



**Connells**

Bramall Close  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this two bedroom detached bungalow on a quiet cul-de-sac in Holmcroft, Stafford. The property is within walking distance of the town centre of Stafford which provides ample travel and commuting links via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

Internally the property is immaculately presented and briefly comprises of an Entrance Hallway, Lounge, Dining Room, Conservatory, fitted Kitchen, Utility Room, two Bedrooms and Family Bathroom.

Externally to the front there is a lawn area, with spacious driveway having Garage access. The rear garden boasts both a lawn and slabbed patio seating area with outdoor tap.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

## Internally

### Entrance Hallway

Accessed via the front Entrance Porch, this generous Entrance Hallway is carpeted throughout and access to;

### Lounge

17' 7" x 9' 9" ( 5.36m x 2.97m )

Having double glazed patio doors into the rear conservatory, this spacious Lounge benefits from a feature fireplace with granite hearth, wall mounted radiator and carpet throughout.

### Dining Room

11' x 8' 4" ( 3.35m x 2.54m )

Having double glazed patio sliding doors into the Conservatory, a wall mounted radiator and carpet throughout.

### Conservatory

17' 4" x 10' 4" ( 5.28m x 3.15m )

A spacious Conservatory with fully double glazed wrap around windows and door into rear garden.

### Kitchen

10' 9" x 7' 5" ( 3.28m x 2.26m )

Having double glazed window to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, electric oven with four ring electric hob, overhead cooker hood, dishwasher and wall mounted

radiator.

## Utility Room

10' 7" x 10' 5" ( 3.23m x 3.17m )

Having double glazed door to rear, a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer and part tiled walls.

## Bedroom One

19' x 10' ( 5.79m x 3.05m )

Having double glazed bay window to front, wall mounted radiator and carpet throughout.

## Bedroom Two

10' 7" x 10' 2" ( 3.23m x 3.10m )

Having double glazed window to front, fitted wardrobes, wall mounted radiator and carpet throughout.

## Bathroom

Having W.C, wash hand basin with vanity, double shower cubicle with electric shower overhead, chrome towel radiator and tiled walls.

## Externally

Externally to the front there is a lawn area, with spacious driveway having garage access. The rear garden boasts both a lawn and slabbed patio seating area with outdoor tap.

## Garage

10' 8" x 6' 9" ( 3.25m x 2.06m )

Having electric roller door and full power/lighting.









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**

**view this property online [connells.co.uk/Property/STD106013](http://connells.co.uk/Property/STD106013)**

Tenure: Freehold



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Awaiting Photograph