

TOMORROW DAWNS



Draft Version 1.1

Sunrise House, 253 Longford Road, Bridgtown, Cannock WS11 1NE



The Transformation

The transformation of Sunrise House into a an energy efficiency A rated modern home represents a significant achievement. This document shows the extensive efforts and innovative solutions employed by a team of award-winning architects, engineers, and skilled artisans to create a sustainable and luxurious living space that meets the demands of 21st-century lifestyles.

Architectural and Engineering Excellence

The ambitious project has brought together the expertise of LK2 architects, structural and building control engineers, and the always dedicated craftsmanship of Warm Beautiful Homes' artisans. Over 3,000 person-hours have been invested in re-imagining every aspect of Sunrise House, ensuring that it not only meets, but exceeds modern expectations.

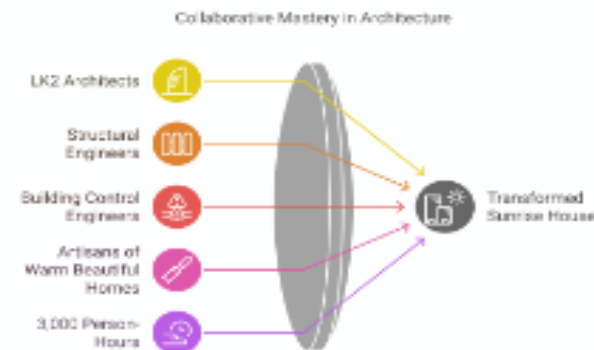
Sustainable Innovations

One of the most notable features of the transformation is the complete reconstruction of the roof. This includes the installation of new tiles, advanced insulation, and integrated solar panels that harness renewable energy.

The house has been extended to the maximum allowable limits under English law, allowing for additional living spaces that cater to contemporary lifestyles.

Maximising Natural Light and Energy Efficiency

To enhance the home's energy efficiency and natural lighting, massive A-rated double-glazed windows have been installed in newly enlarged openings. This design choice floods the interior with natural light while minimising energy loss. Additionally, a sophisticated smart lighting system has been incorporated to ensure that every space is perfectly illuminated at all times.



The Result

Eco-Conscious Comfort

The heating system is centred around a Mitsubishi air source heat pump, providing underfloor heating that promotes eco-conscious comfort throughout the home. This state of the art system not only enhances the living experience but also aligns with sustainable living practices.

Premium Finishes for Healthy Living

Every surface within Sunrise House has been meticulously crafted, with all walls, ceilings, and floors newly constructed and painted using low-VOC paints. This commitment to health and sustainability is reflected in the choice of premium materials, including massive ceramic floor tiles in the common areas and plush carpets in the bedrooms, creating a warm, cosy and inviting atmosphere.

The heart of the home lies in its open-plan living spaces, where design meets functionality. The bespoke kitchen features premium cabinetry, AEG appliances, and a dedicated washing machine annex. With new sleek ceramic tiles, innovative lighting, and expansive windows offering stunning garden views, the kitchen and living areas have been meticulously crafted for both everyday comfort and entertaining.

Result

The transformation of Sunrise House stands as a testament to innovative design, sustainable practices and the total dedication of skilled professionals. This remarkable home not only meets the needs of modern living but also sets a new standard for future projects.



Your Future Awaits

- Four-bedroom home rebuilt from the ground up, blending modern sophistication with timeless design.
- Expansive open-plan living spaces, featuring bifold doors leading to a beautifully landscaped garden and terrace.
- Premium kitchen equipped with AEG appliances, and innovative features, including an instant boiling water tap and a dedicated washer dryer area
- Three luxurious bathrooms and ensuites with rain showers, freestanding roll-top bath, and designer fittings.
- Eco-conscious upgrades, including underfloor heating, solar panels with battery storage, Mitsubishi air-source heat pump, and an EV charging point.
- Air conditioning
- Located in Bridgtown, offering excellent transport links, vibrant amenities, and proximity to Cannock Chase.
- High specification new premium finishes, including massive ceramic floor tiles composite windows, and energy-efficient double glazing.

- Versatile fully insulated garden room, perfect for use as a home office, gym, or studio.
- Ample parking secure side access, and a well-appointed garage/ storage.
- A property that is far better than new, meticulously designed for modern, sustainable living in a mature and convenient location.



Image for illustrative purposes only

Ground Floor

As you enter through the premium fully glazed front door, under the grey aluminium and polycarbonate designer porch, you're greeted by a welcoming **hallway** featuring a stunning chandelier and extra wide, carpeted staircase to your left. In front of you, double doors open into the spacious lounge area.

