

STOWE PLACE

LICHFIELD



McCARTHY STONE

Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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RELAXED LIVING IN A CATHEDRAL CITY.

This Staffordshire city really does tick all the boxes. Great shopping. Mouth-watering eateries. Friendly atmosphere. Georgian museums. Medieval cathedral. Tree lined streets. Beautiful surrounding countryside. Easy access to the A38, A5 and the M6 Toll. No wonder so many people choose to call Lichfield home.

FIND YOUR HAPPY PLACE IN LICHFIELD.

Close to the centre of Lichfield you'll find Stowe Place, named after the medieval Stowe Pool fishery which is now a popular attraction. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

To help you take full advantage of this vibrant city and the surrounding area, Stowe Place is ideally located. You'll be spoilt for choice, whatever you love doing in life.

With a Tesco Extra, Aldi supermarket and other amenities on its doorstep, the development is close to everything you need daily. Walk on further and you'll soon arrive in the main shopping area. As you explore the historic streets and the city's shopping centre, you'll find lots of familiar high street names alongside independent boutiques and shops. The city boasts antique shops, jewellers, antiquarian booksellers, music shops, delicatessens and much more.

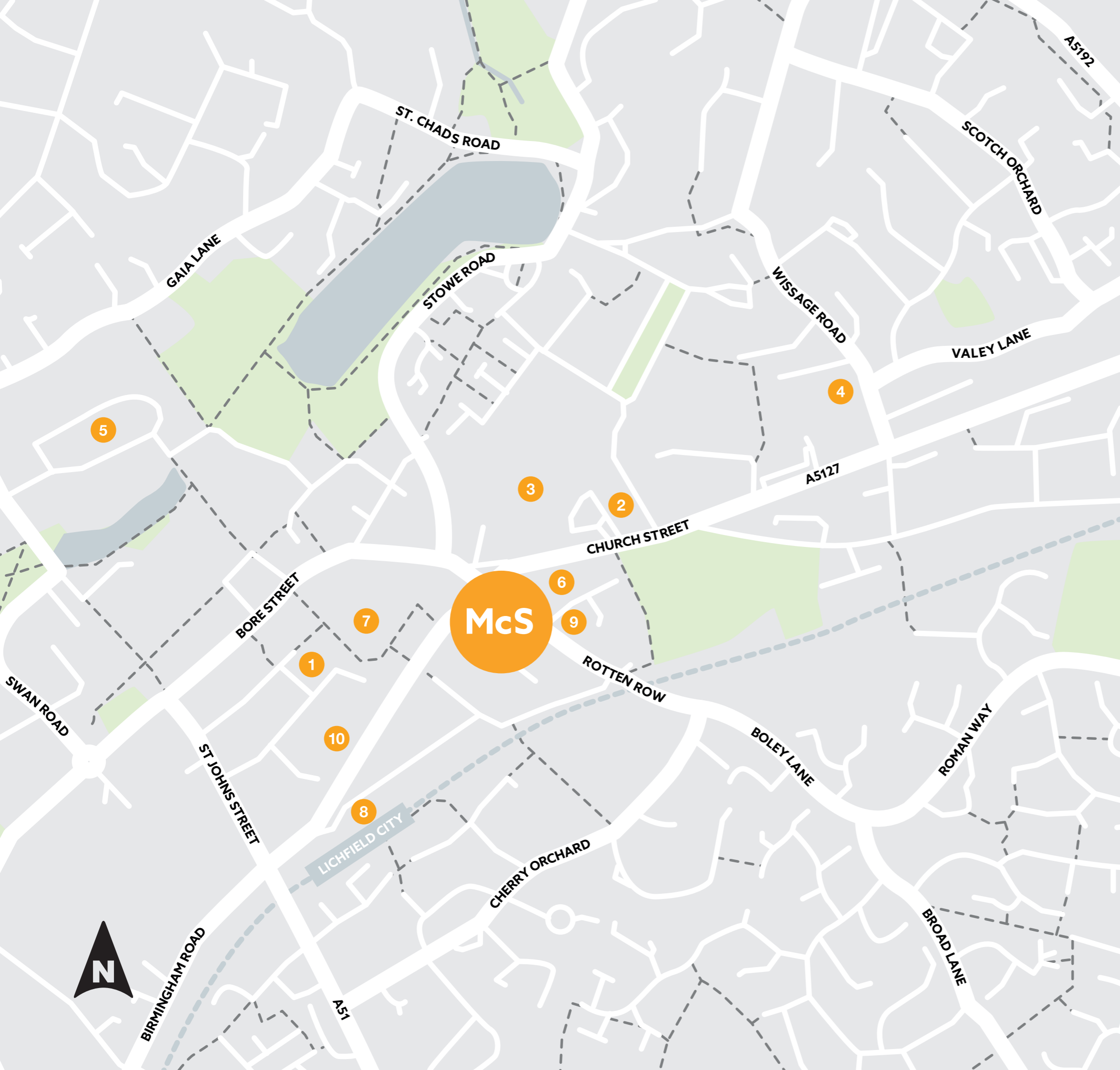
With three markets a week, the Market Square always draws the crowd. The monthly Producers' Market offers locally produced food and hand-made goods. This love of food is reflected in the wealth of tempting eateries dotted across the city, from quaint cafés to award-winning restaurants.

