



Connells

Callowhill Place
Stafford



Property Description

Connells are delighted to bring to market this stunning three bedroom detached property situated on the sought after Church View development on the outskirts of Baswich in Stafford. Located in the market town of Stafford, this property benefits from excellent commuting links via the Stafford Train Station providing fantastic intercity connection links to Birmingham, Liverpool and London Euston.

This modern family home briefly comprises of an Entrance Hallway, modern fitted Kitchen-Diner, Utility Room, Downstairs W.C and spacious front Lounge on the ground floor with three double Bedrooms, Master En-Suite and Family Bathroom on the first floor.

Externally, the property is positioned on a corner plot granting additional privacy, the property frontage benefits from a side driveway leading to a detached Garage; whilst the rear garden is tastefully landscaped with raised side borders and a slabbed BBQ / seating area.

Internal

Kitchen-Diner

12' 5" Max x 25' 1" Max (3.78m Max x 7.65m Max)

Having a UPVC double glazed window and UPVC double glazed sliding patio doors to rear this open plan Kitchen-Diner features a range of modern wall and base units, work surfaces with an inset one and a half bowl stainless steel sink and drainer. This modern

Kitchen-Diner also benefits from integrated appliances including 50:50 fridge freezer, electric oven, a four ring induction hob with overhead extractor and integrated Dishwasher. The Kitchen-Diner also features both over and under cabinet lighting, inset ceiling spotlights, a wall mounted radiator and Amtico flooring throughout.

Lounge

18' 2" Into Bay x 11' 8" (5.54m Into Bay x 3.56m)

Having a UPVC double glazed walk in bay window to front, this spacious Lounge benefits from a feature marble fireplace with coal effect fire insert, a wall mounted radiator and carpet throughout.

Utility

5' 7" x 6' (1.70m x 1.83m)

Having a UPVC double glazed door to side, this modern fitted Utility Room benefits from a range of wall and base units, work surfaces with an inset stainless steel sink and drainer, inset ceiling spotlights, a wall mounted radiator, plumbing for a washing machine and Amtico flooring throughout.

Downstairs W.C

Accessed via the Entrance Hallway, this Downstairs W.C features a WC, wash hand basin, inset ceiling spotlights, a wall mounted extractor fan and Amtico flooring throughout.

Landing

Bedroom One

13' 3" Into Bay x 11' 9" (4.04m Into Bay x 3.58m)

Having a UPVC double glazed walk in bay window to front, this generous Master Bedroom benefits from a wall mounted radiator, carpet flooring, a spacious Walk In Wardrobe and access to;

Master En-Suite

Having a UPVC double glazed window to side, this partially tiled Master En-Suite benefits from a walk in rainfall shower, WC, wash hand basin, a wall mounted chrome towel radiator, inset ceiling spotlights and shaver points.

Bedroom Two

10' 9" x 13' 3" (3.28m x 4.04m)

Having a UPVC double glazed window to rear, this double Bedroom benefits from a wall mounted radiator and carpet flooring throughout.

Bedroom Three

11' 2" x 11' 6" (3.40m x 3.51m)

Having a UPVC double glazed window to rear, this double Bedroom benefits from a wall mounted radiator and carpet flooring throughout.

Family Bathroom

Having a UPVC double glazed window to side, this partially tiled Family Bathroom features a bath with mains overhead shower, WC, wash hand basin, a wall mounted chrome towel radiator, inset ceiling spotlights, wall mounted extractor fan and wood effect flooring throughout.

External

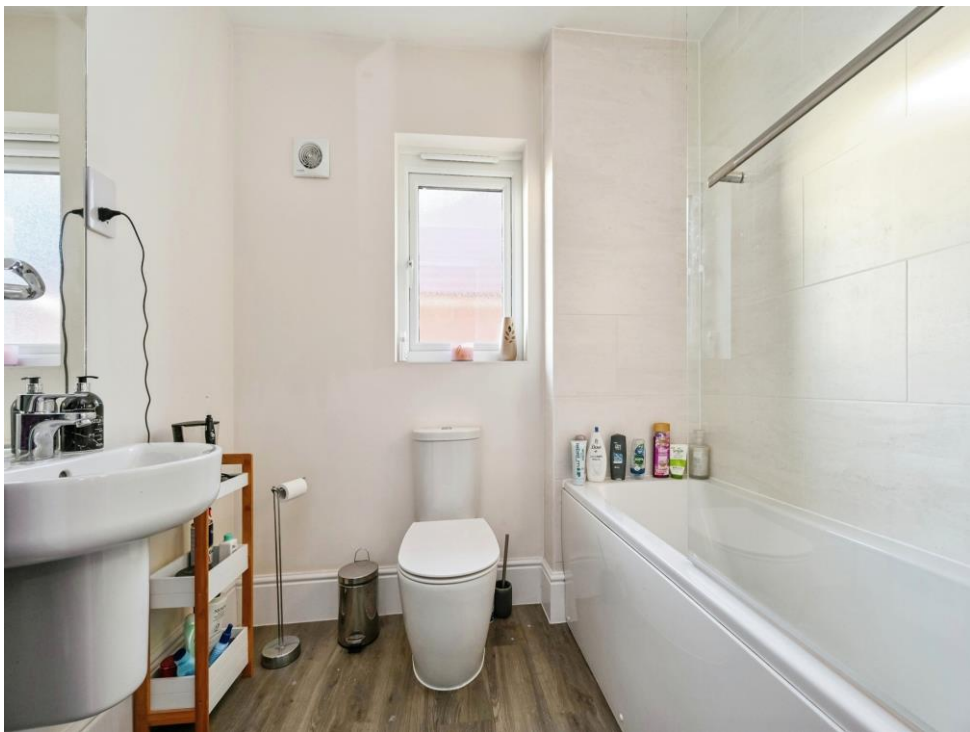
Positioned on a corner plot affording further privacy, this Heritage Redrow family home benefits from a block paved driveway to the side leading to a detached Garage. The rear garden is tastefully landscaped with raised side borders and a slabbed BBQ / seating area.

Garage

18' 5" x 9' 6" (5.61m x 2.90m)

Approached via a side block paved driveway and a manual up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

view this property online connells.co.uk/Property/STD106124

Tenure: Freehold



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