The **lounge** boasts wide bi-fold composite doors leading onto the terrace and into the landscaped rear garden, creating a seamless indoor-outdoor flow. To the right, you'll find a small yet fully equipped **home office** with underfloor heating, ample sockets, lighting, and garden-facing french doors.

The expansive lounge is bathed in light from multiple dimmable spotlights and offers ample space for a media area, ideal for double sofas, a coffee table, and the latest OLED TV. It has underfloor heating. Adjacent to this is a dining area, perfectly situated for a premium six-seater dining table with views of the terrace and garden.

To the left of the lounge lies the **premium kitchen**, designed with long rows of sleek cabinets and the latest appliances, including an induction hob, microwave, washer-dryer, fridge-freezer, and an instant hot water tap. An alcove gives access to the **individual AEG dryer and washing machine**. The kitchen area is illuminated by spotlights and a large double window overlooking the garden.

Returning to the hallway, you'll find the **ground floor bedroom**, a serene space with a large window coated with solar film and smart blind for privacy overlooking the front garden, luxurious carpeting, and ample lighting and sockets. This bedroom connects to a **private ensuite** featuring a premium shower enclosure, sink with cabinet, mirror, and a soft-close WC, all lit beautifully by a skylight above.



Images for illustrative purposes only

Kitchen

The newly fitted kitchen at Sunrise House is a perfect blend of modern functionality and natural charm. Featuring sleek wall units this kitchen is thoughtfully designed to cater to both practicality and style. There is a black sink with a mixer tap, complemented by a suite of top-tier AEG appliances, including a massive fridge and full height separate freezer, a microwave combi-oven, a separate oven, an extract hood, a wine cooler, and an induction hob. Brushed nickel switch sockets are strategically placed for ample convenience, while plentiful spotlights illuminate the space with a warm, inviting glow. A breakfast bar adds to the style, whilst the massive double-glazed window provides a great view of the garden, allowing natural light to flood the room.

A separate laundry space/store is accessed from a door into the kitchen houses a vertical stack of a new AEG washing machine and dryer with skylight over and spotlights.

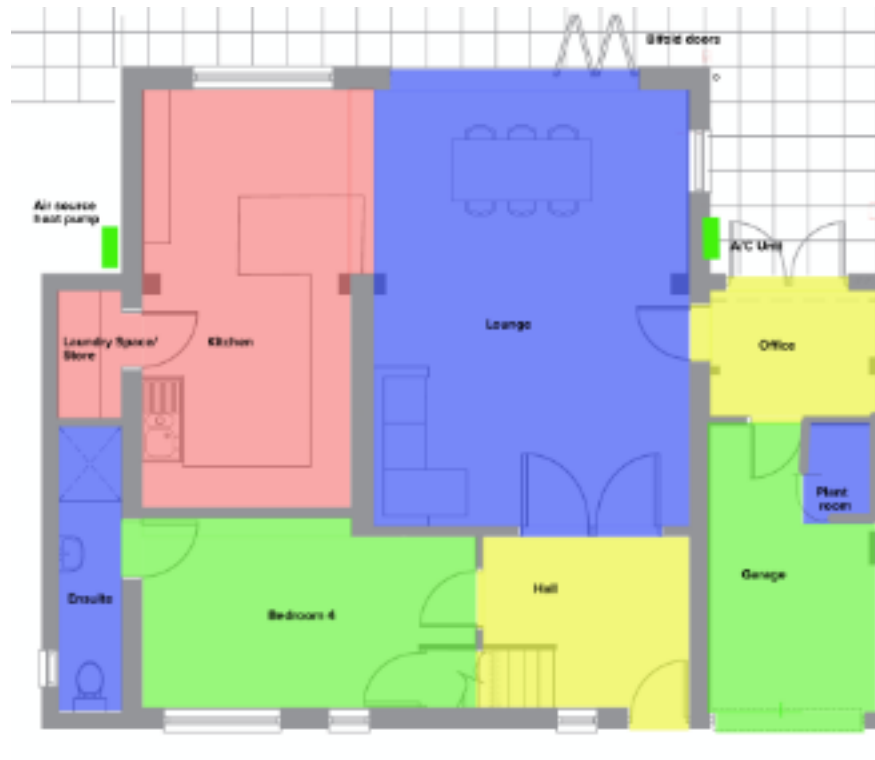
A feature dimmable, illuminated wall above a triple storage unit finishes the amazing space.

The kitchen showcases lightweight, natural wood grain finishes that create a premium, timber-inspired aesthetic. Its smooth composite surfaces, paired with colour-matched reverse sides, deliver a consistent, high end finish throughout. Designed with biophilic principles, the kitchen introduces natural tones and textures, fostering a calming environment that harmonises beautifully with the overall décor.



