

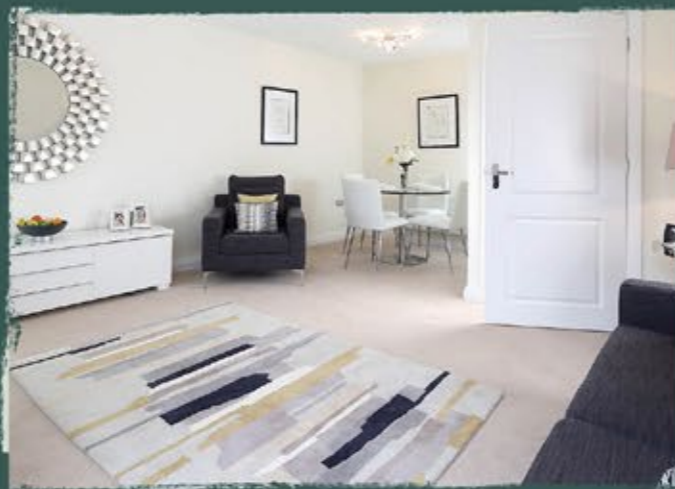


Onward
living

Lichfield Grange
Bringing happiness home

Welcome to Lichfield Grange

LICHFIELD GRANGE IS A STUNNING NEW DEVELOPMENT OF 3-BEDROOM SEMI-DETACHED AND END-OF-TERRACE HOMES FOR SHARED OWNERSHIP, SITUATED ON THE FORMER GRAPPENHALL HEYS ESTATE.



These homes are part of a larger development from Rowland and have been set aside specifically for Onward Living, offering local people the chance to step onto the property ladder in the sought-after area of Grappenhall.

Blending tradition and modernity, these unique homes have been built to a high standard to meet the daily demands of modern living.

So, whether you're looking for your first home, room to grow for you and your family, or you're searching for a fresh start, Lichfield Grange could be the perfect place for you.

THE PERFECT PLACE TO CALL HOME

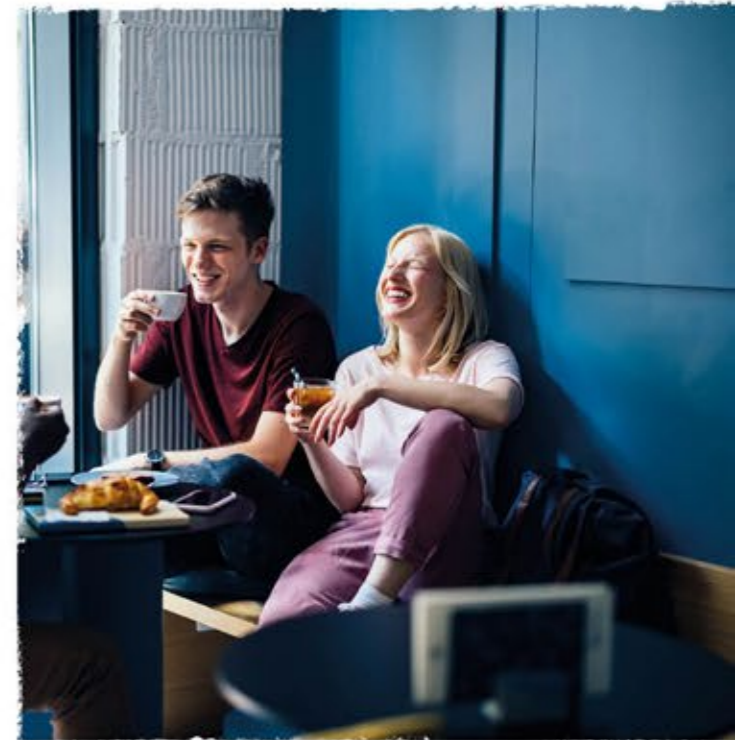
Inspired by the historic charm of the Grappenhall Heys Estate which once embraced the immediate area, the homes at Lichfield Grange have been designed to provide elegant country living, displaying classical facades and perfectly proportioned frontages.

Lichfield Grange is situated in the charming and sought-after Cheshire village of Grappenhall, which offers an array of local amenities right on your doorstep.

Residents can enjoy a variety of shopping options, from boutique stores to convenient supermarkets including Tesco Express and Morrisons, providing easy access to everyday essentials. Meanwhile, Warrington is just over ten minutes away by car, offering a great choice of major retail stores and leisure activities.

There is plenty to see and do at Lichfield Grange, as the area boasts a diverse selection of places to eat and drink, ranging from traditional pubs and cosy cafes to fine dining restaurants.

For those seeking recreation, nearby parks, green spaces, and sports clubs provide ample opportunities for outdoor activities and leisurely strolls, including the renovated and revived Grappenhall Heys Walled Garden - a perfect place to relax and unwind.



Families will have a choice of great local schools, including Grappenhall Heys Community Primary School, which is rated Outstanding by Ofsted and is located approximately 0.3 miles from the development.

Lichfield Grange also benefits from excellent transport links, providing convenient access to nearby towns and cities including Liverpool, Manchester and Chester, with the M56, M6 and M62 all just minutes away. From nearby Warrington Bank Quay station, local trains serve Manchester and Liverpool, while Manchester Airport is around 20 minutes away via the M56.

Lichfield Grange offers an exciting opportunity to buy a home of your own in a fantastic location, with a comfortable and fulfilling lifestyle.

The Gladstone



3-bedroom semi-detached/end-of-terrace.

This stylish 3-bedroom Gladstone home will appeal to first-time buyers, couples and families looking for a little extra space.

Off the entrance hall is a contemporary fully fitted kitchen, while at the rear of the home is a bright and airy open plan lounge/dining room with French doors leading out to the garden. The ground floor is completed by a handy WC.

Upstairs is a large master bedroom complete with useful storage. Two further bedrooms – one double and one single – share a modern family bathroom.

OVERALL FLOOR AREA

82.84m²

GROUND FLOOR DIMENSIONS

Kitchen – 3.76m x 2.32m

Lounge/Dining – 5.32m* x 4.49m*

WC – 1.00m x 1.77m

FIRST FLOOR DIMENSIONS

Bedroom One – 3.07m x 4.49m

Bedroom Two – 3.96m x 2.18m

Bedroom Three – 2.99m x 2.18

Bathroom – 2.39m x 2.08m

*Maximum room dimensions.

Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

PICK YOUR PLOT



3-bed
The Gladstone



*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATION

Kitchen

- Fully fitted Designer kitchen
- Laminate worktops
- Stainless steel splashback
- Zanussi integrated single oven
- Zanussi 4-burner gas hob
- Zanussi chimney extractor hood
- 1.5 stainless steel sink with drainer
- Brushed chrome single lever mixer tap
- Recessed LED lighting
- Chrome switches and sockets
- Polyflor FX vinyl flooring.



What's more, all homes are covered by a 10-year NHBC building warranty.



Bathroom

- Vitra contemporary white sanitaryware
- Ceramic wall tiles
- Over-bath shower with glass screen
- Chrome heated towel rail
- Recessed LED lighting
- Polyflor FX vinyl flooring.



*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Electrics

- TV points to living space and bedroom one
- Telephone points to living space
- Mains-operated smoke detectors with battery back-up
- Baxi Potterton gas fired combination boiler.



External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive.



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



ABOUT SHARED OWNERSHIP

Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0300 555 0130 or email sales@onward.co.uk



Lichfield Grange

Lichfield Avenue
Grappenhall
Warrington
WA4 3LG

0300 555 0130
sales@onward.co.uk
onward-living.co.uk

*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

How to find us

