



21 CHELFORD ROAD, SOMERFORD, CW12 4QD

PRICES FROM £800,000



STEPHENSON BROWNE



Stephenson Browne are proud to bring to the market this exclusive development of only four detached homes, located on the highly sought after Chelford Road, Somerford.

Offering spacious accommodation and fitted to a superb quality throughout, each property has a bespoke fitted kitchen with separate island, ample built in appliances and stunning Quartz work surface, Fully fitted modern bathroom suites with beautifully tiled walls and flooring, underfloor heating and good size plots with gardens and off road parking.

#### 21 Chelford Road-

Four bedroom detached property over three floors, comprising of entrance hall, living room, open plan kitchen/family/dining room, utility room and WC. To the first floor is landing, three great size bedrooms, guest bedroom with ensuite and family bathroom. To the second floor is landing with great sized bedroom and ensuite.

#### 21A Chelford Road-

Five bedroom detached property over three floors, comprising of entrance hall, open plan kitchen/family/dining room, study, living room and WC. To the first floor is landing, four great sized bedrooms, master with ensuite and dressing area and family bathroom. To the second floor is a large fifth bedroom, also benefiting ensuite.

#### 21B Chelford Road-

Four bedroom detached dormer bungalow, comprising of entrance hall, open plan kitchen/family/dining room, two bedrooms and bathroom to the ground floor. Two large bedrooms and family bathroom to the first floor. Also benefiting detached, insulated double garage with power, light, water, electric up and over door, ample sockets and Fibre broadband.

#### 21C Chelford Road-

ALREADY UNDER OFFER

Call us on 01260 545600 for further information.

#### Location

Situated on the prestigious Chelford Road, in the ever popular Somerford area, you have the best of both worlds surrounded by countryside in a semi-rural setting, you also have the convenience of being close to many local amenities, as well as the Wolstenholme Elmy Way bypass, great for commuters. You are also walking distance from West Heath Shopping Precinct, Astbury Mere Country Park and many good primary and secondary schools. Congleton Town Centre is only a short drive away with a great range of bars, cafes and eateries.

#### Tenure

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

#### Need to Sell?

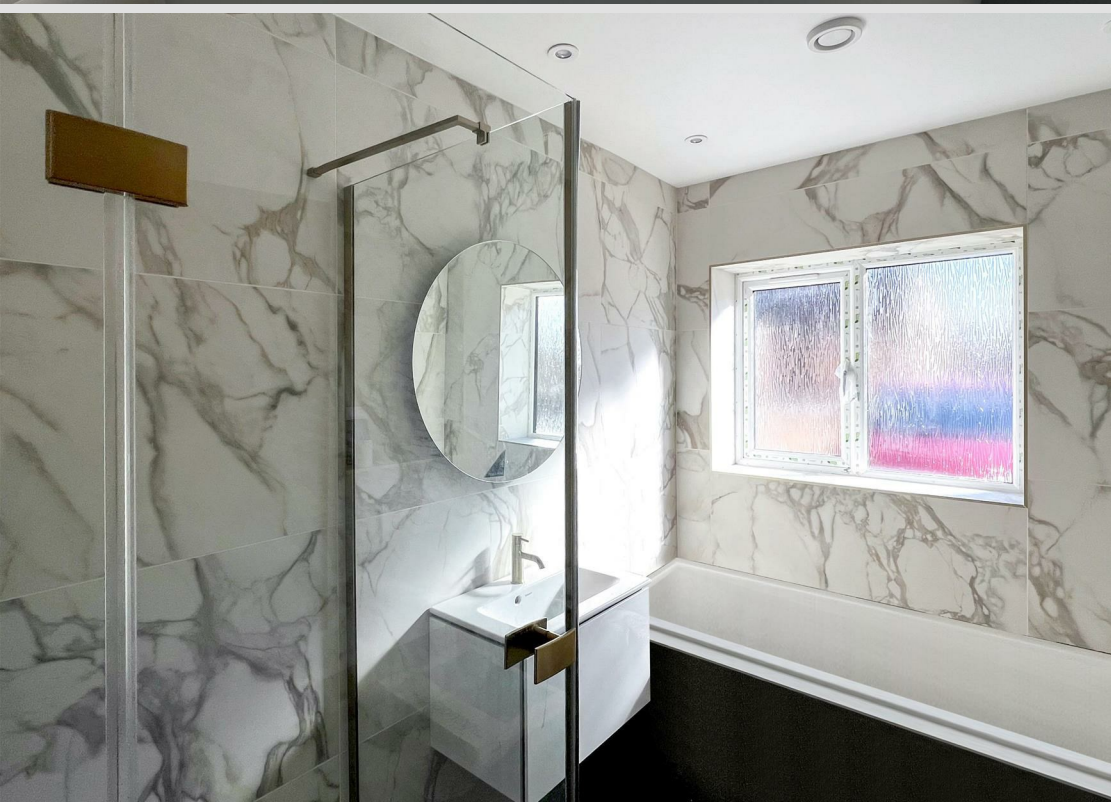
For a FREE valuation please call or e-mail and we will be happy to assist.

