



Connells

Edwards Drive  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are pleased to present this chain free three bedroom terraced family home located in a sought after residential area of Castlefields, Stafford. Situated close to local shops, both primary and secondary schools and amenities, the property is also within walking distance of the thriving town centre of Stafford with a wide range of shops, restaurants and entertainment facilities. There are ample commuting and travel links with close access to the M6 motorway network and rail links with direct lines from Stafford to Manchester, Birmingham and London Euston.

The property is well presented throughout and briefly comprises of an Entrance Hallway, Lounge and fitted Kitchen-Diner on the ground floor; the First Floor offers three Bedrooms and Family Bathroom.

Externally the property benefits from a tarmac driveway to the front of the property; the rear garden is laid to lawn and has a slabbed patio seating area.

## Internally

### Entrance Hallway

Entering via a UPVC double glazed front door and access to;

### Lounge

10' 2" x 13' 8" ( 3.10m x 4.17m )

Having a UPVC double glazed window to front, this spacious Lounge benefits from a wall mounted radiator, downstairs storage and laminate wood flooring throughout.

### Kitchen-Diner

8' 3" Max x 13' 3" Max ( 2.51m Max x 4.04m Max )

Having a UPVC double glazed window to rear, this fitted Kitchen-Diner benefits from a range of wall and base units incorporating laminate wood effect work surfaces with an inset stainless steel sink, integrated electric oven with four ring gas hob, overhead cooker hood, two-tone tiled splashback, a wall mounted radiator and laminate wood flooring throughout.

## Landing

### Bedroom One

10' 7" x 11' 5" Max ( 3.23m x 3.48m Max )

Having a UPVC double glazed window to rear, this Master Bedroom features a wall mounted radiator and carpet throughout.

## Bedroom Two

10' 7" x 10' 7" Max ( 3.23m x 3.23m Max )

Having a UPVC double glazed window to front this double Bedroom features a wall mounted radiator and carpet throughout.

## Bedroom Three

7' 9" x 8' 4" ( 2.36m x 2.54m )

Having a UPVC double glazed window to rear, a wall mounted radiator and carpet throughout.

## Bathroom

Having a UPVC double glazed window to front, this Family Bathroom features a bath with overhead electric shower, W.C, wash hand basin, a wall mounted radiator, airing cupboard and tile effect flooring throughout.

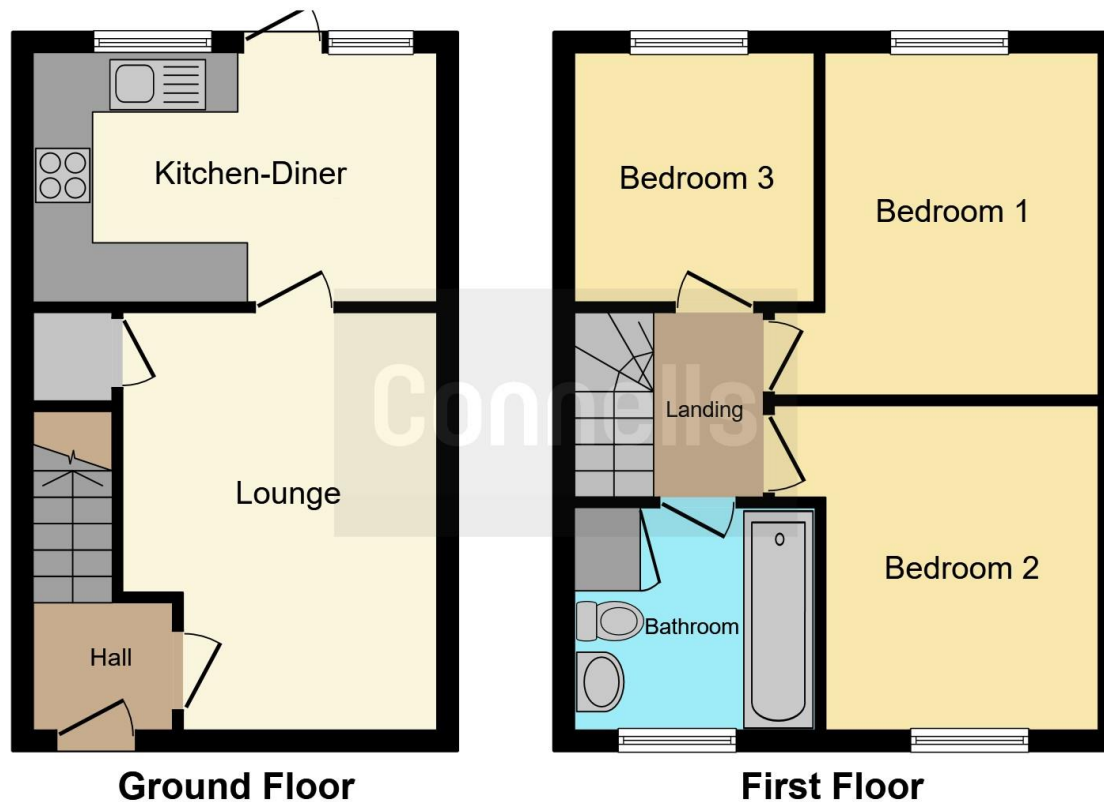
## Externally

Situated in a sought after residential area, this chain free property benefits from a tarmac driveway to front alongside a slabbed pathway. The rear garden is primarily laid to lawn with decorative borders, a slabbed seating area as well as a decked seating area at the bottom of the garden.









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

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

**EPC Rating: D**

**view this property online [connells.co.uk/Property/STD106353](http://connells.co.uk/Property/STD106353)**

Tenure: Freehold



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