

Meadowsweet Avenue | Stafford | ST16 1DR Offers In The Region Of £445,000



## **Summary**

\*\* RFADY AUGUST / SEPTEMBER 2025 \*\* 105% PART EXCHANGE AVAILABLE \*\* 5% DEPOSIT CONTRIBUTION \*\* CALL 01543 468846 FOR MORE DETAILS \*\*

\*\* NEW BUILD \*\* BUYERS INCENTIVES / PART EXCHANGE AVAILABLE \*\* KEY WORKER INCENTIVES \*\* CALL BRANCH ON 01543 468846 FOR MORE IN FORMATION \*\* UPGRADED KITCHEN \*\* PX AVAILABLE \*\*

AVAILABLE \*\*

The Kirkdale is a four-bedroom family detached home of good proportions, on the ground floor, the though hallway leads to a spacious lounge with a bay window, 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.

## **Key Features**

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- UTILITY ROOM & GUEST WC
- FRONT & REAR GARDENS

- FABULOUS DEVELOPMENT
- FOUR BEDROOMS
- FABULOUS FMAILY KITCHEN DINER / LOUNGE
- SPACIOUS LOUNGE
- PRIVATE DRIVEWAY & DETACHED GARAGE

## **Rooms and Dimensions**

AWAITING VENDOR APPROVAL

**THROUGH HALLWAY** 

**GUEST WC** 

LOUNGE

11'1" x 18'5" (3.38m x 5.62m)

**FAMILY KITCHEN DINER** 

24'0" x 14'7" (7.32m x 4.46m)

UTILITY ROOM

5'1" x 7'0" (1.56m x 2.15m)

LANDING

**BEDROOM ONE** 

13'4" x 13'6" (4.085m x 4.124m)

**ENSUITE SHOWER ROOM** 

**BEDROOM TWO** 

10'4" x 13'6" (3.150m x 4.124m)

BEDROOM THREE

11'3" x 9'11" (3.447m x 3.048m)

BEDROOM FOUR

8'11" x 11'11" (2.725m x 3.648m)

**FAMILY BATHROOM** 

**DETACHED GARAGE** 

PRIVATE DRIVEWAY

FRONT & REAR GARDENS

Identification checks - C









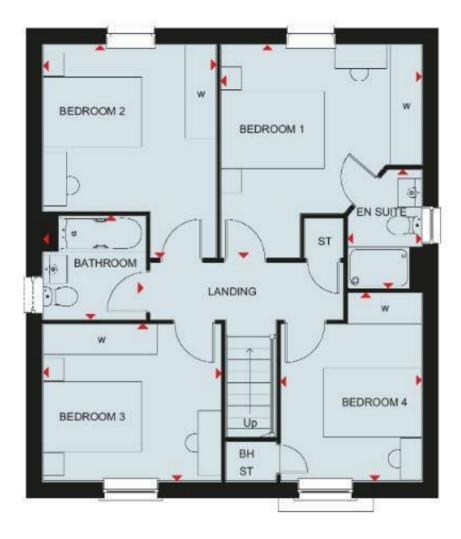












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