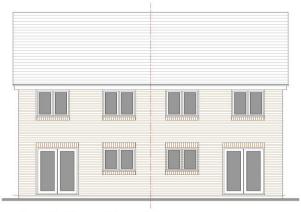
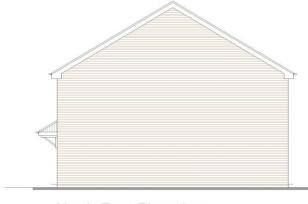


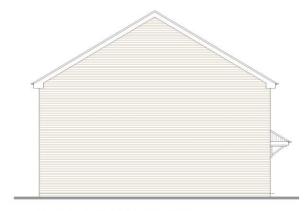
North West Elevation



South East Elevation

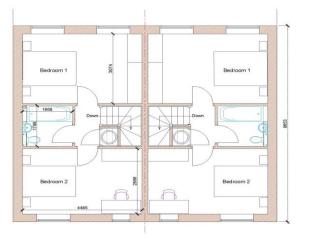


North East Elevation



20 Dining Ground Floor Plan

First Floor Plan



South West Elevation











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

Plans & Elevations Plots 1-4.





Plot 3, 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 3 will have two allocated parking spaces to the frontage and garden to the 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 garden is 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

	Comments.	Date

ARCHITECTURAL DESIGN LTD Moorland House, 123 Moorland Road, Burslem, ST6 1JD. T:01782 503302 E:admin@mac-arch.co.uk

Mr J. Taft

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

Landscaping Plan

Planning

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 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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