Images for illustrative purposes only

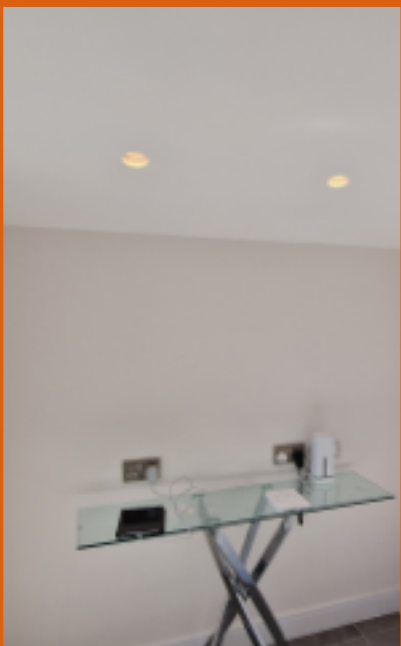
Ground Floor Layout



Rooms

- Luxury Kitchen - 6.2m x 3.15m max
- Kitchen Store - 1.86m x .92m max
- Lounge - 6.2m x 4.4m max
- Hall - 3.00m x 2.50m max
- Bedroom 4 - 4.72m x 2.77m max
- Ensuite - 4.2m x .92m max
- Office - 2.4m x 1.85m max
- Garage - 4.4m x 2.3m max
- Laundry space/store

For indicative purposes only - do not scale.



First Floor

Climbing the premium staircase brings you to a bright new **landing** that leads to three further bedrooms and the family bathroom.

To the right is the **third bedroom**, a cosy, carpeted space with ample lighting, heating points, and a large window with solar film and smart blind for privacy, allowing natural light to flood in from the front of the property.

The **master bedroom suite** is a true retreat, complete with a large window overlooking the rear garden. It features a private dressing area to allow built-in storage for everything from ball gowns to slippers. The **ensuite**, entered through a sliding recessed door, includes a premium shower enclosure, rain shower, sink with cabinet, mirror, heated towel rail and soft-close WC.

The **second bedroom** to the left offers generous space, multiple spotlights, and a premium window with garden views.

The **family bathroom** is a showstopper, combining practicality and luxury. It features black taps, shower and accessories together with a massive window with solar film and smart blind for privacy, a double width rain shower enclosure, a freestanding roll top bath for ultimate relaxation, a stylish sink, an illuminated mirror, soft-close WC.



Images for illustrative purposes only

Bathrooms

Luxury Bathrooms at Sunrise House

Experience the height of comfort and design in Sunrise House's impeccably styled bathrooms, each tailored to bring a sense of luxury to your daily routines.

Master Bathroom

Indulge in the spa-like atmosphere of the master bathroom. The centrepiece is the Toreno freestanding slipper bath, a modern yet timeless addition paired with matt black Arezzo thermostatic taps and handset. The 1800mm x 900mm Aurora stone shower tray, enclosed by an elegant matt black sliding door screen from Aspect, features a ceiling-mounted Arezzo shower head, creating a luxurious rainfall effect. Complementing the space are the Atlas matt black unit with an Arezzo matt white oval sink, high-rise mono mixer tap in black, and the Atlas toilet unit with a concealed cistern and black flush. It is all fully tiled in 3 differing tile ways. Completing the effect is an illuminating magnifying mirror together with a massive vertical radiator.

