

welcome to your new home

# Castleworks, Stafford

Staffordshire ST16

2 Bedroom Semi-Detached Houses | **Plots 99 & 100**

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**home**  
OWNERSHIP



## Kitchen

Modern fitted kitchen  
Stainless steel oven, hood & extract  
Vinyl flooring  
Space for washing machine  
& fridge/freezer

## Bathroom

Three piece white suite  
Complimentary wall tiling  
Downstairs WC  
Vinyl flooring

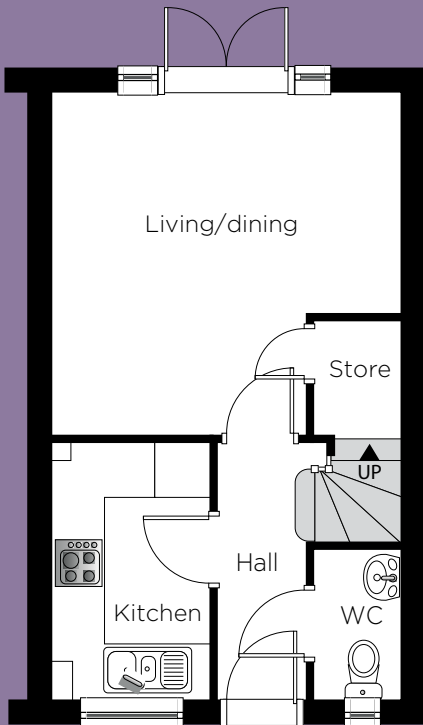
## General

Located in central Stafford  
Turfed and fenced rear gardens  
2 parking spaces per property  
Excellent road and rail links  
10 Year build warranty  
Local amenities on the doorstep

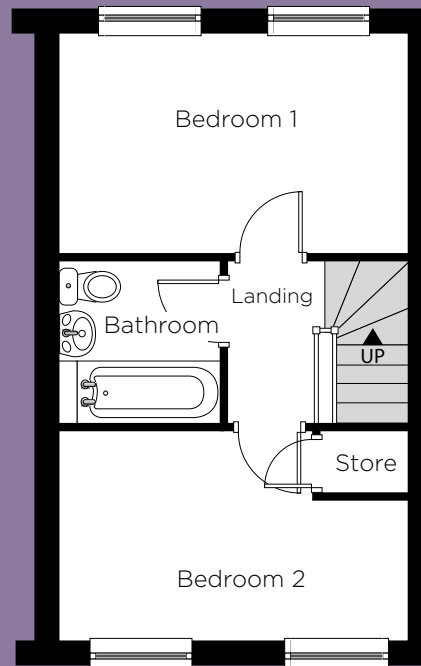
# Castleworks, Stafford

Staffordshire ST16

2 Bedroom Semi-Detached Houses | **Plots 99 & 100**



**Ground Floor**



**First Floor**

**Please note:**  
This floorplan  
is for plot 100

Plot 99 will be  
the opposite  
floor layout

## Ground Floor

Kitchen	3.01m	x	1.87m (max)
	9' 10"	x	6' 2" (max)

Living/ dining	4.12m	x	4.07m (max)
	13' 6"	x	13' 4" (max)

## First Floor

Bed 1	4.12m	x	2.60m (max)
	13' 6"	x	8' 6" (max)

Bed 2	4.12m	x	2.45m (max)
	13' 6"	x	8' 1" (max)

Bathroom	1.94m	x	1.93m (max)
	6' 4"	x	6' 4" (max)

## Total Floor Area:

60.17m<sup>2</sup>/647.71 sq.ft

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# Castleworks, Stafford

Staffordshire ST16

3 Bedroom Semi-Detached Houses | **Plots 83, 84, 101, 103 & 104**



## Kitchen

- Modern fitted kitchen
- Stainless steel oven, hood & extract
- Vinyl flooring
- Space for washing machine & fridge/freezer

## Bathroom

- Three piece white suite
- Complimentary wall tiling
- En-suite shower rooms to 3 bed houses
- Downstairs WC
- Vinyl flooring

