



Not for marketing purposes INTERNAL USE ONLY

Corporation Street  
Stafford



## Property Description

CONNELLS ESTATE AGENTS present this traditional three bedroom terraced home in the popular market town of Stafford. Located on a highly sought after road close to Stafford Town Centre which offers a wide range of amenities including shops, supermarkets, bars, restaurants and good transport links. It is ideal for commuting with good access to both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property offers original features and high ceilings and briefly comprises of an entrance hallway, open plan lounge/diner, breakfast kitchen and shower room all located on the ground floor with all three bedrooms and bathroom located on the first floor.

Externally there are both front and rear paved courtyards and detached garage.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Internally

### Entrance Porch

Having UPVC door to front, Minton tiled flooring and door leading to;

### Entrance Hallway

Having decorative coving, radiator, stairs leading to first floor landing and doors leading to;

### Lounge/ Diner

13' 3" x 10' 5" (4.04m x 3.17m)

Having UPVC double glazed bay window to front and window to rear, wall light, TV point, two radiators and fireplace with marble surround.

### Kitchen

19' 5" x 8' 11" (5.92m x 2.72m)

Having UPVC double glazed window to side and door to rear garden, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, part tiled walls and tiled flooring.

### Shower Room

Having double glazed window to rear, W.C, wash hand basin, shower, radiator, tiled walls and tiled flooring.

## Landing

Having stairs leading from entrance hallway to first floor landing, loft access and doors leading to;

### Bedroom One

17' 4" x 11' 1" (5.28m x 3.38m)

Having double glazed windows to front, built in wardrobe space and radiator.

### Bedroom Two

12' 2" x 11' (3.71m x 3.35m)

Having double glazed windows to rear and radiator.

### Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

Having double glazed windows to rear and side, loft access and radiator.

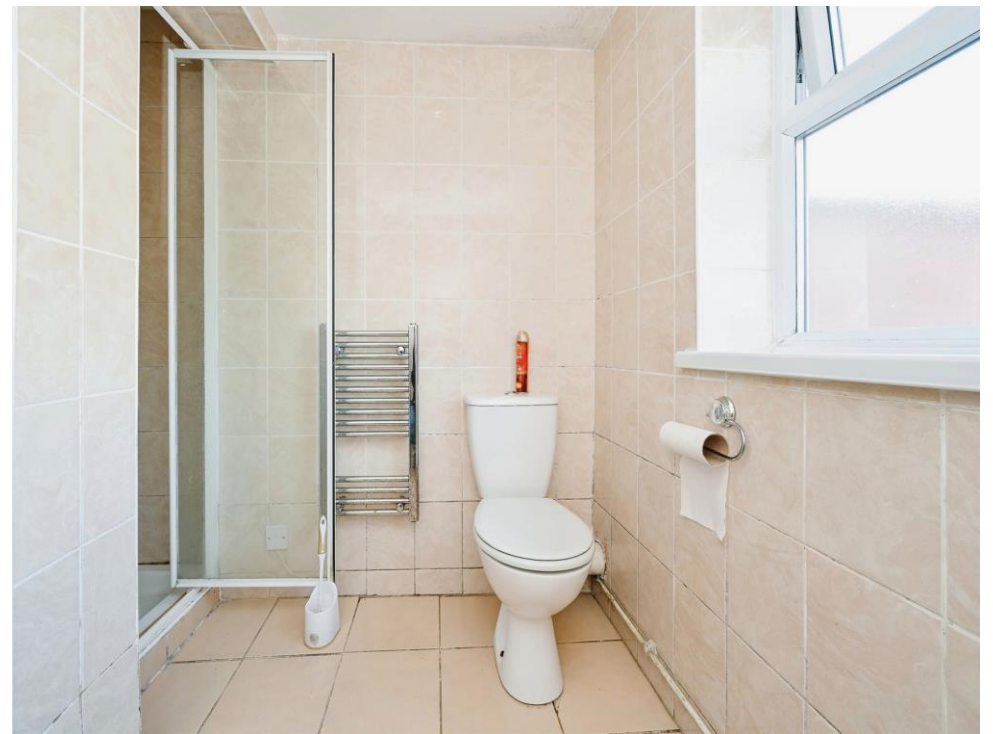
## Bathroom

Having double glazed window to side, W.C, wash hand basin with vanity, bath, radiator, tiled walls and tiled flooring.

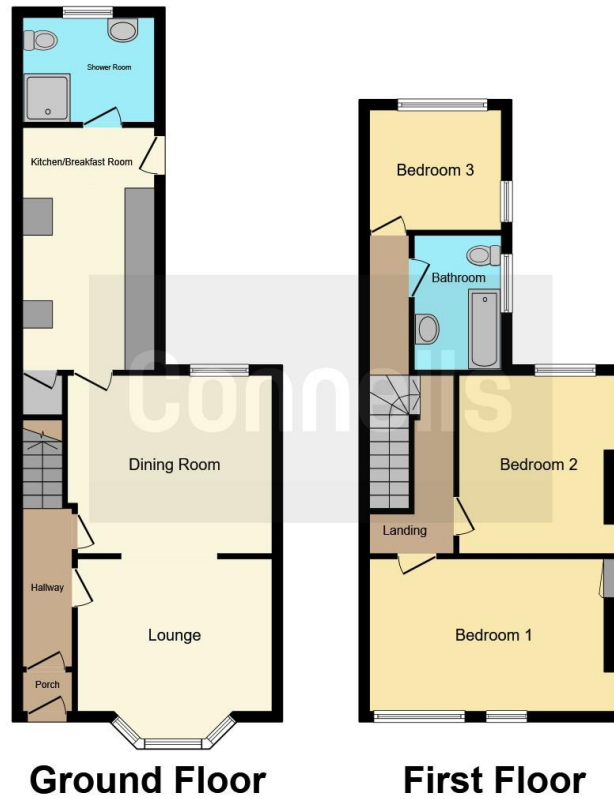
## Externally

Having enclosed fenced rear garden with paved patio, decorative border with shrubbery and gated access to rear.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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