



## 13 Wrights Lane

CW11 2JX

**Asking Price £375,000**



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STEPHENSON BROWNE

The Meadows is an exclusive new development of just thirteen beautifully crafted detached and semi-detached homes, offering a choice of two to four bedrooms in an outstanding location. Created by Edgefold Homes, renowned for their insight, experience, and attention to detail, each property has been thoughtfully designed to combine quality, style, and practicality. Drawing on shared building expertise, every home features intuitive design solutions that enhance everyday living, ensuring a superior standard of comfort, functionality, and finish throughout.



## **The Alderley**

Stylish, Spacious, and Designed for the Future - The Alderley is a versatile three-bedroom home that combines modern design with the flexibility to grow with your family. The bright, open-plan kitchen and dining area with bi-fold doors, creates an ideal space for family meals and entertaining, while a generous lounge provides a welcoming, light-filled retreat. A ground-floor WC and handy storage room add practical convenience to everyday living.

Upstairs, the master bedroom offers a private sanctuary complete with an en-suite. Bedroom Two provides flexible space for children or guests, while Bedroom Three serves as a quiet single bedroom. An additional fourth room is perfect for a study or home office. A contemporary family bathroom and clever built-in storage solutions throughout ensure the upper floor remains organised, functional, and bathed in natural light.

Designed with the future in mind, The Alderley adapts as your needs change, offering both comfort and the potential for customization in a bright, airy environment.

Modern Living with Future Proof Design - The Alderley is one of our M4(3) compliant homes, built to the highest of standards with accessibility and flexibility in mind, offering a living space that's both stylish and fully adaptable. Designed for ease of movement and future customization, these homes are ideal for those seeking a home that can grow with their needs. From wider doorways to accessible living areas, the M4(3) standard ensures comfort, convenience, and peace of mind for today and tomorrow. Ask our Sales Adviser for more information.

### **Lounge**

12'5" x 15'1"

### **Kitchen / Dining**

20'4" x 14'9"

### **Utility**

7'2" x 5'6"

### **WC**

3'3" x 5'6"

### **Hallway**

4'11" x 13'1"

### **Bedroom One**

9'10" x 15'1"

### **Bedroom Two**

12'5" x 11'9"

### **En-Suite**

7'6" x 3'11"

### **Bedroom Three**

10'2" x 11'9"

### **Landing**

10'2" x 3'11"

### **Bathroom**

9'10" x 8'6"

### **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?**

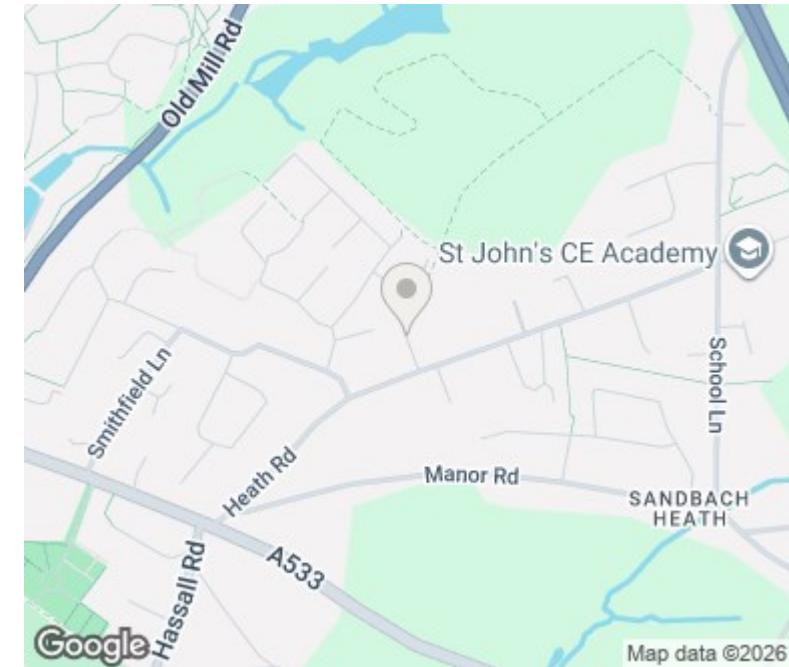
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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

- Anticipated Completion Date: 17/08/26
- Reserve Today
- 10 Year ICW New Home Warranty
- High Quality Black Double Glazed uPVC Windows / Northstone Causeway Slate Effect Roof Tiles
- Sandbach Heath Development of 13 Homes - Only 8 Remaining Plots
- LED Downlighting in Kitchen and Bathrooms / AEG Appliances
- BT Fibre Broadband Connection
- Flag Paving to Private Driveways, Paths and Patios / Turf to Front and Rear Gardens
- 7kW Car Charger and Solar Panels
- Baxi Assure Combination Boiler

## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64