

The Oldbury, Mill Place Breach Lane Upper Tean, Stoke-On-Trent, ST10 4EW

****SOLAR PANELS AND EV CHARGER INCLUDED****

The Oldbury is a cleverly designed home spread over three floors with four bedrooms and three bathrooms.

With stunning, well-planned living, the Oldbury is a great family home that gives everyone their own space. Downstairs is all about creating places for everyone to get together. The spacious lounge, complete with a feature bay window and the modern kitchen/diner with French doors onto the garden, are both ideal, family-friendly rooms. Plus, there's a handy WC and storage too.

On the first floor there are two expansive double bedrooms, with an en-suite to the master bedroom and a stylish family bathroom. On the second floor there are two further bedrooms, a shower room and lots of storage space.

£389,950

The Oldbury, Mill Place Breach Lane

Upper Tean, Stoke-On-Trent, ST10 4EW



- 1287 sq. ft. of living space
- Stylish kitchen/diner with French doors
- Energy-saving features including PV panels
- 10-year structural warranty - first 2 years with Keepmoat, further 8 years with NHBC
- Spacious 2.5 story, four-bedroom home
- Single garage and driveway
- Make your home your own with Keepmoat Options
- Modern lounge with feature bay window
- Built-in storage on all floors
- 2-year fixtures and fittings warranty with Keepmoat

Key Features



Directions



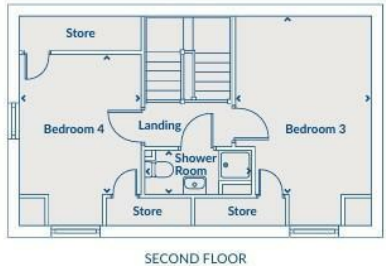
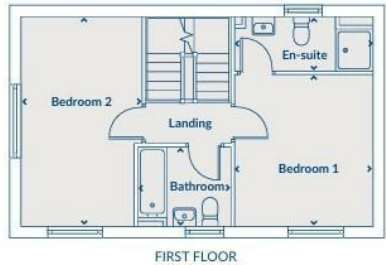
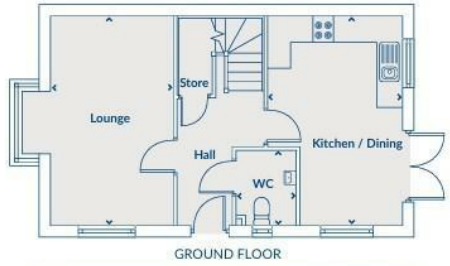
- The Lovestram
2 bedroom home
- The Darracott
3 bedroom home
- The Waldon
3 bedroom home
- The Selsel
3 bedroom home
- The Holgate
3 bedroom home
- The Eldwick
3 bedroom home
- The Farley
3 bedroom home
- The Walshaw
4 bedroom home
- The Oldbury
4 bedroom home
- ⓘ Vehicle Charging Point
- ▶ Sales Centre
Plot 39 & 40 garages
- ▶ Showhomes
Plots 39 & 40



Floor Plan

MILL PLACE

► **THE OLDBURY**
4 bedroom home



GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"

FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"

SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower Room	2540 x 1150	8'4" x 3'9"

► Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific, please see our Sales Executive for full specification and plot details at this development.

Keepmoat is the trading name of Keepmoat Homes Limited



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	