

## The Hollinwood

434 to 438 (even) Ash Bank Road, Werrington, Staffordshire, ST9

Asking Price £199,000

- Development opportunity, three building plots
- Plots 1 & 2 Gross Area 938 sqft
- Gardens to the rear
- Planning approval SMD/2021/0694
- Two three bedroom semi-detached homes (Plots 1 & 2) Hollinwood Design
- Plot 3 Gross Area 910 sqft
- Ecological zone to the rear
- One three-bedroom detached home (Plot 3) Bourne SA Design
- Two allocated parking spaces
- The price advertised is subject to VAT



# 434 to 438 (even) Ash Bank Road, Werrington ST9 0DU

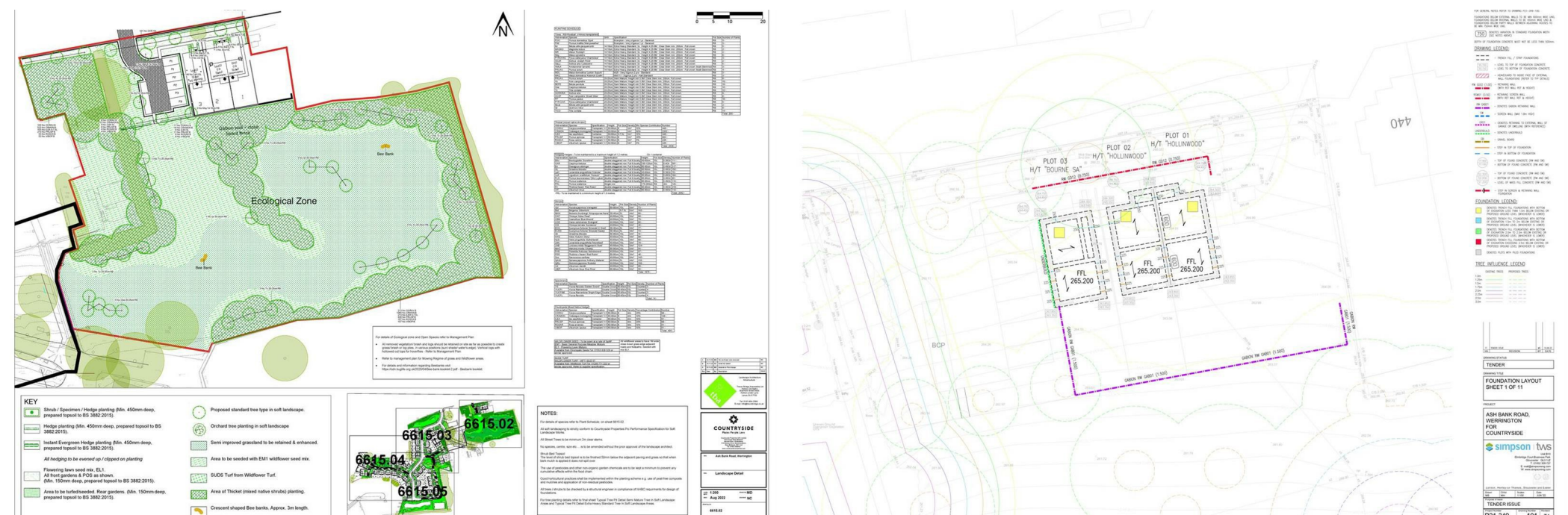
The price advertised is subject to VAT.

Nestled in the charming area of Werrington, Staffordshire Moorlands, this exceptional building plot presents a unique opportunity for those looking to create their dream home. Located conveniently off Ash Bank Road, the site comprises three thoughtfully designed plots, each offering a blend of modern living and comfort.

Plots 1 and 2 feature a delightful Hollinwood design, boasting a generous gross area of 938 square feet. These semi-detached homes are designed with family living in mind, featuring a welcoming hallway, a convenient WC, a spacious living room, and a dining kitchen on the ground floor. The first floor comprises a landing,



Council Tax Band:



## **Plot 1 & 2, Hollinwood Design**

**Hallway**

**WC**

**Living Room**

**Dining Kitchen**

**First Floor**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Rear Garden & Two Allocated Parking Spaces**

## **Plot 3, Bourne SA Design**

**Hallway**

**Living Room**

**Dining Kitchen**

**WC**

**First Floor**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Rear Garden & Two Allocated Parking Spaces**

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



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