



Meadowsweet Avenue | Stafford | ST16 1DR

Offers In The Region Of £275,000



Summary

** NEW BUILD ** 5% DEPOSIT CONTRIBUTION ** FLOORING THROUGHOUT ** SHOWHOME ** READY JUNE/JULY ** BUYERS INCENTIVES / PART EXCHANGE AVAILABLE **

KEY WORKER INCENTIVES ** CALL BRANCH ON 01889 583377 FOR MORE INFORMATION ** UPGRADED KITCHEN ** FLOORING INCLUDED AS WELL

The ARCHFORD is a three-bedroom SEMI-DETACHED 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 workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

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

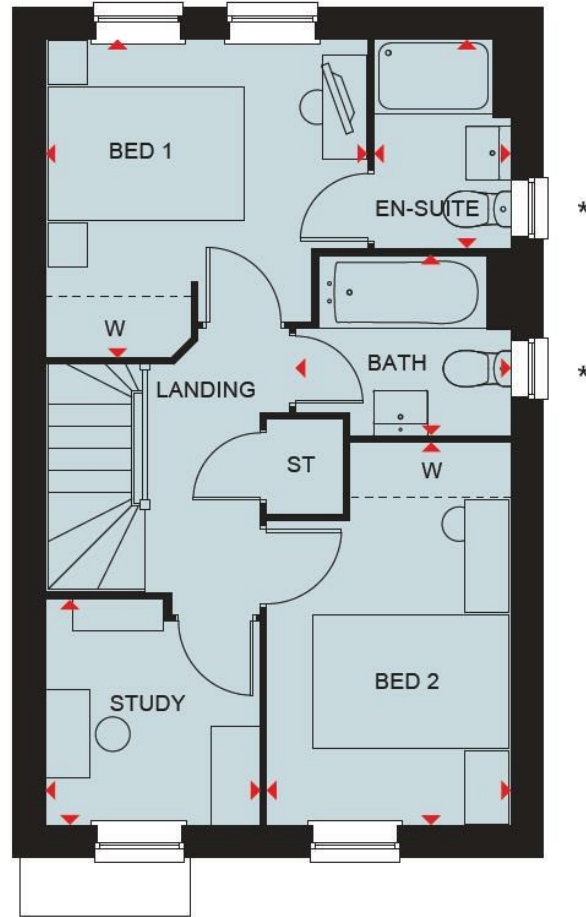
PRIVATE REAR GARDEN

DRIVEWAY

Identification checks - C







* 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		Current	Potential
Key energy efficiency - lower running costs			
Warrant A	100-100		
B	80-100		
C	60-80		
D	40-60		
E	20-40		
F	10-20		
G	0-10		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Key environmental impact - lower CO ₂ emissions			
A	100-100		
B	80-100		
C	60-80		
D	40-60		
E	20-40		
F	10-20		
G	0-10		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	