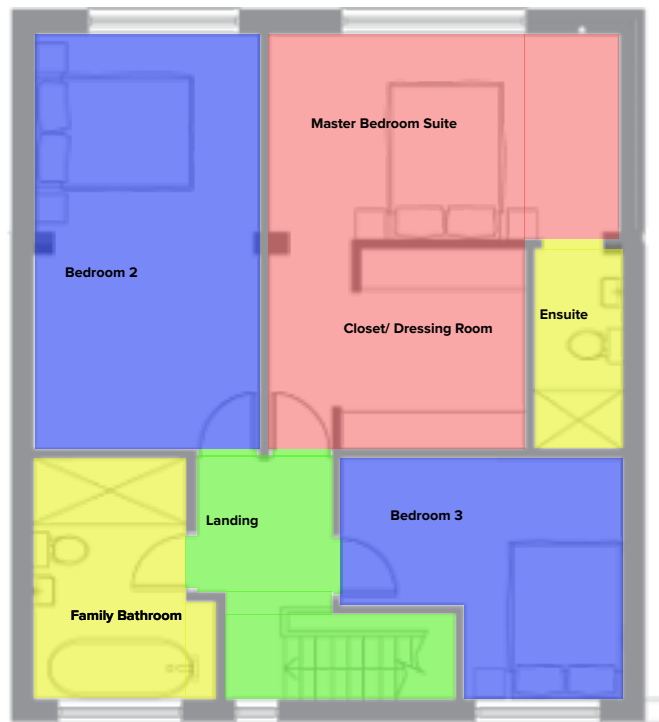
Downstairs Ensuite

For convenience and style, the downstairs ensuite features an Aurora stone shower tray with a chrome Aspect door and an AQUAS Fit Ergo electric shower. A compact Cruze vanity unit with a curved ceramic basin and mono mixer tap ensures functionality, while the soft-close toilet adds a touch of refinement. It is fully tiled in 3 types of complementary ceramic tiles. There are recessed twin shelves which illuminate with chrome edging. A massive skylight lets light flood in whilst the spotlights provide evening illumination together with light from the illuminating mirror.

Upstairs Ensuite

This ensuite combines chrome finishes with thoughtful practicality. The Merlyn Touchstone shower tray and Aspect sliding shower door frame a spacious 1400mm x 800mm area with a Cruze twin shower system featuring a ceiling-mounted head and handset. A sleek Cruze white vanity unit with a ceramic curved basin and mono mixer tap completes the understated elegance. An illuminating magnifying mirror above the vanity unit adds more functionality.

First Floor Layout



Rooms

- Master Bedroom Suite - 5.59m x 4.7m max
- Ensuite - 2.7m x 1.0m max
- Closet /Dressing Room - 2.7m x 2.2m max
- Bedroom 2 - 5.5.9m x 3.00m max
- Bedroom 3 - 3.8m x 3.23m max
- Family Bathroom - 3.13m x 2.45m max
- Landing - 3.37m x 1.8m max

For indicative purposes only - do not scale.



Bare Brick Refurb

Here's a summary of the significant upgrades:

- Complete redesign
- New slate roof with insulation and solar cells
- New eco advanced solar power system
- New eco advanced heating system
- New extension with parapets
- New external render and cladding
- New windows and bifolds
- New walls, plaster and low VOC finishes
- High-quality kitchen units and work surfaces
- New ground floor shower room
- New heating system air source heat pump
- New doors throughout
- New smart wiring and accessories throughout
- New radiators upstairs
- New massive ceramic floor tiles
- New carpets in the remainder of the house
- New feature chandelier
- New premium glazed front door
- New external electric vehicle charger
- Complete refurbishment of drive, garden, and outside spaces
- New solar film to windows
- New smart blinds to front of house
- New air conditioning including cooling
- New AEG washing machine and dryer
- New baths, showers, sinks, enclosures

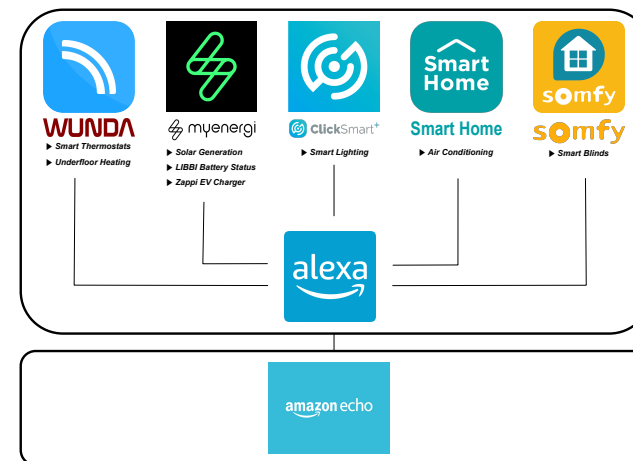
Smart Eco Systems 1

Sunrise House comes fully equipped with a complete suite of smart and eco-conscious systems, designed to give you immediate, effortless control of your home's environment and energy use from day one. Everything is up and running the moment you move in—no need for set-up, unless you choose to personalise it further.

At the heart of the system is the **Alexa Hub and App**, which brings together lighting, heating, security, energy, and more into a single, secure interface. Whether you're at home or halfway around the world, you can manage your home intuitively through one app.

WiFi is ready from day one, provided via a SIM-powered smart mesh hub. You're then free to switch to your preferred broadband provider whenever it suits you, with no pressure or disruption.

The **electrical system** draws power from both mains and integrated **solar panels**, which feed into a smart battery system. This powers the house and EV charging, controlled via the **Myenergi app**. It helps reduce running costs and provides essential power in the event of a grid outage.