#### 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.





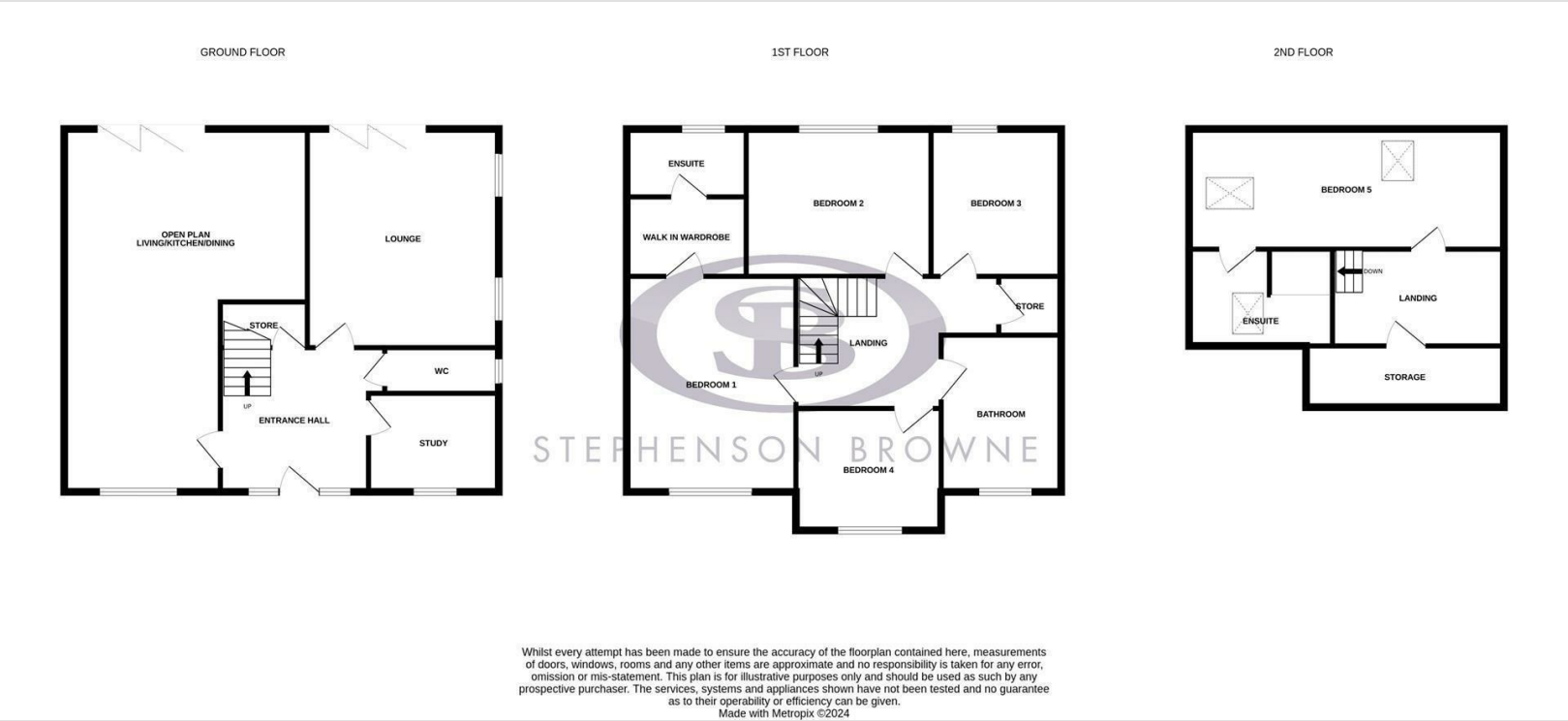