## General

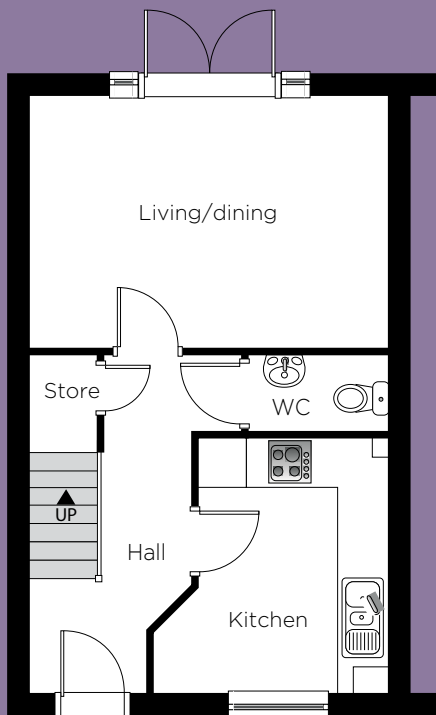
- Located in central Stafford
- Turfed and fenced rear gardens
- 2 parking spaces per property
- Excellent road and rail links
- 10 Year build warranty
- Local amenities on the doorstep



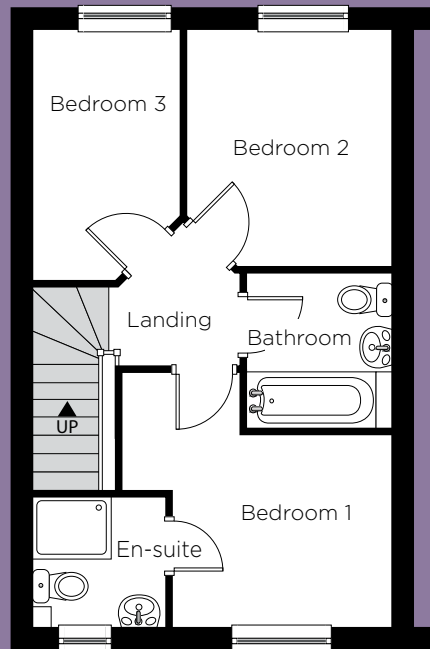
# Castleworks, Stafford

Staffordshire ST16

3 Bedroom Semi-Detached Houses | **Plots 83, 84, 101, 103 & 104**



Ground Floor



First Floor

**Please note:**  
This floorplan  
is for plots 84  
& 103

Plots 83, 101  
& 104 will be  
the opposite  
floor layout

## Ground Floor

Kitchen 3.35m x 2.49m (max)  
10' 12" x 8' 2" (max)

Living/  
dining 4.69m x 3.31m (max)  
15' 4" x 10' 10" (max)

## First Floor

Bed 1 2.90m x 2.50m (max)  
9' 6" x 8' 2" (max)

Bed 2 3.13m x 2.72m (max)  
10' 3" x 8' 11" (max)

Bed 3 3.31m x 1.88m (max)  
10' 10" x 6' 2" (max)

Bathroom 2.03m x 1.90m (max)  
6' 8" x 6' 3" (max)

## Total Floor Area:

73.88m<sup>2</sup>/795.26 sq.ft

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# Castleworks, Stafford

Staffordshire ST16

3 Bedroom Semi-Detached Houses | **Plots 85, 86, 87, 88, 97 & 98**



## Kitchen

Modern fitted kitchen  
Stainless steel oven, hood & extract  
Vinyl flooring  
Space for washing machine  
& fridge/freezer

## Bathroom

Three piece white suite  
Complimentary wall tiling  
En-suite shower rooms to 3 bed houses  
Downstairs WC  
Vinyl flooring

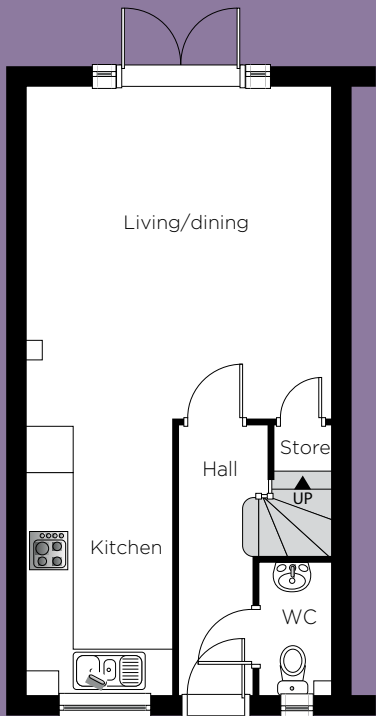
## General

Located in central Stafford  
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Local amenities on the doorstep