The city is rightly proud of its history and culture. The stunning cathedral is the only

medieval three spired cathedral in the UK. The Samuel Johnson Birthplace Museum offers a fascinating insight into the life and times of this great man of letters. The thriving Garrick Theatre puts on a range of productions throughout the year, including a much-loved pantomime.

If you enjoy the great outdoors, just a short walk from Stowe Place is Beacon Park. These beautiful gardens are perfect for afternoon walks or picnics. Amongst its 70-acres are activities such as golf, tennis and bowls plus many more. A 10-minute drive from the development is the National Memorial Arboretum. Nestled amongst lush and maturing woodland, you'll find 100s of thought-provoking memorials.

Going further afield couldn't be simpler. The bus station is close to Stowe Place and the train station offers connections to central Birmingham and London. Easy access to the A38, A5 and the M6 Toll opens-up the national road network.



STOWE PLACE

McS Rotten Row, Lichfield,
Staffordshire, WS13 6JE

MAP KEY.

- 1 Tesco Supermarket
- 2 Aldi Supermarket
- 3 Theatre
- 4 Hospital
- 5 Lichfield Cathedral
- 6 Pharmacy
- 7 Post Office
- 8 Lichfield City Train Station
- 9 Bus Stop
- 10 Lichfield Bus Station



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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STYLISH DESIGN, INSIDE AND OUT

As a historic city with such an eye-catching medieval cathedral, it's reassuring to know that Lichfield is not living in the past. This is reflected in the exterior of Stowe Place. Its distinctive brick façade brings together the best of both traditional and modern design, complementing its location perfectly.

You'll immediately notice the layout of Stowe Place is horseshoe-shaped, which draws you naturally to the front entrance. The beautifully tended beds and borders will no doubt catch your eye too. Thanks to its elegant, thoughtful design the entrance lobby always offers a warm welcome whether you're a homeowner, friend or family member. Turn to the left and you'll enter the social heart of Stowe Place.

The communal lounge is where our vibrant community can spend time together. It's a beautifully considered space, where quality touches every aspect of its design. Bright and airy, the lounge is ideal for catch up over a morning cappuccino or enjoying an evening social event filled with sparkly banter. There

are plenty of quiet spots too if you just want to immerse yourself in a good book. Separate to the lounge is the development's stylish bistro restaurant serving drinks, light snacks and a delicious seasonally inspired menu every day.

From either the lounge or the restaurant you can access the beautiful garden that wraps itself around the development building. Both sides have seated patio areas and the one to the rear is shielded by mature trees. During the warmer months, taking a seat is great way to soak up some sun or enjoy a cool drink on a summer's evening.

Take a walk around the garden and you can admire the lush lawns and immaculately presented beds and borders. Every shrub, plant and tree has been carefully chosen for their vivid colours or subtle hues. It really is a garden for all seasons. What's more, you don't need to pick up a trowel or wrestle with the lawnmower to keep it looking wonderful. We maintain all the outside spaces for you.







MORE FEATURES.

BISTRO RESTAURANT*

Ideal when you don't feel like cooking or want to catch up with friends.

The bistro also offers a variety of light bites and snacks*.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

DOMESTIC SUPPORT & ASSISTANCE*

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.





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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Stowe Place is no exception.

Comprising 65 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Stowe Place, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.





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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to all properties
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated Bosch ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with vinyl heating
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirror with integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Stowe Place, Lichfield.

CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/stowe-place)
STOWE-PLACE

A large print version of this brochure is available on request.

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December 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/stowe-place

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