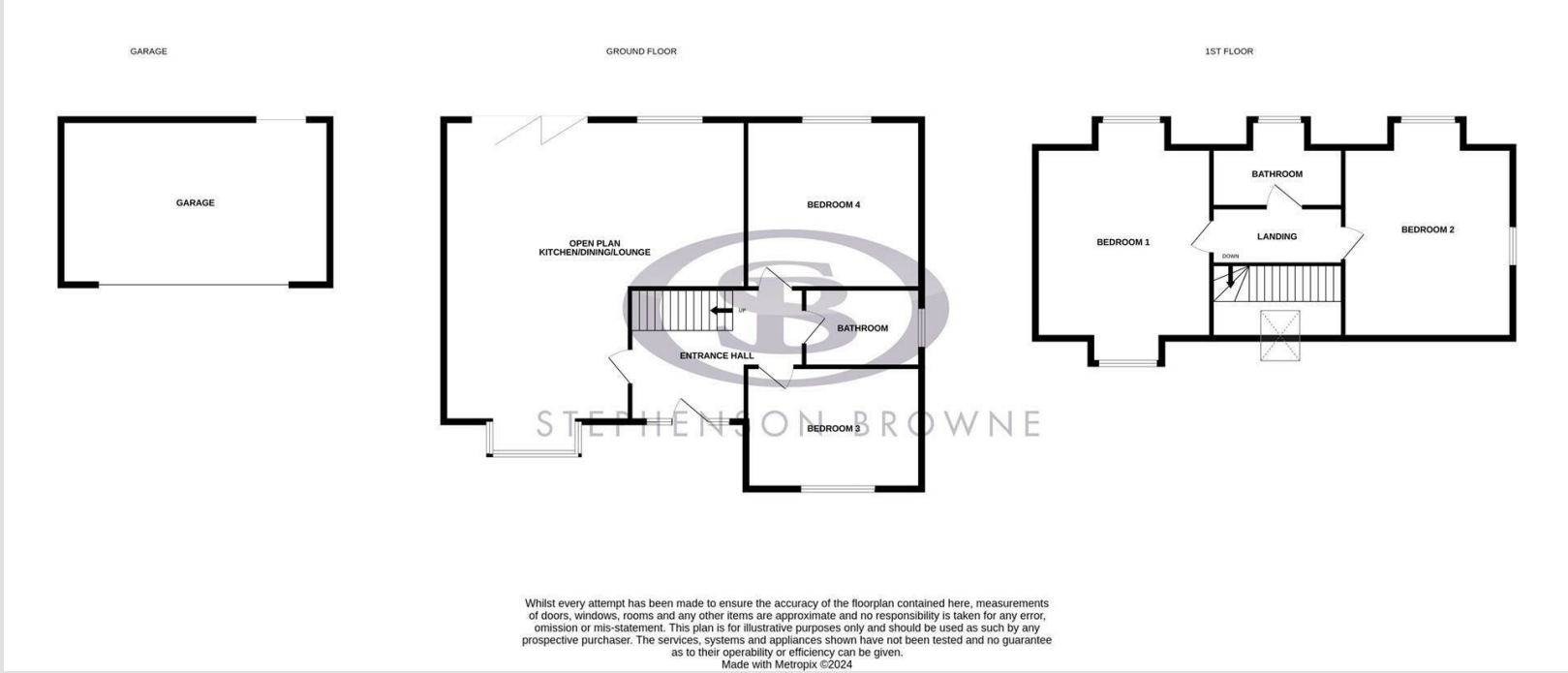






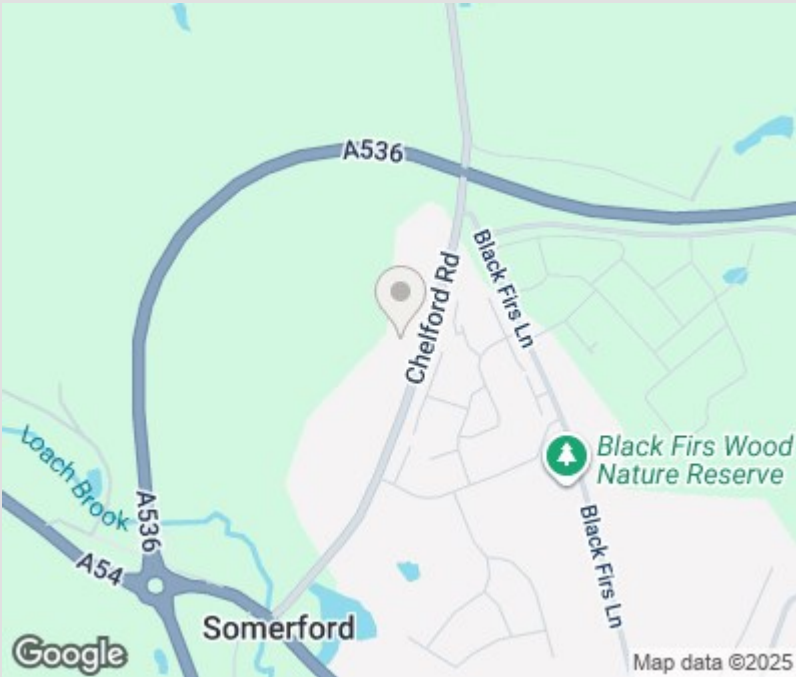
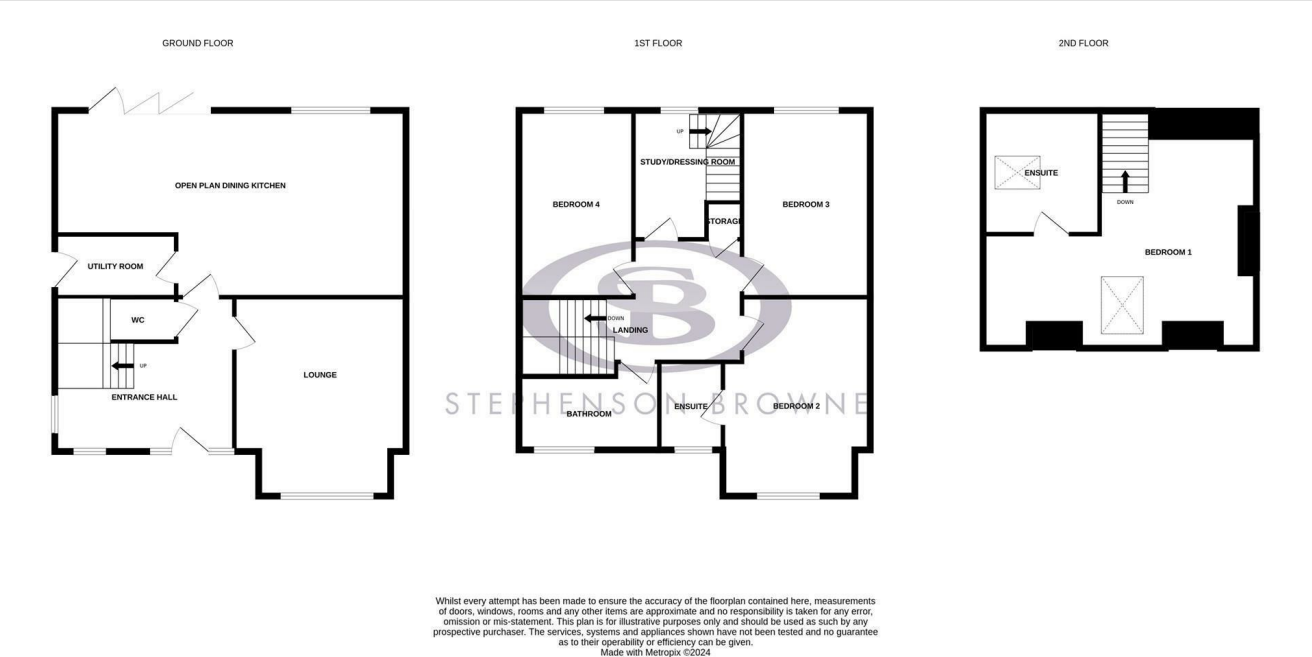
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property 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