



Connells
connells.co.uk 01785 243 386
FOR SALE



Property Description

CONNELLS ESTATE AGENTS are delighted to offer for sale this extended chain free three bedroom semi-detached home in the highly sought after area of Weeping Cross, Stafford. The property is within close proximity of local shops, amenities and excellent schools.

This extended family home is well maintained throughout and is briefly comprised of an Entrance Hallway, Lounge, Dining Room, extended Garden / Breakfast Room, modern fitted Kitchen, Utility with WC on the ground floor. The first floor benefits from three spacious Bedrooms and a large Family Bathroom with separate WC.

Externally the property benefits from a private driveway for multiple vehicles with lawn. The well-presented rear garden features a generous lawn area, slabbed seating areas, stocked decorative flower borders and a storage shed.

Internal

Entrance Hallway

Entered via a UPVC double glazed Porch, the Entrance Hallway benefits from a UPVC double glazed door, wall mounted radiator and carpet throughout.

Kitchen

11' 1" Max x 8' 1" (3.38m Max x 2.46m)

Accessed via the Entrance Hallway or rear Garden Room extension, this Kitchen features a range of modern wall and base units incorporating laminate work surfaces with an inset stainless steel sink and drainer. The Kitchen also benefits from a side door to the Utility Room, an understairs pantry with plumbing for a washing machine, a standalone cooker, wall mounted radiator, partially tiled walls and tiled flooring throughout.

Utility

8' Max x 8' Max (2.44m Max x 2.44m Max)

Having a UPVC double glazed door leading to the Rear Garden, this Utility Room features wall mounted storage cabinets, wall mounted boiler, tiled floor throughout and access to;

Downstairs W.C

Having W.C, wash hand basin and laminate flooring.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Having a UPVC double glazed window to front, this spacious Lounge features a gas fireplace with marble hearth and surround, wall mounted radiator and carpet throughout.

Dining Room

11' 1" x 9' 8" (3.38m x 2.95m)

Entered via the Lounge, this Dining Rooms features a wall mounted radiator, carpet throughout and UPVC double glazed sliding patio doors leading to the;

Garden / Breakfast Room

6' 10" x 18' 3" (2.08m x 5.56m)

Entered via the Dining Room, this extended Garden / Breakfast Room features UPVC double glazed windows to rear and side with UPVC double glazed double french doors leading to the Rear Garden.

Bedroom One

13' 5" x 9' 11" Max (4.09m x 3.02m Max)

Having a UPVC double glazed window to front, this spacious Master Bedroom features fitted bedside drawers, overhead cupboards, dressing table, single wardrobe and two double wardrobes, a wall mounted radiator and carpet throughout.

Bedroom Two

10' 8" x 11' 2" (3.25m x 3.40m)

Having a UPVC double glazed window to rear, an airing cupboard with immersion tank, a wall mounted radiator and carpet throughout.

Bedroom Three

9' 4" Into Recess x 7' 3" (2.84m Into Recess x 2.21m)

Having a UPVC double glazed window to front, fitted storage over the stairbox, a wall mounted radiator and carpet throughout.

Bathroom

Having a UPVC double glazed windows to rear, this Family Bathroom features a corner shower cubicle with electric shower overhead, wash hand basin with vanity storage and wall mounted radiator. There is also a separate WC with side double glazed window.

External

Externally the property frontage benefits from a blockpaved driveway for multiple vehicles, lawn area with decorative borders and Garage access. The stunning rear garden features a generous lawn area, stocked decorative flower borders and a Shed with additional storage.

Garage

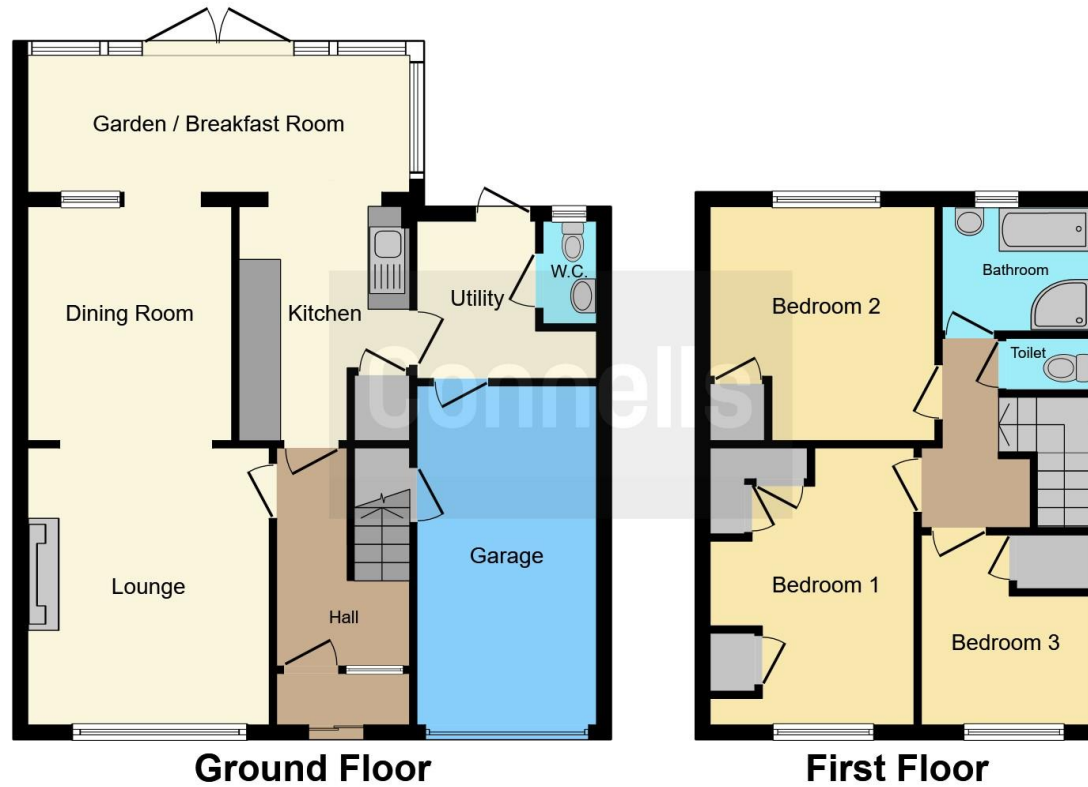
16' x 8' 6" (4.88m x 2.59m)

Entered via a manual up and over door, this attached Garage is fitted with power and lighting, an inspection pit and pedestrian door access to the Utility Room.









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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Unit 3C, Salter Street
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EPC Rating: D

Tenure: Freehold

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Property Ref: STD106277 - 0002