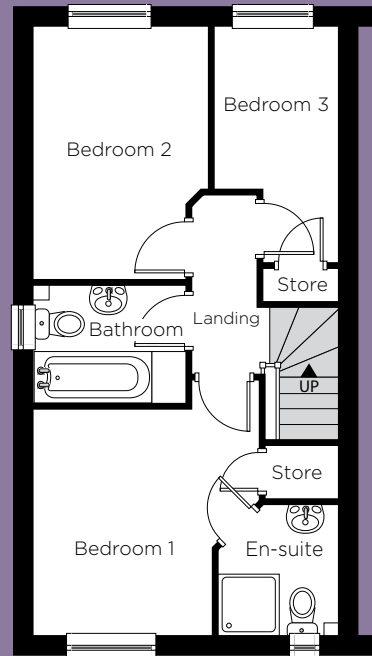
# Castleworks, Stafford

Staffordshire ST16

3 Bedroom Semi-Detached Houses | **Plots 85, 86, 87, 88, 97 & 98**



Ground Floor



First Floor

**Please note:**  
This floorplan is for plots 86, 88 & 97

Plots 85, 87 & 98 will be the opposite floor layout

## Ground Floor

Kitchen/	8.90m	x	4.45m	(max)
Living/	29' 2"	x	14' 7"	(max)
dining				

## First Floor

Bed 1	3.33m	x	2.64m	(max)
	10' 11"	x	8' 8"	(max)
Bed 2	3.71m	x	2.55m	(max)
	12' 2"	x	8' 4"	(max)
Bed 3	3.47m	x	1.84m	(max)
	11' 4"	x	6' 0"	(max)
Bathroom	2.24m	x	1.73m	(max)
	7' 4"	x	5' 8"	(max)

## Total Floor Area:

79.16m<sup>2</sup>/852.03 sq.ft

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# Castleworks, Stafford

Staffordshire ST16

3 Bedroom Terrace Houses | **Plots 89, 90, 91, 92, 93 & 94**

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O W N E R S H I P



## Kitchen

Modern fitted kitchen  
Stainless steel oven, hood & extract  
Vinyl flooring  
Space for washing machine  
& fridge/freezer

## Bathroom

Three piece white suite  
Complimentary wall tiling  
En-suite shower rooms to 3 bed houses  
Downstairs WC  
Vinyl flooring

## General

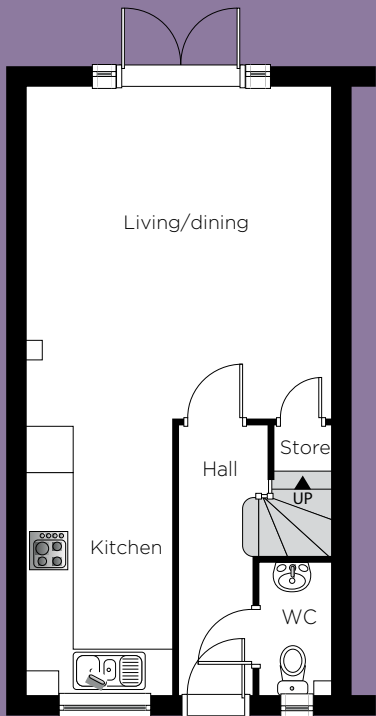
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# Castleworks, Stafford

