



Connells

Baswich Lane
Stafford



Property Description

CONNELLS ESTATE AGENTS are thrilled to present for sale this stunning four bedroom semi-detached family home full of character and charm situated within the Baswich area of Stafford. The property is conveniently located close to local shops, amenities and schools, being within catchment area for Walton High School. Stafford town centre is approximately 2 miles away offering a variety of high street shops, amenities and the towns mainline intercity train station which benefits from cross country routes with services to London Euston also available.

Internally the property offers entrance porch, hallway, lounge, dining room, fitted kitchen, utility room, study/fifth bedroom with en-suite to the ground floor with four bedrooms, family bathroom and additional W.C to the first floor.

Externally the front aspect boasts a spacious private driveway with surrounding hedges for additional privacy and garage access. The rear garden is mainly lawned with a flagged patio and pathway, decking seating area and shed ideal for additional storage.

Internally

Entrance Porch & Hallway

Having front door access, double glazed windows to front, stairs leading to first floor landing and doors into;

Lounge

15' x 11' 1" (4.57m x 3.38m)

Having double glazed bay window to front, gas fireplace with tiled hearth and oak mantel, radiator and carpet flooring.

Dining Room

12' 4" x 11' 1" (3.76m x 3.38m)

Having double glazed patio doors to rear, radiator and laminate wood flooring.

Kitchen

14' 1" x 12' 5" (4.29m x 3.78m)

Having double glazed windows to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, sink and drainer with one and half bowl, space for oven, fridge, radiator, part tiled walls and laminate wood flooring.

Utility Room

9' 6" x 8' 3" (2.90m x 2.51m)

Having double glazed windows to both rear and side, wall and base units incorporating laminate work surfaces over, sink and drainer with one and half bowl, space and plumbing for washing machine and electric radiator.

Study/Fifth Bedroom

11' 4" x 7' (3.45m x 2.13m)

Having double glazed window to front, radiator, carpet flooring and door leading into;

En-Suite

Having W.C, wash hand basin and double shower cubicle.

Landing

Having stairs leading from entrance hallway, storage cupboard and doors into;

Bedroom One

15' 2" x 11' 9" (4.62m x 3.58m)

Having double glazed bay window to front, radiator and carpet flooring.

Bedroom Two

12' 3" x 11' 9" (3.73m x 3.58m)

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

Bedroom Three

14' x 6' 9" (4.27m x 2.06m)

Having double glazed window to front, storage cupboard, radiator and carpet flooring.

Bedroom Four

9' 4" x 7' 4" (2.84m x 2.24m)

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

Family Bathroom

Having double glazed window to front, W.C, wash hand basin and bath with overhead shower.

