



BEACONSIDE

Stafford, Staffordshire, ST16 1WG
2 & 3 Bedroom New Homes

BEACONSIDE IS WITHIN EASY REACH OF STAFFORD TOWN CENTRE.

A perfect location to live offering excellent links within the Staffordshire region.

Beaconside is located on the A34 Stafford Town Centre is a short car journey away, which offers plenty of local restaurants, bars, cinema and all the popular high street stores you would expect to find in a thriving town.

The M6 junction 14 is only a 5 minute drive away with easy access to the North and South of England. Birmingham airport is around 40 miles away and East Midlands is 45 miles. Beaconside is also

a great location if you need to commute by rail, there are stations at both Stone and Stafford.

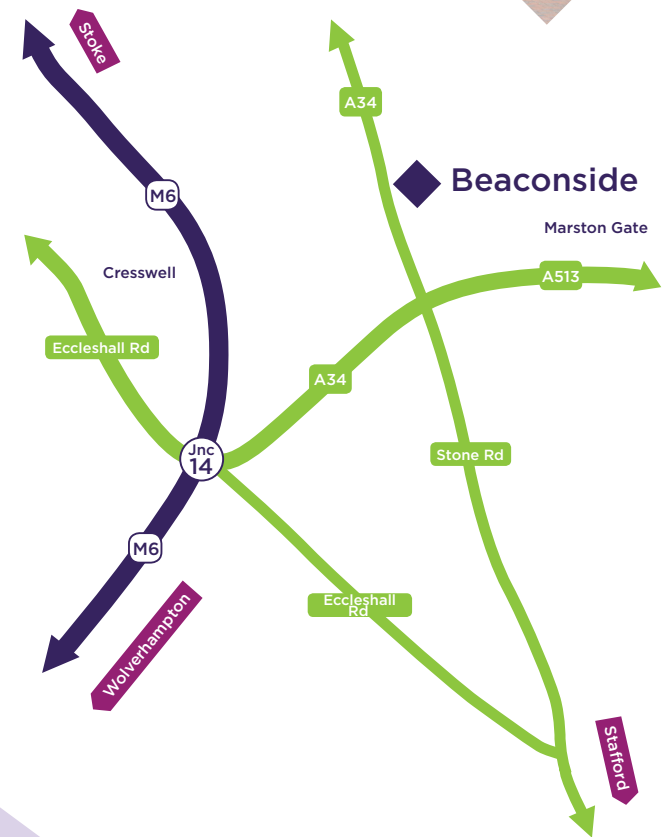
You will have also many schools to consider within the nearby location, as well as day nurseries and local primary schools which are regarded as the most outstanding schools in the area.

If you fancy exploring the great outdoors, be sure to spend a day walking on the Cannock Chase. There also many attractions for families such as Go Ape Adventure Park Stafford Castle is also nearby. For families with younger children why not visit Amerton Working

Farm and Railway and Trentham's Monkey Forest or Gentleshaw Wildlife Centre.



Please note: Car journey times shown are a average based on normal driving conditions.



BEACONSIDE SITE PLAN

The Trinity
2 Bed End-Terrace
418, 420, 460, 477, 479, 527

The Trinity
2 Bed Mid-Terrace
419, 461, 478, 526

The Haywood
3 Bed End-Terrace
424, 457, 459, 528, 531

The Haywood
3 Bed Mid-Terrace
425, 426, 458

The Derrington
3 Bed End-Terrace
427, 462, 525

v - Visitor parking





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THE TRINITY

3 Bedroom
Terrace home

The Trinity is a modern two bedroom terrace home comprising of a spacious living/dining area with French doors to the turfed rear garden, front aspect well appointed kitchen.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen	2.86m x 1.89m	9'5" x 6'3"
Living/Dining	5.16m x 3.94m	16'11" x 12'11"

TOTAL FLOOR AREA
063.97m² - 688.58 sq.ft



FIRST FLOOR

Bedroom 1	3.94m x 3.22m	12'11" x 10'7"
Bedroom 2	3.94m x 2.86m	12'11" x 9'5"
Bathroom	2.29m x 1.88m	7'6" x 6'2"

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



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THE HAYWOOD

3 Bedroom
Terrace home

The Haywood is a modern three bedroom terrace home comprising of a spacious living/dining area with French doors to the turfed rear garden, and front aspect kitchen.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen
3.23m x 2.32m 10'7" x 7'7"

Living/Dining
5.06m x 4.44m 16'7" x 14'7"

FIRST FLOOR

Bedroom 1
4.44m x 3.24m 14'7" x 10'07"

Bedroom 2
3.37m x 2.56m 11'1" x 8'5"

Bedroom 3
3.30m x 1.79m 10'10" x 5'10"

Bathroom
2.43m x 1.70m 7'12" x 5'7"

TOTAL FLOOR AREA
72.19m² - 777.09 sq.ft

△ External access C Cupboard/Storage

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THE DERRINGTON

3 Bedroom
End-Terrace home

The Derrington is a modern three bedroom terrace home comprising of a well appointed kitchen/dining area with access to the turfed rear garden, and spacious living area.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.35m x 3.63m 14'3" x 11'11"

Living
4.35m x 3.06m 14'3" x 10'0"

FIRST FLOOR

Bedroom 1
4.35m x 3.57m 14'3" x 11'9"

Bedroom 2
2.87m x 2.00m 9'5" x 6'7"

Bedroom 3
3.84m x 2.56m 12'7" x 7'5"

Bathroom
2.06m x 2.05m 6'9" x 6'9"

TOTAL FLOOR AREA
74.01m² - 796.65 sq.ft

△ External access C Cupboard/Storage

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BEACONSIDE, STAFFORD

Staffordshire, ST16 1WG

House prices for **Phase 8** plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
525	The Derrington 3 Bed End-Terrace House	25 Chicory End, Stafford, Staffordshire, ST16 1QN	June 2025	£270,000	£108,000	£371.25	£15.33
526	The Trinity 2 Bed Mid-Terrace House	26 Chicory End, Stafford, Staffordshire, ST16 1QN	June 2025	£222,500	£89,000	£305.94	£15.33
527	The Trinity 2 Bed End-Terrace House	27 Chicory End, Stafford, Staffordshire, ST16 1QN	June 2025	£225,000	£90,000	£309.38	£15.33
528	The Haywood 3 Bed End-Terrace House	28 Chicory End, Stafford, Staffordshire, ST16 1QN	June 2025	£270,000	£108,000	£371.25	£15.33
531	The Haywood 3 Bed End-Terrace House	31 Chicory End, Stafford, Staffordshire, ST16 1QN	June 2025	£270,000	£108,000	£371.25	£15.33

Please note:

Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.

For more information contact:
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