedroom	3.85m max x 3.32m max	12'8" max x 10'11" max
Bedroom 2	3.85m max x 2.69m max	12'8" max x 8'10" max

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How to find The Mews at Tolsons Mill



The Mews at Tolsons Mill can be found at the following address:
The Mews, Tolsons Mill, Lichfield Street, Fazeley, Tamworth B78 3QA

DRIVING

With excellent road links, this development can be accessed easily via the M42, M6, M40, A38, M1 North and the M5.

TRAIN

Tamworth Railway Station is nine minutes* away by car (three miles) and Wilnecote Railway Station is three minutes* away by car (one mile).

BUS

The nearest bus stop to this development is The Square, with local bus routes 110 and 76 arriving frequently.

AIR

East Midlands Airport is within a 35 minute* drive. Birmingham Airport is within an 18 minute* drive.

WHAT THREE WORDS

///mint.goes.claims

*Please note all times are approximate.