Smart Eco Systems 2

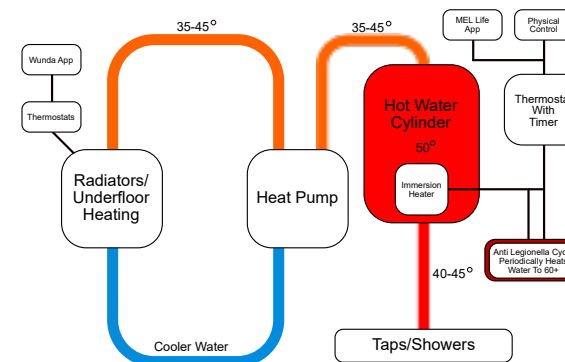
Heating and hot water are delivered via an efficient **air source heat pump**, which supplies underfloor heating downstairs and radiator circuits upstairs, as well as all bathrooms and taps. Each zone is fully programmable using the **Wunda app**, allowing you to tailor schedules and settings with ease.

Lighting and small power are equally considered, with sleek LED bezeless ceiling spots and smart dimmers managed by both wall controls and the **ClickSmart+ app** (Zigbee compatible). Smart sockets are also included and can be automated as needed.

For extra comfort, the house also features **Mitsubishi smart air conditioning**, offering both heating and cooling, controlled via handheld remotes or the **MeCloud app**.

Smart blinds provide further control over your environment, managed via the **Somfy app**, with scheduling available to suit your daily rhythm.

As part of the Warm Beautiful Homes service, you'll receive **two hours of complimentary instruction** to get familiar with the systems. Ongoing support and customisation are always available should you wish to expand or fine-tune the setup to your preferences.



Advanced Eco Solar Power System

There is a state-of-the-art MyEnergi One System, delivering unmatched energy efficiency and savings. This advanced system is designed to reduce your energy bills while optimising your environmental footprint.

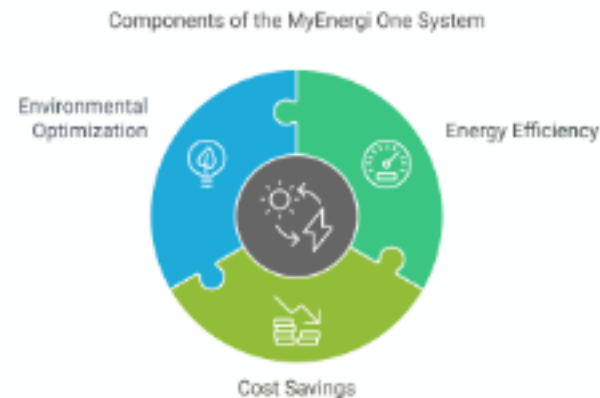
Solar Panels: The system includes 8 high-spec solar cells, each providing 500W totalling an impressive maximum output of 4kW. These solar cells harness clean, renewable energy, reducing your reliance on the grid.

MyEnergi Libbi Inverter: At the heart of the system is the Libbi Brand Inverter, a cutting-edge device that efficiently converts solar energy into usable electricity for your home. It intelligently manages energy flows, ensuring optimal performance.

10kWh Libbi Battery: The Libbi battery stores up to 10kWh of energy, allowing you to use solar power even when the sun isn't shining. This large capacity ensures your home can be powered through the evening and during periods of low sunlight.

Zappi Car Charger: An integrated Zappi car charger lets you charge an electric vehicle directly from your solar power. It supports fast, eco-friendly charging and can intelligently switch between grid and solar power as needed, significantly reducing EV running costs.

MyEnergi App: The MyEnergi app is a user-friendly platform that lets you monitor, manage, and optimise your energy usage. With real-time insights, you can adjust settings to reduce reliance on the grid and maximise energy savings. The app also supports an island function, ensuring essential services like lighting and refrigeration remain powered during a grid outage.



Advanced Eco Heating System 1

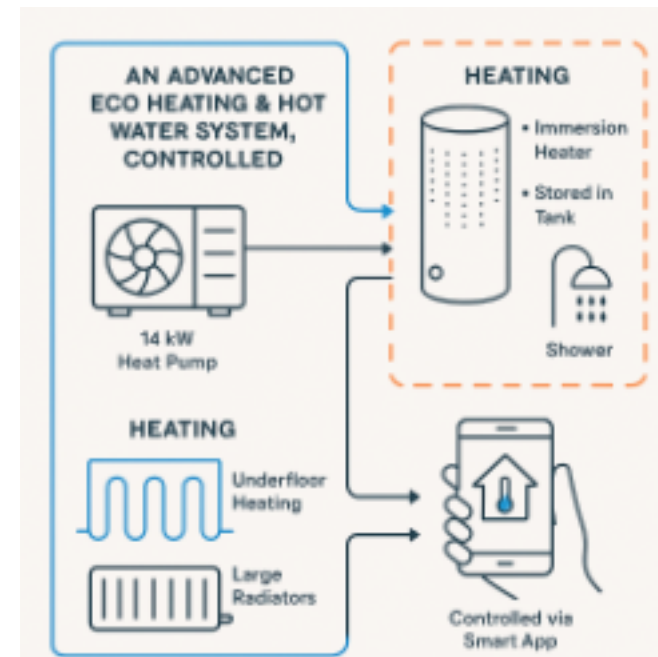
An Advanced Eco Heating & Hot Water System, Smartly Controlled