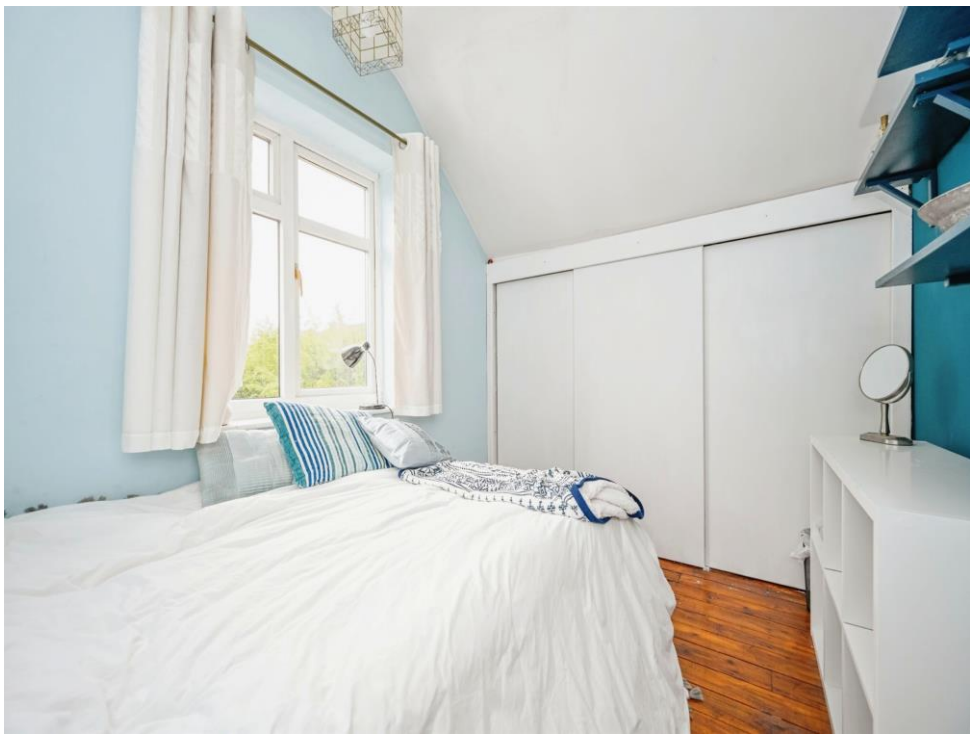
W.C

Having W.C and wash hand basin.

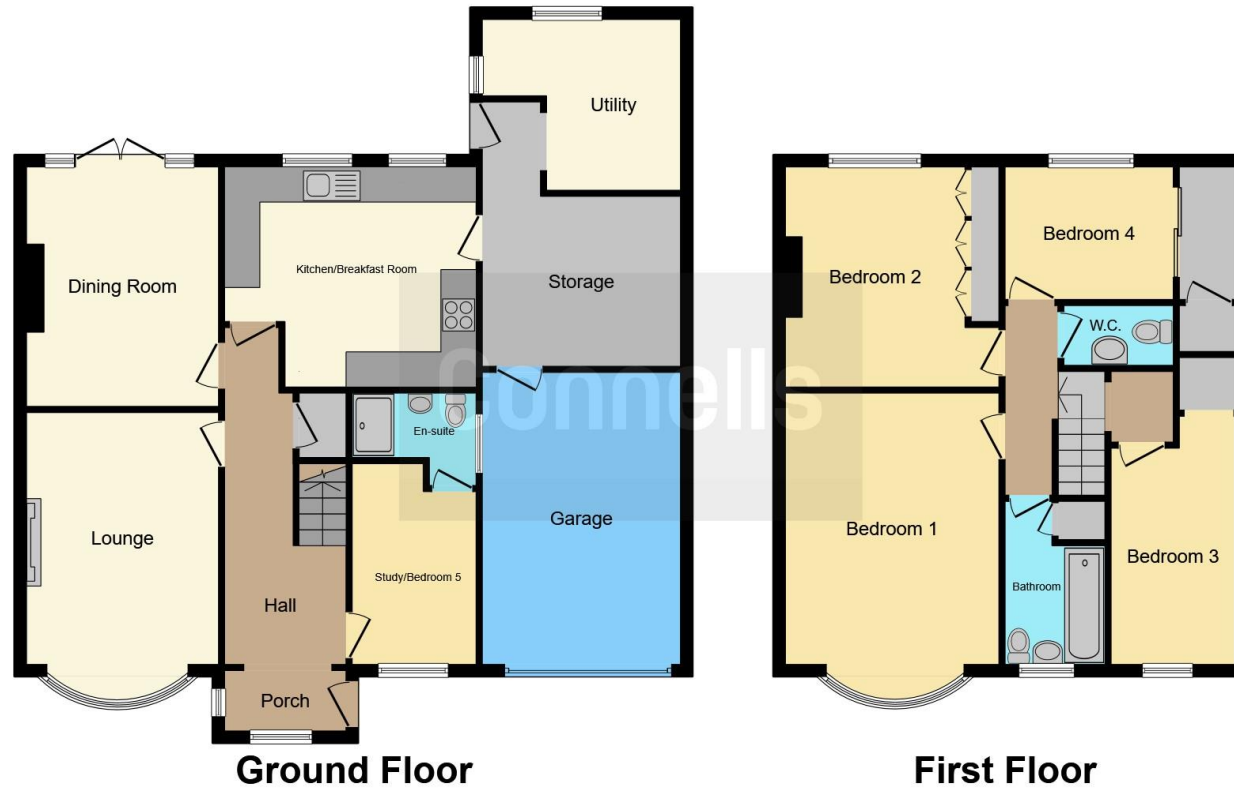
Externally

Externally the front aspect boasts a spacious private driveway with surrounding hedges for additional privacy and garage access. The rear garden is mainly lawned with a flagged patio and pathway, decorative border with a range of shrubbery, decking seating area and shed ideal for additional storage.









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

To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/STD106296



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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