



Meadowsweet Avenue, Stafford, ST16 1DR

Offers In The Region Of £490,000

**** NEW BUILD ** READY OCTOBER ** UPTO 5% DEPOSIT DEALS / BUYERS INCENTIVES / PART EXCHANGE AVAILABLE ** KEY WORKER INCENTIVES ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ****

The AVONDALE is a substantial four-bedroom family detached home of good proportions, on the ground floor, the though hallway leads to a study, a spacious lounge, a generous family dining kitchen with an entertaining area, a utility room and a guest WC. Upstairs benefits from a principal bedroom with an en suite, three further double bedrooms, and a family bathroom with a separate shower. This home also offers a single detached garage, a private driveway, and front & rear gardens.

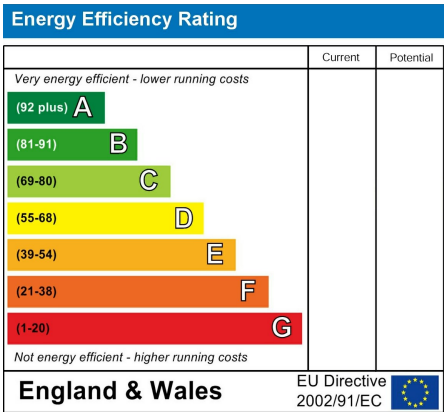
All David Wilson Homes come with a 10-year NHBC Buildmark warranty – this means they have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

David Wilson Homes use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. So no matter how cold it is



- THROUGH HALLWAY
- GUEST WC
- STUDY
- SPACIOUS LOUNGE
- KITCHEN DINING FAMILY ROOM
- UTILITY ROOM
- LANDING
- BEDROOM ONE
- ENSUITE SHOWER ROOM
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY BATHROOM
- PRIVATE DRIVEWAY
- DETACHED GARAGE
- FRONT & REAR GARDENS
- Identification checks - C

Should a purchaser(s) have an offer accepted on a property marketed by Webbbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £28.80 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).