Sunrise House features a state-of-the-art, eco-friendly heating and hot water system designed for both comfort and sustainability. At its core is a 14 kW Mitsubishi air source heat pump – an advanced unit that produces around 14 kW of heat from just 3 kW of electricity. This high-efficiency system delivers both space heating and domestic hot water with reduced carbon impact and running costs.

Separate Systems for Heating and Hot Water – Individually Controlled

The heating and hot water are essentially two distinct systems, allowing for fine-tuned control and greater efficiency. Both are primarily powered by the air source heat pump, though the hot water is also supplemented by an electric immersion heater when needed.

A built-in **Legionella protection cycle** periodically raises the tank temperature above 60°C for over an hour, eliminating any bacterial risk. This process is fully programmable via a dedicated control unit beside the tank or through the smart app.



Advanced Eco Heating System 2

Heating: The system operates at a lower temperature range (typically 35–45°C), ideal for maintaining consistent warmth. Unlike a gas combi boiler that heats in short bursts, the heat pump delivers steady, low-temperature heat over longer cycles – perfect for underfloor heating and oversized radiators. The ground floor features a dual-zone underfloor heating system (one zone for the bedroom, another for the living areas), while the upstairs benefits from high-efficiency convection radiators. All heating zones are managed via thermostats and the **Wunda Smart App**, allowing full remote control and scheduling from your phone or tablet.

Hot Water: Domestic hot water is stored in a 200-litre pressurised tank located in the garage. The heat pump heats the water up to around 45°C, and the immersion heater then boosts and maintains it at 50°C – the ideal balance between comfort and safety. As water cools by around 5°C en route to showers and taps, this setup ensures showers reach a comfortable 38–40°C. For safety, water is kept just below the scald risk threshold of 44°C.

This advanced heating and hot water system reflects the principles behind Sunrise House: energy efficiency, comfort, and ease of living. It delivers real-world savings while reducing environmental impact – a modern solution for today's discerning and eco-conscious homeowner.



Air Conditioning

Sunrise House features an innovative eco-friendly heating and air conditioning system designed for year-round comfort and efficiency. The air conditioning is powered by a Mitsubishi twin-split system, seamlessly providing both hot and cold air to key living areas. This system utilises an outdoor heat pump that works in conjunction with internal cassette units strategically located in the downstairs lounge and master bedroom. This setup ensures optimal climate control and comfort in these high-use spaces.

The Mitsubishi twin-split system is highly energy-efficient, particularly when paired with the on-site solar cell system. When appropriate, the system draws power from the solar array, further reducing energy costs and carbon emissions. This synergy between the air conditioning and solar power enhances the property's eco-friendly credentials, making it both sustainable and cost-effective.

Designed for flexibility and convenience, the system allows precise temperature control in different areas of the house, ensuring the ideal environment for every season. Whether it's cooling during the warmer months or additional heating in winter, the Mitsubishi system delivers consistent performance with minimal environmental impact.

With its combination of advanced technology and sustainable operation, the air conditioning system at Sunrise House exemplifies modern climate control. It not only enhances daily living but also aligns with the property's commitment to environmentally conscious design, making it a standout feature for homeowners seeking comfort, efficiency, and sustainability.

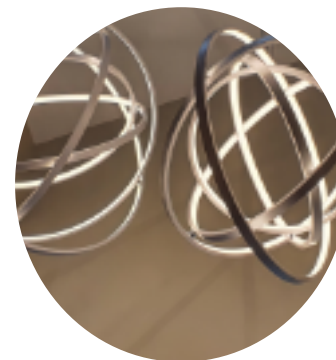
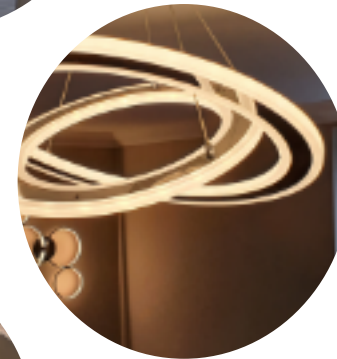


Smart Lighting

In addition to its advanced heating and cooling systems, Sunrise House boasts a cutting-edge smart lighting setup powered by Sonoff technology. A statement chandelier illuminates the hallway, creating a grand and welcoming atmosphere. Throughout the rest of the property, high-quality Fireguard GU10 plaster-in spotlights have been installed, offering a sleek, modern look that blends seamlessly with the decor. These spotlights are not only aesthetically pleasing but also come with a 5-year warranty, ensuring peace of mind and long-term reliability.