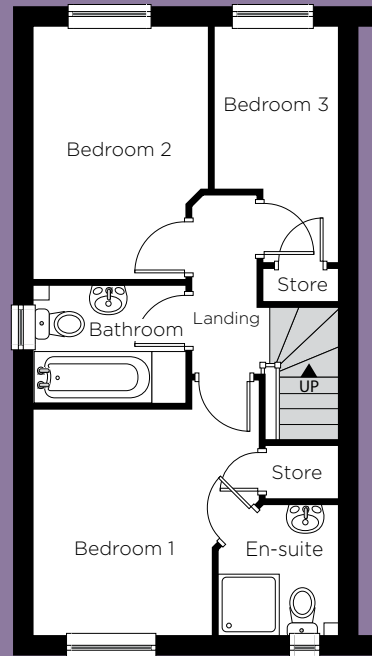
Staffordshire ST16

3 Bedroom Terrace Houses | **Plots 89, 90, 91, 92, 93 & 94**



Ground Floor

**Please note:**  
Plots 90 & 93  
have no  
window



First Floor

**Please note:**  
This floorplan  
is for plots 90,  
91, 92 & 93

Plots 89 & 94  
will be the  
opposite floor  
layout

## Ground Floor

Kitchen/ Living/ dining	8.90m 29' 2"	x	4.45m 14' 7"	(max)
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## First Floor

Bed 1	3.33m 10' 11"	x	2.64m 8' 8"	(max)
Bed 2	3.71m 12' 2"	x	2.55m 8' 4"	(max)
Bed 3	3.47m 11' 4"	x	1.84m 6' 0"	(max)
Bathroom	2.24m 7' 4"	x	1.73m 5' 8"	(max)

## Total Floor Area:

79.16m<sup>2</sup>/852.03 sq.ft

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# Castleworks, Stafford





Staffordshire ST16

Site plan

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## Development

-  2 Bedroom Semi-Detached House Plots 99 & 100
-  3 Bedroom Semi-Detached House Plots 83, 84, 101, 103 & 104
-  3 Bedroom Semi-Detached House Plots 85, 86, 87, 88, 97 & 98
-  3 Bedroom Terrace House Plots 89, 90, 91, 92, 93 & 94

Part of the **platform**  
 housing group

For further details please contact our sales team on: **0121 788 7550** or email: [sales@platformhg.com](mailto:sales@platformhg.com)

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 [twitter.com/PlatformNewHome](https://twitter.com/PlatformNewHome) |  [instagram.com/platformhomeownership](https://instagram.com/platformhomeownership)

# Castleworks, Stafford

Staffordshire ST16

House prices for all plots available



## Houses available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
83	3 Bed Semi-Detached House	3 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	
84	3 Bed Semi-Detached House	4 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	
85	3 Bed Semi-Detached House	5 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£215,000	£75,250	£320.26	£37.96	
86	3 Bed Semi-Detached House	6 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£215,000	£75,250	£320.26	£37.96	
87	3 Bed Semi-Detached House	7 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£215,000	£75,250	£320.26	£37.96	
88	3 Bed Semi-Detached House	8 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£215,000	£75,250	£320.26	£37.96	
89	3 Bed End Terrace House	9 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	
90	3 Bed Mid Terrace House	10 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£207,500	£72,625	£309.09	£37.96	
91	3 Bed End Terrace House	11 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	
92	3 Bed End Terrace House	12 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	
93	3 Bed Mid Terrace House	13 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£207,500	£72,625	£309.09	£37.96	
94	3 Bed End Terrace House	14 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Nov 2020	£210,000	£73,500	£312.81	£37.96	

# Castleworks, Stafford

Staffordshire ST16

House prices for all plots available



## Houses available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	Sold/Reserved
97	3 Bed Semi-Detached House	17 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Oct 2020	£215,000	£75,250	£320.26	£37.96	
98	3 Bed Semi-Detached House	18 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Oct 2020	£215,000	£75,250	£320.26	£37.96	
99	2 Bed Semi-Detached House	19 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Oct 2020	£185,000	£64,750	£275.57	£37.96	
100	2 Bed Semi-Detached House	20 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Oct 2020	£185,000	£64,750	£275.57	£37.96	
101	3 Bed Semi-Detached House	21 Trubshaw Grove, Stafford, Staffordshire ST16 2EL.	Oct 2020	£210,000	£73,500	£312.81	£37.96	
103	3 Bed Semi-Detached House	38 Landons Way, Stafford, Staffordshire ST16 2EJ.	Oct 2020	£210,000	£73,500	£312.81	£37.96	
104	3 Bed Semi-Detached House	36 Landons Way, Stafford, Staffordshire ST16 2EJ.	Oct 2020	£210,000	£73,500	£312.81	£37.96	