



**Connells**

**Rowley Bank  
STAFFORD**



## Property Description

CONNELLS ESTATE AGENTS are pleased to present for sale this traditional three-bedroom detached family home in the sought after area of Rowley Bank, Stafford. In prime location close to local shops, schools and amenities, the property is also within walking distance of the town centre of Stafford with a wide range of shops, restaurants, entertainment facilities and ample commuting links via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property briefly comprises of an entrance porch and hallway, lounge, dining room, fitted kitchen and utility room all located to the ground floor, with stairs leading to first floor landing, all three bedrooms and family bathroom.

Externally to the front the property boasts a spacious private driveway with ample parking space for multiple cars, garage access and lawn area. The rear garden is well maintained and offers both a spacious lawn and paved patio seating area with two storage sheds.

## Internally

### Entrance Porch & Hallway

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

### Dining Room

14' 7" x 12' 3" (4.45m x 3.73m)

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

### Lounge

14' 7" x 11' 4" (4.45m x 3.45m)

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

### Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

Having double glazed window to side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, fully tiled walls and lino flooring.

### Utility Room

8' x 7' 2" ( 2.44m x 2.18m )

Having double glazed window to rear and side door into garden.

## Landing

Having stairs leading from entrance hallway, carpet flooring and doors into;

## Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m)

Having double glazed bay window to front, fitted wardrobes with vanity, radiator and carpet flooring.

## Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

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

## Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m)

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

## Bathroom

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

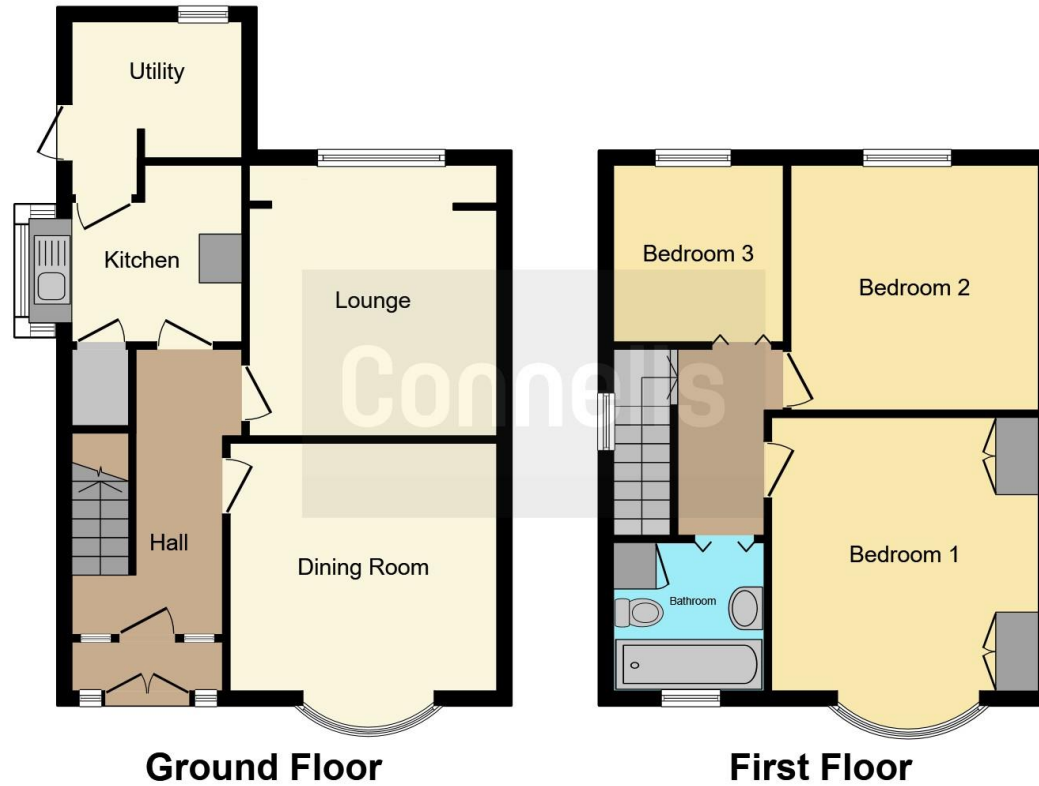
## Externally

Externally to the front the property boasts a spacious private driveway with ample parking space for multiple cars, garage access and lawn area. The rear garden is well maintained and offers both a spacious lawn and paved patio seating area with two storage sheds.









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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 STAFFORD ST16 2JU

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106299](http://connells.co.uk/Property/STD106299)**



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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