



Plot 33 Tenford Lane

Tea Valley View, Upper Tea, ST10 4EN

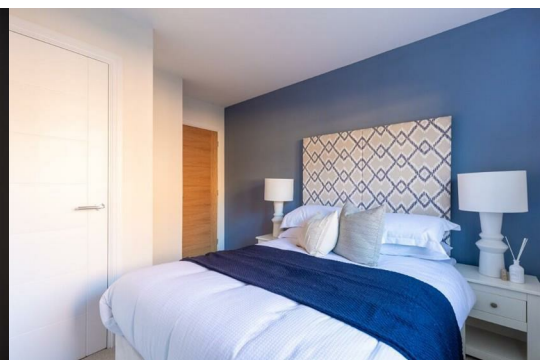
£177,418



**** CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWINGS! ****
"Every Home Is a Show Home" at Tea Valley View.

Always dreamed of owning your own home? Perfect for all ages of **FIRST TIME BUYERS**, this semi detached bungalow offers modern energy saving living accommodation with a discounted price.

Tea Valley View is approached with a beautiful walled entrance with a long sweeping driveway leading to the most impressive homes and frontages. Investing in a new home at Tea Valley View offers countless benefits including; high specifications throughout, modern amenities, energy efficient designs, improved comfort and enhanced family living spaces. You can truly make a house a home with long lasting memories. Situated in Upper Tea, Staffordshire Moorlands, Tea Valley View is accessible to all major road networks including the A50 and A500 with the closest train network being Uttoxeter and Stafford.



Teian Valley Development

Teian Valley View is a picturesque development of 2, 3 and 4 bedroom homes tucked away in the Staffordshire Moorlands. Situated in Upper Teian, located three miles away from the Blythe Fields junction of the A50, which makes it a convenient 30-minute drive to Stoke, Stafford, Derby and Utttoxeter with convenience to the A500. The local town boasts many traditional family-owned shops, including a butcher, bakery, jeweller, furniture and oatacake shop, plus an array of independent cafes. The development is home to a variety of build styles featuring impressive sized plots and parking spaces, with high specifications included in all of the designs - Heat Air Source Pumps, Underfloor Heating, Bi-Fold Doors and Fitted Wardrobes to all bedrooms to list a few.

Lounge 11'9" x 12'9" (3.6 x 3.9)

Breakfast Kitchen 11'9" x 10'9" (3.6 x 3.3)

Bedroom One 10'2" x 12'9" (3.1 x 3.9)

Bedroom Two 10'2" x 12'5" (3.1 x 3.8)

Family Bathroom 6'6" x 6'10" (2.0 x 2.1)

Outside

Turfed gardens and patio area

Discount to Market Scheme

These are properties on housing developments that are sold by the developer initially with a discount from the open market value which remains with the property through all subsequent sales.

For example, a £167,000 house with a 30% discount would be offered to eligible applicants for £116,900. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property.

When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the eligibility criteria.

Applicants must meet the following criteria;

- 1. Local Connection- eg. Lived in the area for more than 6 months or has family locally.
- 2. Financial - e.g. Max income £80,000, Savings do not exceed 30% of discounted price.
- 3. Housing Need- e.g. First Time Buyers, Military.

Agents Notes

Freehold
Management/Estate Charge: £250 annum
For rental yields please contact a member of the Denise White Estate Agency team
718 sqft
Council Tax Band: TBC

Features

'Every Home is a Show Home' with Markden Homes
Offering a high quality finish and best specifications;
Open Plan Living Accommodation
Under floor heating to the ground floor
Electrical accessories throughout
Fitted wardrobes to all bedrooms
AEG appliances and electrical accessories throughout
Quartz kitchen worktops
Oak doors throughout
Turfed and rear fenced gardens, plus external electrical socket and bib tap
B rated energy efficiency
10 Year ICW warranty
Wireless intruder alarm provide peace of mind

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Dani is the Branch Manager at Denise White Estate Agents. Working across all areas in selling property, Dani has a particular passion for all things new build, with vast experience and knowledge of marketing and selling new build properties whether it be self build homes or developments of all sizes.
Dani and the Denise White team can help bring your dreams to life in your very own 'Show Home'.
Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

House to Sell?

Please get in touch and we can talk you through the options available to you when wanting to sell to buy a new build property.

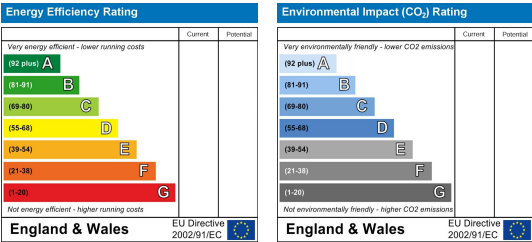
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.