



Meadowsweet Avenue | Stafford | ST16 1DR
Offers In The Region Of £265,000

 **Webbs**
estate agents

Summary

*** NEW BUILD ** UPTO 5% DEPOSIT DEALS AND BUYERS INCENTIVES CALL 01889 583377 FOR MORE INFORMATION ** MODERN SEMI DETACHED HOME ** VIEWING ADVISED ** UPGRADED KITCHEN ** COMPLETION DECEMBER 2025 **

The Wilford is a two-bedroom SEMI-DETACHED home, briefly comprising a through hallway, guest WC and generous lounge diner with French doors to the rear garden. Upstairs benefits from two double bedrooms, and each bedroom benefits from having 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.

David Wilson Homes uses 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

Key Features

- BUYERS INCENTIVES
- 10 YEARS NHBC BUILDERS WARRANTY
- TWO ENSUITES
- MODERN KITCHEN & GUEST WC
- DRIVEWAY
- FABULOUS DEVELOPMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- PRIVATE REAR GARDEN
- READY DECEMBER 25

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

SPACIOUS LOUNGE DINER

15'1" x 13'11" (4.612m x 4.248m)

MODERN KITCHEN

10'0" x 7'9" (3.057m x 2.378m)

LANDING

BEDROOM ONE

11'5" x 10'6" (3.504m x 3.211m)

ENSUITE SHOWER ROOM

BEDROOM TWO

13'4" x 8'7" (4.089m x 2.632m)

ENSUITE SHOWER ROOM

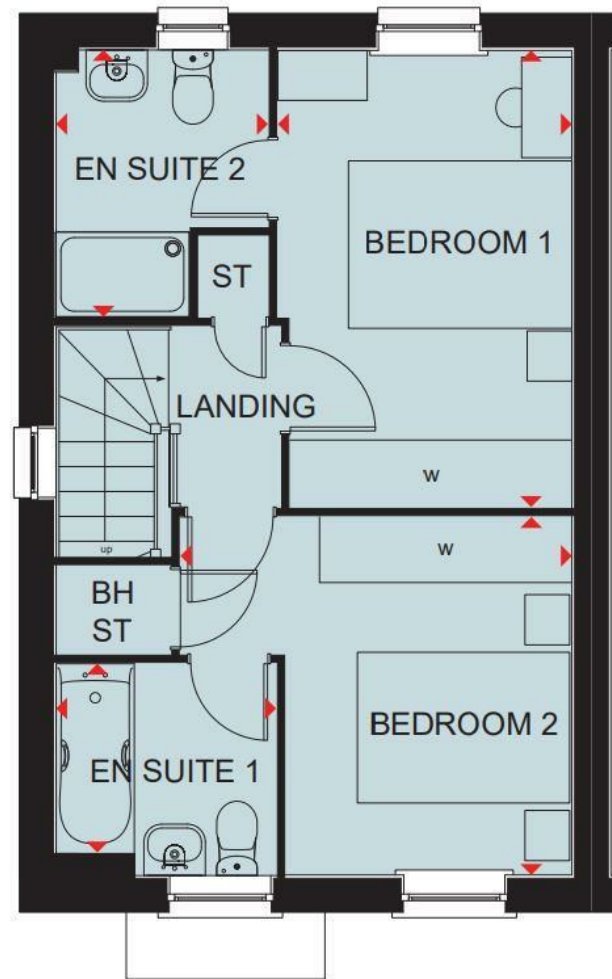
PRIVATE REAR GARDEN

DRIVEWAY

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		Environmental Impact (CO ₂) Rating	
How energy efficient - lower running costs	Current	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Wales A		Wales A	
15-50		15-50	
51-60		51-60	
61-70		61-70	
71-80		71-80	
81-90		81-90	
91-100		91-100	
101-110		101-110	
111-120		111-120	
121-130		121-130	
131-140		131-140	
141-150		141-150	
151-160		151-160	
161-170		161-170	
171-180		171-180	
181-190		181-190	
191-200		191-200	
201-210		201-210	
211-220		211-220	
221-230		221-230	
231-240		231-240	
241-250		241-250	
251-260		251-260	
261-270		261-270	
271-280		271-280	
281-290		281-290	
291-300		291-300	
301-310		301-310	
311-320		311-320	
321-330		321-330	
331-340		331-340	
341-350		341-350	
351-360		351-360	
361-370		361-370	
371-380		371-380	
381-390		381-390	
391-400		391-400	
401-410		401-410	
411-420		411-420	
421-430		421-430	
431-440		431-440	
441-450		441-450	
451-460		451-460	
461-470		461-470	
471-480		471-480	
481-490		481-490	
491-500		491-500	
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521-530		521-530	
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551-560		551-560	
561-570		561-570	
571-580		571-580	
581-590		581-590	
591-600		591-600	
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861-870		861-870	
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881-890		881-890	
891-900		891-900	
901-910		901-910	
911-920		911-920	
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981-990		981-990	
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