



Rose Hill | Stafford | ST16 1AQ
Offers In The Region Of £336,000

 **Webbs**
estate agents

Summary

**** NEW BUILD ** THREE BEDROOM DETACHED HOME ** BUYERS INCENTIVES / PART EXCHANGE AVAILABLE ** KEY WORKER INCENTIVES ** CALL BRANCH ON 01543 468846 FOR MORE INFORMATION ****

The Hadley is a spacious three bedroom detached family home with plenty of storage space. Downstairs you'll find a large open plan kitchen with French doors to the garden and a separate utility. A bright and airy lounge, some handy downstairs storage and a cloakroom complete the ground floor. Upstairs you'll find an en suite main bedroom, a further double and a single. This home comes with a garage and parking.

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 outside, you can stay cosy whilst keeping your bills down. In fact, a brand-new home could be up to 69% cheaper to run, meaning you could save up to £1,418 on your bills each year, compared to an updated Victorian equivalent.

Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Detached family home
- Parking for 2 cars
- Open plan kitchen diner
- French doors out to your garden
- Dual-aspect lounge
- Handy utility room
- 2 double bedrooms
- Single room or study
- En suite to main bedroom

Rooms and Dimensions

Hall

Guest Cloakroom

4'10" x 5'6" (1.480 x 1.688)

Lounge

17'10" x 10'4" (5.455 x 3.153)

Kitchen Family Dining room

17'10" x 10'4" (5.455 x 3.153)

Utility

5'11" x 5'6" (1.804 x 1.688)

Landing

Main Bedroom

14'2" x 13'3" (4.324 x 4.058)

En Suite

6'1" x 5'9" (1.856 x 1.771)

Bedroom 2

10'11" x 9'9" (3.341 x 2.978)

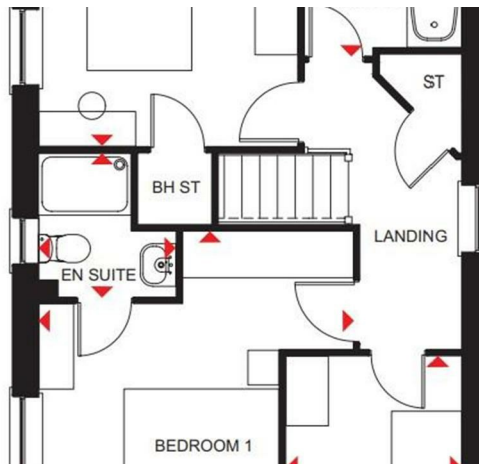
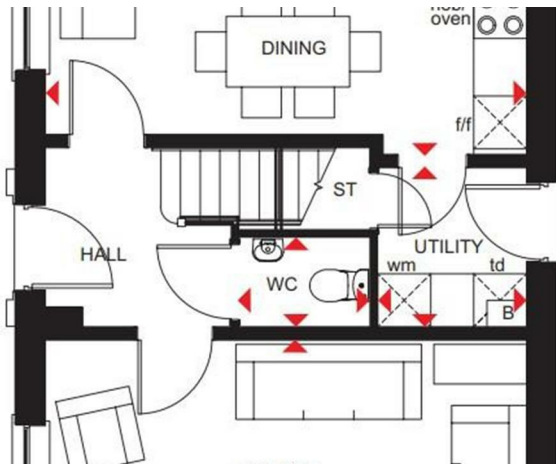
Bedroom 3

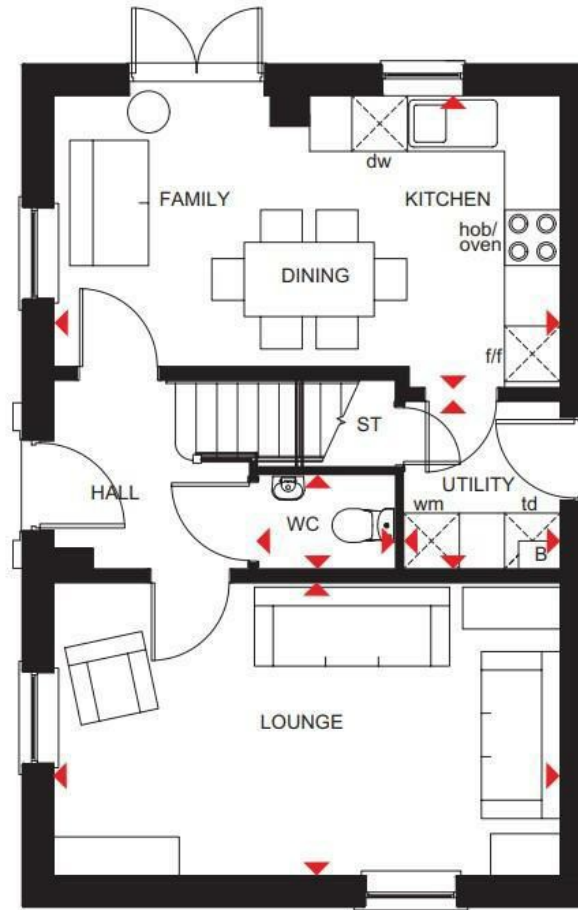
8'10" x 7'5" (2.713 x 2.265)

Family Bathroom

6'7" x 5'11" (2.025 x 1.811)







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 49-54 F 35-48 G 1-34			
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 10-40 B 41-45 C 46-50 D 51-55 E 56-60 F 61-65 G 66-70			
Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC			

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