The Sonoff smart lighting system takes home automation to the next level. The system is controlled via Sonoff's intuitive app, which allows residents to manage every light fixture from anywhere in the world. Features include real-time adjustments to brightness, the ability to create custom lighting schedules, and advanced modes such as energy-saving timers and mood presets.

The app is user-friendly, offering quick and seamless integration with voice assistants like Alexa or Google Assistant for hands-free control. Sonoff's smart switches ensure that the lighting system is versatile, with options to switch between manual and smart control. By integrating these advanced functionalities, the lighting system offers convenience, energy efficiency, and the ability to tailor the home's ambience effortlessly.



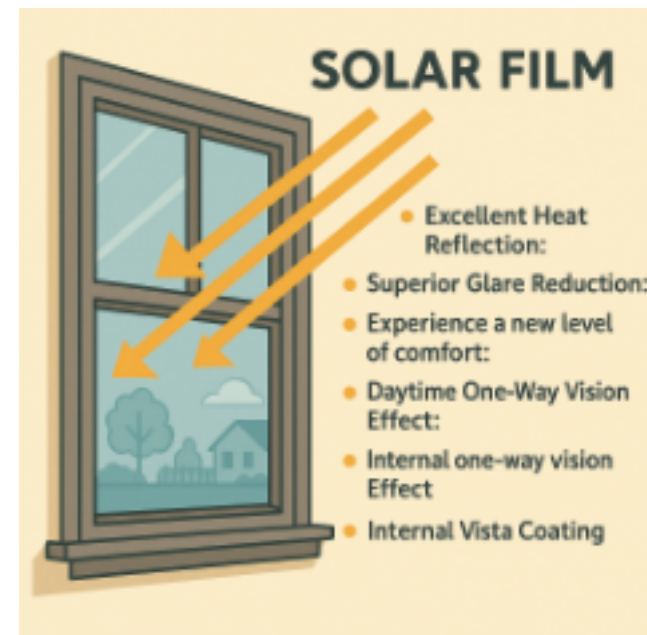
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purposes only

Solar Film

The front windows are fitted with a special solar film, to increase energy efficiency and to add an extra layer of privacy.

The key benefits of this are:-

- **Excellent Heat Reflection:** It reflects up to 80% of solar heat, keeping your space cooler and more comfortable.
- **Superior Glare Reduction:** Reduces glare by up to 90%, ideal for screen visibility and relaxation.
- **Outstanding UV Protection:** It blocks over 99% of UV rays, preventing furnishings and interior finishes from fading.
- **Experience a new level of comfort:** It keeps your room cool and pleasant, even on the hottest days, making it the perfect choice for your home or office.
- **Daytime One-Way Vision Effect:** Under proper lighting conditions, enjoy privacy while allowing you to see out while blocking visibility in.
- **Internal Vista Coating:** This coating minimises internal reflection and enhances one-way vision performance, making Ultra Vista the ultimate choice for privacy window film.



Outside

The exterior of Sunrise House is as impressive as its interior, starting with the meticulously designed block-paved driveway. This spacious area offers parking for multiple vehicles, making it ideal for modern families and visitors. The driveway frames a beautifully lawned area giving the property real kerb appeal. Here you will also find the Zappi EV charger along with striking outdoor LED lighting that creates a welcoming ambience while maintaining energy efficiency.

Adjacent to the driveway, the garage boasts a set of new colour matched double doors that blend style with usability. With ample storage space, the garage is perfect for housing leisure equipment, bicycles, or even converting into a personal gym. With access back into the main house and through to the garden the design ensures that this versatile area meets the needs of an active, modern lifestyle, while complementing the overall aesthetics of the property.

At the rear, the mature landscaped garden offers a private sanctuary. Majestic trees and established shrubs provide a sense of tranquillity and privacy, creating an inviting space for relaxation or outdoor gatherings.

The thoughtful layout combines open lawn areas, new fencing, paths, a shed and a raised patio, making the garden as practical as it is beautiful, a true retreat to enjoy every season.

A landscaped path leads down to a new shed based on a concrete plinth with solar lighting. This provides an area to store garden implements or maybe convert to a man cave.



