



## 17 Wrights Lane

CW11 2JX

Asking Price £375,000



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STEPHENSON BROWNE

The Meadows is an exclusive new development of just thirteen beautifully crafted detached and semi-detached homes, offering a choice of two to four bedrooms in an outstanding location. Created by Edgefold Homes, renowned for their insight, experience, and attention to detail, each property has been thoughtfully designed to combine quality, style, and practicality. Drawing on shared building expertise, every home features intuitive design solutions that enhance everyday living, ensuring a superior standard of comfort, functionality, and finish throughout.



### **The Lightshaw**

Effortless Style, Flexible Living - Combining timeless design with modern convenience, The Lightshaw is a four-bedroom home that offers both elegance and versatility. From its classic brick façade and striking bay window to its well-planned layout, very detail has been designed to enhance daily living.

At the heart of the home, the open-plan kitchen and dining area flows seamlessly into the garden through bi-fold doors, creating a light-filled space perfect for entertaining or family gatherings.

A separate lounge with a feature bay window provides a peaceful retreat, while a handy utility room and ground-floor WC add everyday practicality.

Upstairs, three double bedrooms and a single offer comfort and flexibility, easily adapting to changing family needs. The principal bedroom boasts a private en-suite, while cleverly integrated storage ensures everything has its place, maintaining a bright, organised, and welcoming feel throughout the home.

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Why Choose SB Sandbach To Sell Your Property?**

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

### **Lounge**

15'1" x 12'8"

### **Kitchen Diner**

20'4" x 14'9"

### **Utility**

6'6" x 5'2"

### **WC / Cloakroom**

5'6" x 2'11"

### **Hall**

13'1" x 4'3"

### **Bedroom One**

12'5" x 11'9"

### **Ensuite**

6'6" x 4'3"

### **Bedroom Two**

12'1" x 11'9"

### **Bedroom Three**

11'9" x 7'10"

### **Bedroom Four / Study**

11'9" x 7'6"

### **Bathroom**

6'10" x 6'6"

### **Landing**

10'5" x 3'11"



- Anticipated Completion Date: 12/10/26

## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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