



4 Chapel Close, Wetley Rocks, Staffordshire, ST9 0AQ

Price: £325,000

- Newly built detached family home
- Sought after village location
- Modern kitchen with integrated appliances
- Master Bedroom with en-suite
- uPVC double glazing & solar panels
- Gardens backing onto open fields
- No upward chain
- Viewing essential to appreciate

Daniel & Hulme are pleased to offer this newly constructed family home, located in a cul-de-sac backing onto fields with views over the surrounding countryside. The spacious accommodation offers reception hall, cloakroom, dual aspect lounge with doors out onto the rear garden along with a modern fitted kitchen benefitting from integrated appliances. On the first floor are the three bedrooms, the master having an en-suite shower room, and the family bathroom. Outside there is a forecourt to the front of the property, with gardens to the side and rear and off-road parking. Viewing is essential to gain a full appreciation of this delightful home and its wonderful location.

Reception Hall:

Sealed double glazed windows and entrance door. Stairs to the first floor and radiator.

Cloakroom:

Low level W.C. and wash hand basin. Radiator. Obscure glazed window to the rear elevation.

Lounge: 17' 9" x 9' 4" (5.40m x 2.84m)

Patio doors out to the garden. Radiator. Windows to the front and rear.

Kitchen: 17' 9" x 9' 4" (5.40m x 2.84m)

A range of fitted base units and wall cupboards having inset sink unit with mixer tap. Integrated electric oven and hob with extractor hood over, Integrated dishwasher. Recessed ceiling lights. Wall mounted gas boiler. Radiator. Windows to the front and rear elevations.

First floor Landing:

Access to the loft. Obscure glazed windows to the rear elevation.

Bedroom One: 11' 9" x 9' 5" (3.57m x 2.88m)

Built-in wardrobe. French doors to the Juliet balcony. Radiator.

Bedroom Two: 10' 1" x 9' 6" (3.07m x 2.89m) plus recess

Radiator, Window to the front elevation. En-suite off.



En-Suite:

Low level W.C., vanity unit housing the wash hand basin. Radiator. Obscure glazed window.

Bedroom Three: 9' 6" x 7' 4" (2.89m x 2.23m)

Radiator. Window to the rear elevation.

Bathroom: 9' 4" x 5' 6" (2.85m x 1.68m)

A white suite having panelled bath with mixer taps and a shower over with screen. Pedestal wash hand basin with mixer tap. Low level W.C. Part tiled walls. Heated towel rail. Obscure glazed windows to the front elevation.

Outside:

The front has a forecourted garden. There are gardens to the side and rear.

Notes:

* Solar roof panels with a 5Kw battery storage. * Super-fast Gigabit broadband installed. * Insurance: The property has a 10 year new build warranty. Apply for full details. * Additional land being part of the adjoining field (not garden land) available at £3,000.



Energy Performance Certificate HM Government

4, Chapel Close, Wetley Rocks, ST9 0AQ

Dwelling type: Detached house Reference number: 8000-5400-0130-4087-0083

Date of assessment: 10 November 2019 Type of assessment: SAP - new dwelling

Date of certificate: 16 November 2019 Total floor area: 124 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by creating improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,638

Over 3 years you could save: £ 90

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 209 over 3 years	£ 226 over 3 years	
Heating	£ 1,131 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 279 over 3 years	£ 163 over 3 years	You could save £ 600 over 3 years
Totals	£ 1,638	£ 1,542	

These figures show how much the average household would spend on this property for heating, lighting and hot water, including cold costs, and electricity generated by on-site generation.

Energy Efficiency Rating

Current: **A** Potential: **B**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The current energy efficiency rating for a dwelling in England and Wales is based on getting 95% of the EPC rating points. There are 100 potential points. The EPC rating shown here is based on standard assumptions about occupancy and energy use. It may not reflect how energy is used and/or by individual occupants.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years*
1 Solar water heating	£4,000 - £9,000	£ 90
2 Solar photovoltaic panels 2.5 kWp	£5,000 - £9,000	£ 600

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.