



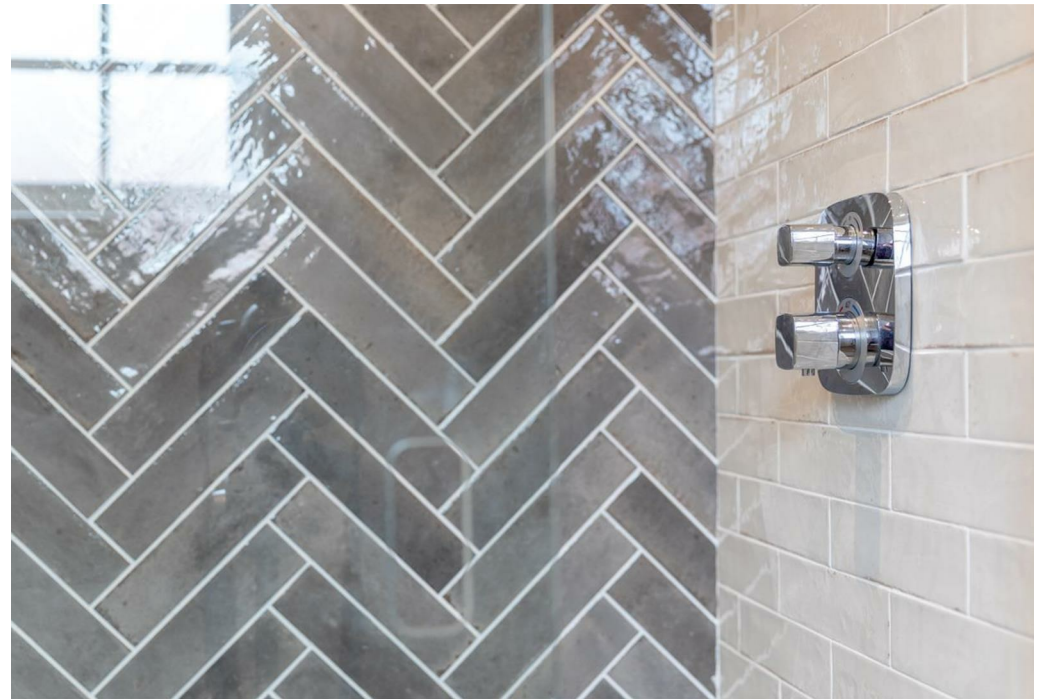
Spencer.

The Rosemoor, Plot 5, Church St, Eckington, S21 4BH

Buy ———
a stunning three bedroom detached new build home
in S21

——— from *Spencer.*

- NEW BUILD
- Three bedrooms
- Open plan fully fitted kitchen diner
- Separate lounge
- Downstairs w.c.
- Master and second bedroom with en-suite
- Family bathroom
- Garage
- Close to amenities
- 10 year Advantage warranty

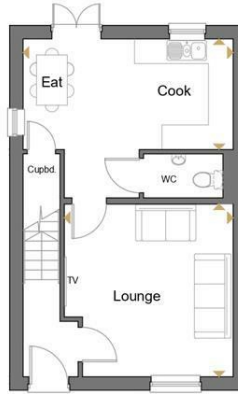


Asking Price

£350,000



Floorplan



Ground Floor
42 sq.m. 689 sq.f.



First Floor
42 sq.m. 689 sq.f.



Second Floor
39 sq.m. 689 sq.f.

ROOM	M	FT
Lounge	4.20 x 3.72m	13'9" x 12'2"
Eat/Cook	4.72 x 2.69m	15'6" x 8'10"
W/C	1.93 x 1.07m	6'4" x 3'6"

ROOM	M	FT
Master Bedroom 1	3.89 x 2.66m	12'9" x 8'9"
En-Suite	2.44 x 1.09m	8'0" x 3'7"
Bedroom 2	3.03 x 2.66m	9'11" x 8'9"
Bedroom 3	2.69 x 1.96m	8'10" x 6'5"
Bathroom	1.96 x 1.75m	6'5" x 5'9"

ROOM	M	FT
Master Bedroom 2	3.42 x 3.26m	11'3" x 10'8"
Dressing Area	3.70 x 2.90m	12'2" x 9'6"
En-Suite	2.90 x 1.50m	9'6" x 4'11"

We operate a policy of continuous improvement and individual features such as fixtures and bathroom layouts, doors, windows and electrical treatments may vary from time to time. Consequently these particular should be treated as general guidelines only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configurations may vary. Please refer to floor plans for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative.

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