





## The Warwick

The Warwick is a stunning four-bedroom home located within the exclusive Tean Valley View development. Designed with spacious living in mind, this home offers a perfect blend of modern comfort and timeless design, ideal for family living. Each property in this development is crafted to be as distinctive as the families who reside in them.

## Incentive to Buy

This offer includes several incentives to make purchasing a new home more affordable. Stamp duty is covered on selected plots, and legal fees are paid for. Buyers can benefit from an assisted move scheme and receive a 5% deposit contribution on certain plots. A flooring package is also included, and the "Own New" initiative allows buyers to secure their new home with just a 5% deposit. Terms and conditions apply.

## Location

Nestled in the charming Staffordshire Moorlands village of Upper Tean, Tean Valley View provides picturesque rural surroundings while offering the convenience of local amenities and attractions. This tranquil village offers residents the peace of countryside living without sacrificing connectivity to nearby towns.

Upper Tean also boasts a variety of educational options, from St Thomas' Catholic Primary School and Great Wood Community Primary to The Cheadle Academy and Painsley Sixth Form College, ensuring excellent schooling for all age groups.

## Why Choose Markden Homes?

**Unmatched Standards:** Each home is designed and built beyond industry standards, combining luxury, functionality, and comfort for an extraordinary living experience.

**Consumer Code Accredited:** With a commitment to transparency, fairness, and customer satisfaction, Markden Homes gives buyers confidence in their forever home.

**Efficient and Timely Delivery:** Markden Homes' streamlined process ensures timely completion without compromising on the quality and craftsmanship that define their brand.

**Superior Craftsmanship:** From design to the finest details, every Markden home is crafted with exceptional attention to detail, ensuring a high standard of quality and elegance.

## Floorplan Overview - Ground Floor:

**Kitchen/Dining Room:** 27'1" x 10'6" (8.28m x 3.21m) – A spacious, open-plan area ideal for family gatherings and entertaining.

**Lounge:** 11'1" x 15'5" (3.38m x 4.72m) – Featuring a generous layout for relaxing and unwinding.

**Study:** 8'10" x 9'10" (2.71m x 3.01m) – Perfect for a home office or quiet retreat.

**Utility Room:** 5'6" x 5'2" (1.70m x 1.59m) – Offering added convenience and extra storage.

**Cloakroom/WC:** 5'11" x 5'2" (1.82m x 1.59m)

**Garage:** 10'8" x 19'7" (3.26m x 5.99m)

## Floorplan Overview - First Floor:

**Master Bedroom:** 10'8" x 12'8" (3.26m x 3.87m) – Complete with a spacious en-suite bathroom.

**Bedroom Two:** 10'8" x 8'11" (3.26m x 2.74m)

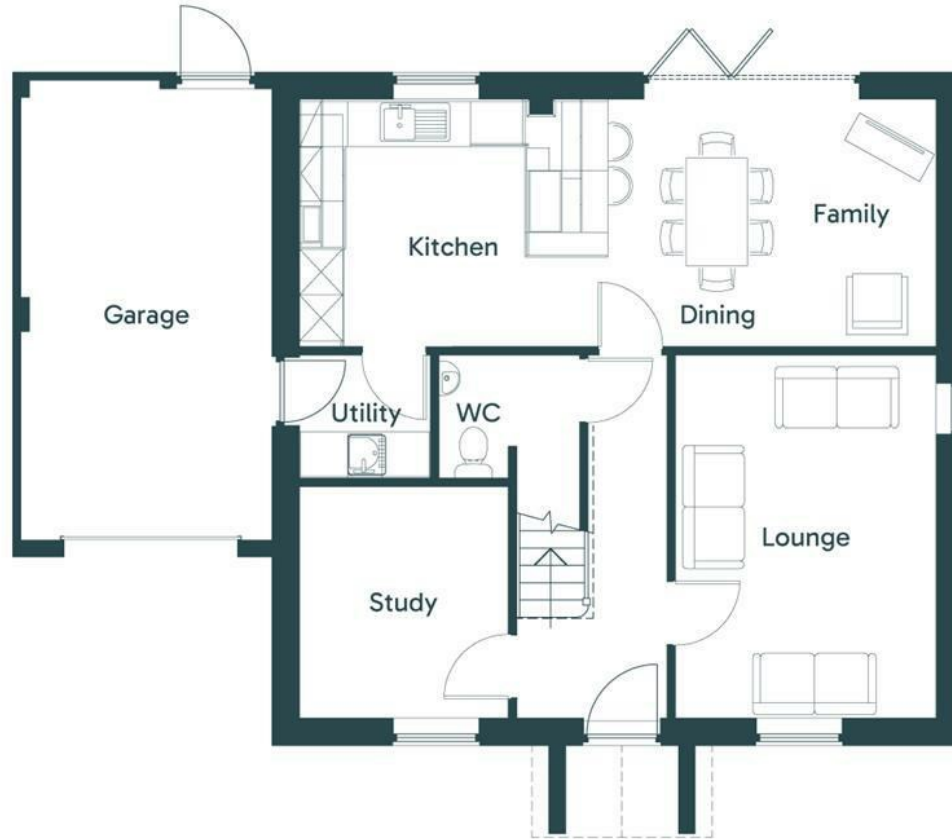
**Bedroom Three:** 9'8" x 9'1" (2.96m x 2.77m)

**Bedroom Four:** 11'7" x 6'10" (3.54m x 2.10m)

**Family Bathroom:** 8'10" x 7'5" (2.71m x 2.28m)



Ground Floor



First Floor

