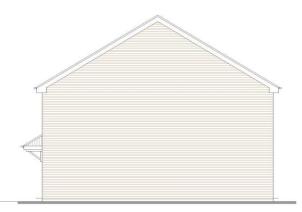


North West Elevation



South East Elevation



North East Elevation



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Project: Proposed Residential Development on Land off Spring Bank Road, Chell, Stoke on Trent, Staffordshire.

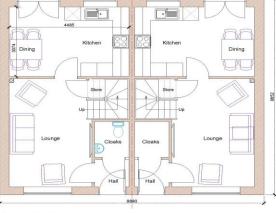
Title:	
Plane	& Elevations Plots

Status: Planning.

Paper Size A1: February 2023 Drawing Ref: 1821-AL03A

1 Fieldview Terrace, Sprink Bank Road, Chell, Stoke-On-Trent, ST6 6HZ. Asking Price £175,000





Ground Floor Plan

Bedroom 1 Bedroom 1 Bedroom 2 Bedroom 2 Bedroom 2 Bedroom 2 Bedroom 2

First Floor Plan

Plot 1, Fieldview Terrace, Sprink Bank Road, Chell, Stoke-On-Trent, Staffordshire, ST6 6HZ.

An exciting opportunity to purchase a NEW BUILD two bedroom semi detached home. The property is currently under construction and forms part of a small development consisting of four pairs of two bedroom semi detached homes.

The first phase includes plots 1-4, please refer to the site plan on photograph 2. All plots will be ideal homes for first time buyers, or buy-to-let investors.

Plot 1 will have two allocated parking spaces to the frontage and gardens to the side and rear.

Internally the property will boast an entrance hallway, cloakroom, lounge and dining kitchen.

To the first floor two bedrooms and a bathroom. The kitchen and bathroom will have contemporary fixtures and fittings.

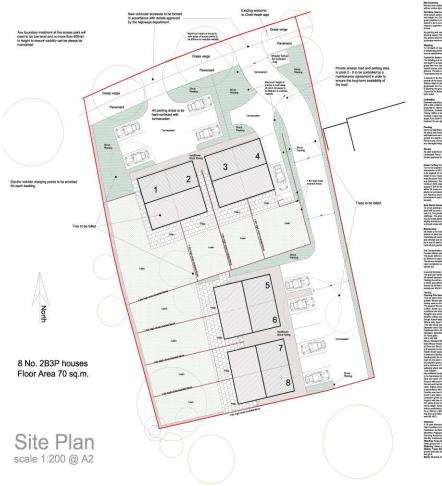
Externally to the rear is a patio area and the gardens are laid to lawn.

NOTE:

Central Heating: Mains gas (Combination Boiler). Solar: Solar panels fitted to rear roof Tenure: Freehold Warranty: 10-year ABC Floorings: Carpets and vinyl's throughout Deposit: Non-refundable reservation fee of £1,000

Situation

Sprink Bank Road provides ease of access to the A500 and M6 North. The property is also located within a short drive from Tunstall, Burslem, Hanley and Biddulph, all having a good range of amenities.



Horticultural Notes

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SHRUB PLANTING SCHEDULE				
Prunus I."Otto Luykens".	CG	5L	3No.sq.m.	21N
Senecio greyil Sunshine.	CG	5L	3No.sq.m.	21N:
Spirea japonicum Gold Flame.	CG	51,	3No.sq.m.	21N
Contonesster "Coral Beauty"	CG	51.	3No.sq.m.	21N
Olearía x haastil.	CG	51.	3No.sq.m.	21N
Loniceria nitida *Baggesens Cold.	CG	5L	3No.sq.m.	21N
Spirea japonicum "antony wateren".	CG	5L	3No.sq.m.	21N
Potentilla fruticosa "Limelight"	CG	5L	3No.sq.m.	21N
Potentilla fruticose "Pink Beauty".	CG	5L	3No.80.m.	21N
Euonymus fortunei "Silver Queen"	CG	SL.	3No.sq.m.	22N
Euonymus fortunei "Emeraid n Gold"	CG	54.	3No.sq.m.	22N
Potentilla fruticosa 'red ace'	CG	5L	3No.sq.m.	22N
Leucothoe 'Zeblid'	CG	51	3No.sg.m.	22N
Cistus x pulverulentus 'sunset'	CG	51.	3No.sq.m.	22N
Skimmia'reevesiana'	CG	5L	3No.sq.m.	22N
Azalea japonica 'Diamond White'	CG	51,	3No.sq.m.	22N
Hebe 'purple queen'	CG	5L	3No.sq.m.	22N

NATIVE HEDGE PLANTING MX

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MAC

ARCHITECTURAL DESIGN LTE Noorland House, 123 Moorland Road, Burdem, ST6 1JD. T-01782 503302 Exadmin@mac-arch.co.uk

Client:	
Mr J. Taf	È.
Project:	
Proposed	d Residential Development
on Land	off Spring Bank Road, Che
Stoke on	Trent, Staffordshire.
Title:	
	ping Plan

Paper Size A2: April 2023 Drawing Ref: 1821-AL05A

ACCOMMODATION

Hallway

Cloakroom

Lounge 17' 9" x 18' 4" (5.40m x 5.58m)

Dining Kitchen 14' 9" x 10' 1" (4.49m x 3.07m)

First Floor

Landing

Bedroom One 10' 1" x 14' 9" (3.07m x 4.49m)

Bedroom Two 14' 9'' x 9' 6'' (4.49m x 2.89m)

Bathroom 6' 2" x 5' 10" (1.87m x 1.79m)

Externally

Two allocated parking spaces, garden to the side and rear.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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