



Meadowsweet Avenue | Stafford | ST16 1DR
Offers In The Region Of £285,000

 **Webbs**
estate agents

Summary

**** 5% DEPOSIT CONTRIBUTION ** NEW BUILD ** UPGRADED KITCHE & FLOORING ** MOVE IN FOR CHRISTMAS ** READY DECEMBER ****

****KEY WORKER INCENTIVES ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ****

The ARCHFORD is a three-bedroom END TERRACED home, briefly comprising an entrance hallway, guest WC and generous lounge and kitchen diner with French doors to the rear garden. Upstairs benefits from three bedrooms, a family bathroom and an ensuite. Externally there is a private rear garden and driveway.

All David Wilson Homes come with a 10-year NHBC Buildmark warranty – this means they have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

Key Features

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITES
- MODERN KITCHEN DINER & GUEST WC
- DRIVEWAY
- FABULOUS DEVELOPMENT
- THREE BEDROOMS
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN
- READY MAY

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

SPACIOUS LOUNGE

15'1" x 12'3" (4.599m x 3.746m)

MODERN KITCHEN DINER

15'6" x 10'10" (4.745m x 3.310m)

LANDING

BEDROOM ONE

10'9" x 10'7" (3.277m x 3.229m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'9" x 8'1" (3.887m x 2.475m)

ENSUITE SHOWER ROOM

THREE BEDROOMS

7'5" x 7'2" (2.281m x 2.186m)

FAMILY BATHROOM

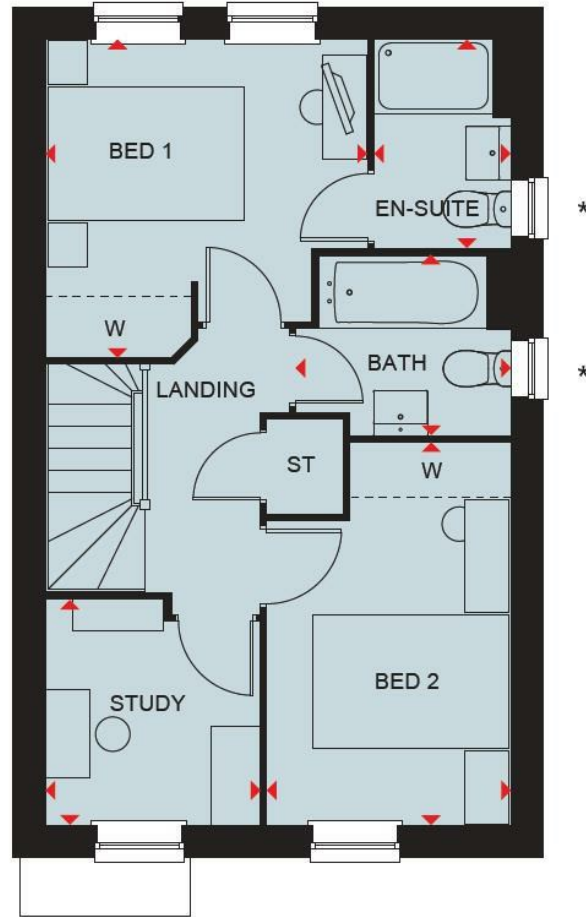
PRIVATE REAR GARDEN

DRIVEWAY

Identification Checks (R)







* optional window refer to sales advisor for individual plots

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Key energy efficiency - lower running costs Warrant A 100-120 G 120-140 G 140-160 G 160-180 G 180-200 G 200-220 G		Key environmental impact - lower CO ₂ emissions 100-120 Gt 120-140 Gt 140-160 Gt 160-180 Gt 180-200 Gt 200-220 Gt	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	