



**Meadowsweet Avenue | Stafford | ST16 1DR**

**Offers In The Region Of £275,000**



## 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

## 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

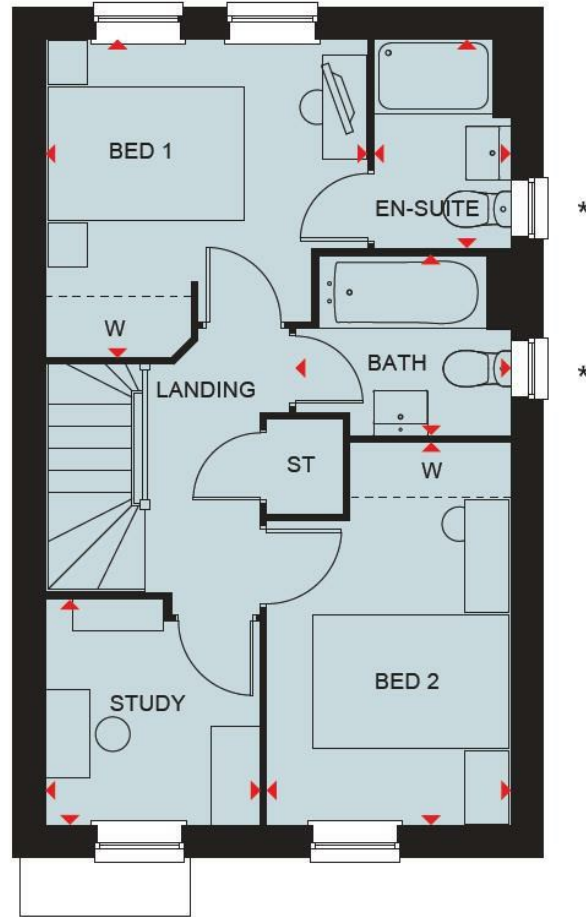
### DRIVEWAY

### 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 <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>Wales A</b>		<b>Wales A</b>	
101-120	B	101-120	D
81-100	C	101-120	D
61-80	D	101-120	D
41-60	E	101-120	D
21-40	F	101-120	D
1-20	G	101-120	D
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC