







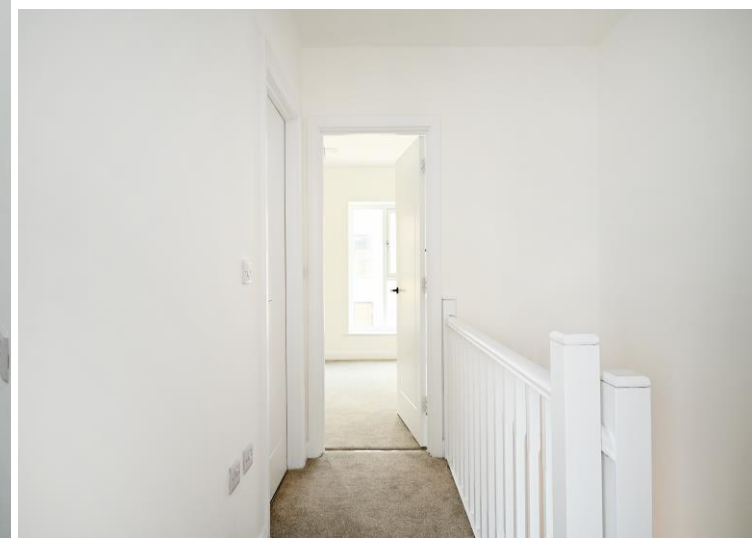
## Wren

Waverley Green • Waverley • S60 8FZ

From £245,000

Wren – 2 bed terrace – from £245,000 \*\*\*Ready to move into\*\*\* Our two bed Wren is a brand new offering at Waverley Green next to Olive Lane, providing efficiency while not cutting back on style and comfort. The Wren at Waverley Green delivers the perfect balance of design, comfort and practicality for the modern family. Set within the well-connected and fast-developing neighbourhood of Waverley, the home is just moments from Olive Lane and the wider amenities surrounding, placing everyday essentials, green spaces and future community facilities right on your doorstep. On the ground floor, the integrated Howdens kitchen includes Bosch appliances, while the adjoining dining area provides access to the south-facing courtyard garden through folding patio doors. A separate living room provides the perfect place to unwind. The two bedrooms on the first floor are generously sized, and complemented by a modern family bathroom with white Vitra sanitaryware, Hansgrohe shower over bath and Porcelanosa tiling. There are just 32 homes at Waverley Green - most overlook the landscaped 'green street', and attractive footpaths run between the main blocks. Open spaces and outdoor communal areas help to create a small but vibrant neighbourhood that provides freedom to play. Waverley Green sits adjacent to Olive Lane - Waverley's local 'high street' with a convenience store, medical centre and community space. It's also planned to include a selection of food and drink outlets, pharmacy and nursery, as well as a selection of smaller specialist shops. At Waverley Green, all homes are fully electric with electric smart heating as standard - including super-efficient MVHR systems for ventilation. Parking spaces include EV charging ports. Why we love these homes: •Eco friendly/ sustainability – well insulated, EV Chargers as standard, all electric, radiators connected to Wi-Fi. • MHVR ventilation system acts like an air conditioning unit in the summer. • The south-facing courtyard gardens with Bi-Fold doors – an extension of your interior space in the summer. • The Green Street – a safe and fun place for kids to play and neighbours to meet over a glass of something. • Open green spaces, including Waverley Lake. • Well connected – close to motorway network, Sheffield and the Peak District. Freehold Council tax band: A Service charge: £351.67 pa EPC rating: B Standard construction





- Ready to move into today
- Modern UPVC bi-fold doors courtyard garden
- Parking spaces with an EV charger
- An MVHR system
- Howdens kitchen with Bosch appliances

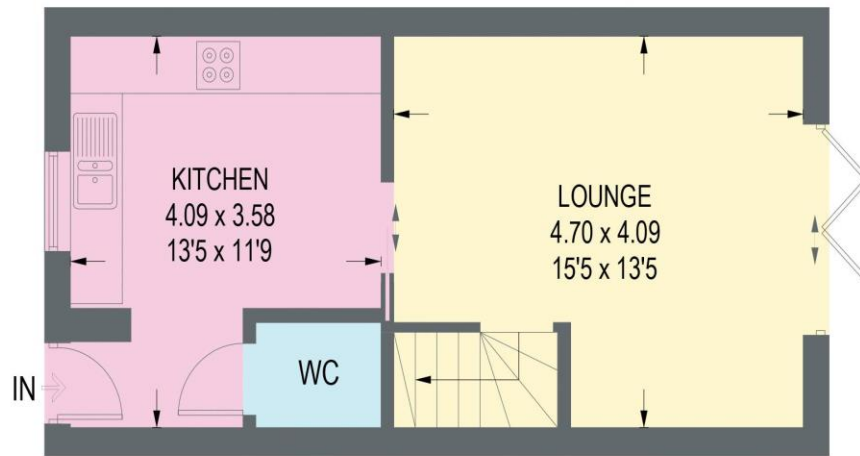
- Two large double bedrooms
- Free-flowing ground floor layout
- Free flooring worth over £2000
- Excellent local amenities & transport links
- A vibrant location next to Olive Lane centre



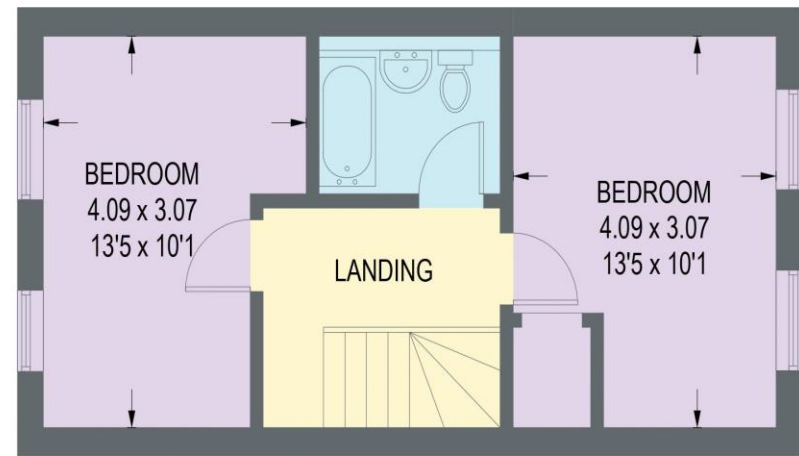


# WREN

APPROXIMATE GROSS INTERNAL AREA = 67.6 SQ M / 728 SQ FT



**GROUND FLOOR**  
33.7 SQ M / 363 SQ FT



**FIRST FLOOR**  
33.9 SQ M / 365 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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