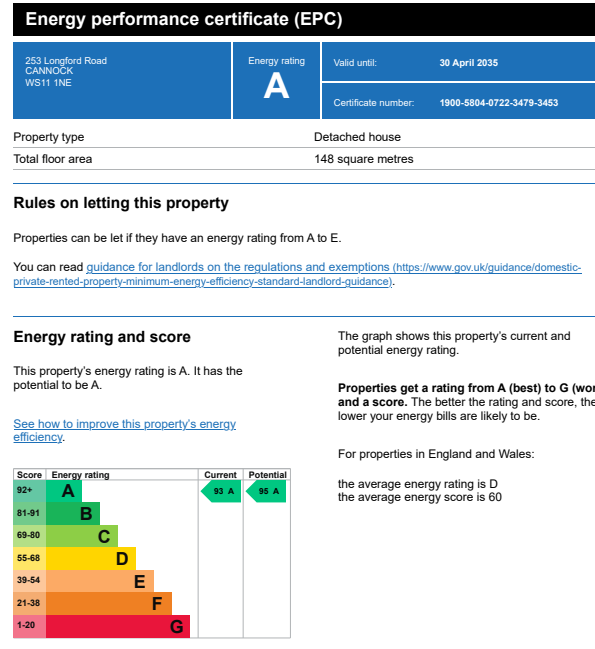
EPC

253 Longford Road is an exemplar of modern energy efficiency, boasting an outstanding A-rated Energy Performance Certificate with a current score of 93 and a potential of 95—far above the national average of 60. This places it in the top tier of homes for both energy use and environmental impact.

Heating and hot water are delivered via an advanced air source heat pump, supported by modern radiators and intelligent thermostatic controls. All lighting is low-energy, and the property benefits from very good levels of insulation, including 400mm+ loft insulation and internally insulated cavity walls.

The home's sustainability is further enhanced by solar photovoltaic panels, significantly reducing reliance on the grid and lowering utility bills. Estimated annual running costs for heating, hot water, and lighting are just £1,393—considerably lower than a typical home of this size.

Carbon emissions are just 0.9 tonnes per year, compared to the UK household average of 6 tonnes, with further potential to drop to 0.6 tonnes. This not only reduces environmental impact but also improves long-term affordability.



Legal

Electricity

Mains electricity is connected. Central heating is via an air source heat pump.

Water and Sewage

The property is connected to both mains water and sewage systems.

Internet

Full fibre broadband is reported to be available with speeds up to 500mb per second.

Vendor

Sunrise House is owned by a special purpose vehicle called 253 Longford Road Ltd. who will be the legal vendor on this project.

Council Tax Band

Sunrise House is in Cannock Council tax band D with a 2024 -5 amount of £2148.98.

Disclaimer

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. They have been prepared before completion and in accordance with our continual improvement policy, designs or features may alter. Photographs may have been altered to give a more realistic impression.

Map

Location of 253 Longford Road identified by arrow



Location

Location

Sunrise House benefits from a prime location in Bridgtown, Cannock, offering convenience, excellent transport links, and access to top-tier amenities:

Education

Highly rated local schools include:

- Bridgtown Primary School and Chadsmoor Community Infant School for younger children
- Cannock Chase High School and Staffordshire University Academy for secondary education
- Further education options are available in Birmingham and Staffordshire, with renowned universities and colleges

Health

Sunrise House is well-served by excellent health facilities, ensuring peace of mind for residents. Cannock Chase Hospital, just a short drive away, provides a range of outpatient services and specialist care. Several GP surgeries, including Bridgtown Medical Centre, are conveniently located nearby, along with pharmacies for everyday health needs. For more comprehensive medical services, major hospitals in Wolverhampton and Birmingham are easily accessible, offering world-class healthcare options.

Transport Links

Just 2 miles from Cannock Train Station with regular services to Birmingham and surrounding areas. Close proximity to the M6 and A5, providing easy road access across the Midlands.

Cannock Town Centre:

Only a 5-minute drive away, featuring a range of shops, cafes, and essential services.

Cannock Chase:

Situated just 4 miles from this Area of Outstanding Natural Beauty, offering:

- Scenic walking and cycling trails
- Opportunities for wildlife spotting and outdoor recreation.

Cannock Retail Park:

Located less than 3 miles away, with:

- High-street stores
- Modern dining options and leisure facilities

Birmingham:

20 miles away, reachable in 35 minutes by car or a short train journey. Provides access to major employers, shopping centres, theatres, and cultural attractions.



Warm Beautiful Homes Operations Ltd is an enterprise dedicated to providing quality homes for discerning people. We specialise in unique properties north of Birmingham.

We add value by carefully restoring and building new houses that meet the aspirations of today's generation of families. All of the character, with all of the modern comforts – set in great locations.

Our high standards are incorporated in everything we do. We want to enable our customers to enjoy the lifestyle they dream about in homes that they can enjoy for decades to come.

Warm Beautiful Homes Operations Ltd.

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