



Connells

Orchard Street  
Stafford



## Property Description

Connells Estate Agents are delighted to market for sale this immaculate two-bedroom mid-terraced property situated in Stafford. The property is located in a popular residential area, walking distance to the market town of Stafford and close to schools, bus links and local amenities. The town of Stafford offers extensive travel links via bus links, rail - with direct links to Birmingham, Manchester and London, and is situated close to the M6 motorway network.

The property is well presented throughout with modern fixtures and fittings alongside original features, briefly comprising of an entrance porch, lounge, dining room, modern fitted kitchen with utility area and family bathroom all located on the ground floor, with stairs leading to both bedrooms.

Externally there is on street permit parking to the front, with the rear garden offering both lawn and paved patio seating area.

## Internally

### Entrance Porch

Having front door access and door into;

### Lounge

13' 9" x 12' 8" (4.19m x 3.86m)

Having double glazed window to front, decorative fireplace with wooden surround and hearth, radiator and carpet flooring.

### Dining Room

13' 6" x 12' 8" (4.11m x 3.86m)

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

### Kitchen

9' x 5' 5" (2.74m x 1.65m)

Having double glazed window to side, this fitted kitchen offers a range of wall and base units incorporating wooden work surfaces over, electric oven with electric hob, cooker hood, integrated dishwasher, Belfast sink, tiled flooring and utility space.

## Bathroom

Having double glazed window to side, W.C, wash hand basin, bath with overhead shower, towel radiator and wooden flooring.

## Landing

Having stairs leading from ground floor and doors into;

## Bedroom One

13' 9" x 12' 8" (4.19m x 3.86m)

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

## Bedroom Two

13' 9" x 12' 8" (4.19m x 3.86m)

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

## Externally

Externally there is on street permit parking to the front, with the rear garden offering both lawn and paved patio seating area.









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD105680](http://connells.co.uk/Property/STD105680)**



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.

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