

Property details approval form

22 Falmouth Avenue, Stafford, Staffordshire, England, ST17 0JH

Date: 30 May 2024

Property Ref and Version: STD106356 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£380,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > FOUR BEDROOM DETACHED FAMILY HOME
- > TWO RECEPTION ROOMS
- > DOWNSTAIRS W.C & FAMILY BATHROOM
- > FITTED KITCHEN
- > SITUATED ON SPACIOUS CORNER PLOT
- > PRIVATE DRIVEWAY & GARAGE
- > REAR GARDEN
- > CHAIN FREE

○ Short Description

STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITHIN THE DESIRABLE AREA OF WEEPING CROSS. THE PROPERTY IS WITHIN WALKING DISTANCE OF LEASOWES PRIMARY SCHOOL AND WITHIN THE CATCHMENT FOR WALTON HIGH SCHOOL

○ Long Description

CONNELLS ESTATE AGENTS are pleased to market for sale this four bedroom detached property situated in a desirable location of Weeping Cross. The property is within catchments area for Walton High School and walking distance to Leasowes Primary School. The property is also situated within close proximity to bus links and local amenities.

The property briefly comprises of an entrance hallway, downstairs W.C, lounge, dining room, sitting room/fifth bedroom, fitted kitchen and utility space all located on the ground floor, with stairs leading to first floor landing, four bedrooms and family bathroom.

Externally to the front there is a spacious private driveway with ample parking space, lawn area, garage access and a range of shrubbery for additional privacy. The rear garden is landscaped to a high standard with both paved patio seating area and well maintained lawn and a greenhouse.

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○ Directions

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○ Room Description

Internally

Entrance Hallway

Having front door access, understairs storage, carpet flooring and doors into;

Downstairs W.C

Having W.C and wash hand basin.

Extended Lounge

22' 2" x 14' 1" (6.76m x 4.29m)

Having double glazed windows to side and double glazed patio doors into rear garden, radiator, carpet flooring to lounge and laminate wood flooring into rear section.

Dining Room

12' 3" x 9' 2" (3.73m x 2.79m)

Having double glazed window to rear, door into rear garden and carpet flooring.

Sitting Room/ Fifth Bedroom

14' 6" x 10' 1" (4.42m x 3.07m)

Having double glazed windows to both front and rear, sliding doors to side and carpet flooring.

Kitchen

11' 1" x 10' 1" (3.38m x 3.07m)

Having double glazed windows to front and side with door to side, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, sink and drainer with mixer tap, electric oven and four ring electric hob with cooker hood.

Landing

Having stairs leading from entrance hallway and carpet flooring.

Bedroom One

15' 5" x 10' 8" (4.70m x 3.25m)

Having double glazed window to rear, carpet flooring, wash hand basin and electric shower store.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

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

Bedroom Three

10' 8" x 9' 1" (3.25m x 2.77m)

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

Bedroom Four

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9' 5" x 7' 2" (2.87m x 2.18m)

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

Bathroom

Having double glazed window to front, W.C, wash hand basi, electric shower, towel radiator and full tiling.

Externally

Externally to the front there is a spacious private driveway with ample parking space, lawn area, garage access and a range of shrubbery for additional privacy. The rear garden is landscaped to a high standard with both paved patio seating area and well maintained lawn and a greenhouse.

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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Jon Hill		
Mrs P. Reynolds		