



STEPHENSON BROWNE

Redwing Road, Sandbach

CW11 3TS



Asking Price £375,000

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DESCRIPTION

Situated on the highly desirable Broadmeadow Park development on Redwing Road, Sandbach, this impressive “Henbury” design offers a beautifully presented four double bedroom detached family home, ideal for modern living.

The property boasts a bright and spacious open plan living and dining area, perfect for both everyday family life and entertaining guests. The contemporary kitchen is fitted with integrated appliances and benefits from a separate utility area (part garage conversion), providing added practicality and convenience.

Upstairs, the home features four generously sized double bedrooms, including a well-appointed principal bedroom with ensuite facilities. A stylish family bathroom serves the remaining bedrooms, while a downstairs WC adds further convenience. Designed with storage in mind, the property offers ample storage throughout, ensuring a clutter-free living environment.

Externally, the home benefits from driveway parking and a private, low maintenance rear garden, which has been recently landscaped to create an ideal outdoor space for relaxing or entertaining.

This fantastic home combines space, style, and functionality in a



sought-after location, making it a perfect choice for families looking to settle in Sandbach.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



ROOM DESCRIPTIONS

Living / Dining Room

22'8" x 12'11"

Kitchen

15'3" x 9'2"

Integrated fridge freezer and dishwasher.

Utility

10'6" x 9'10"

Space and plumbing for a washing machine and tumble dryer.

Garage

9'10" x 9'4"

WC

8'5" x 3'2"

Bedroom One

16'7" x 11'4"

Ensuite

8'6" x 4'3"

Bedroom Two

12'11" x 11'4"

Bedroom Three

11'10" x 11'4"

Bedroom Four

12'9" x 9'10"

Bathroom

7'1" x 6'5"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

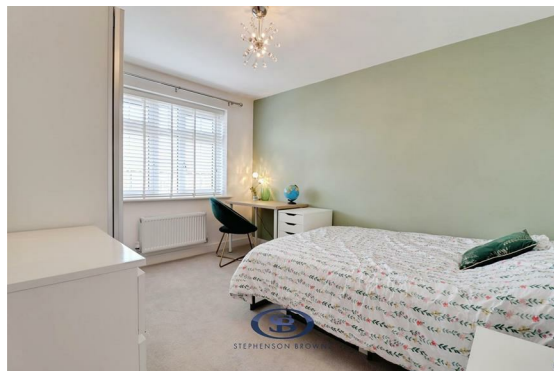
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?



We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.







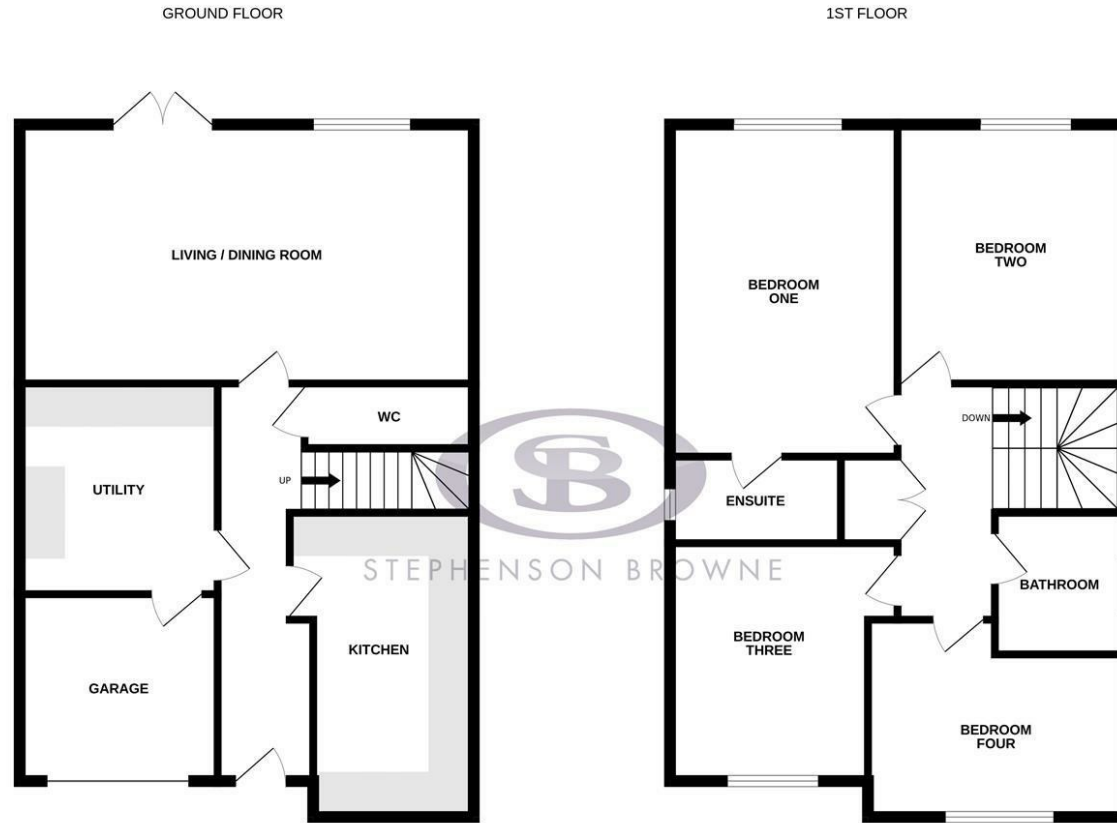


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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