



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

 **Webbs**
estate agents

Summary

** READY 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 INFORMATION ** UPGRADED KITCHEN ** PX AVAILABLE**

The Kirkdale is a four-bedroom family detached home of good proportions, on the ground floor, the through 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 FAMILY 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







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 efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Key: environmentally friendly - lower CO ₂ emissions			
A	35-45 g/kWh		
B	46-55 g/kWh		
C	56-65 g/kWh		
D	66-75 g/kWh		
E	76-85 g/kWh		
F	86-95 g/kWh		
G	96-120 g/kWh		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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