



**Connells**

Lichfield Road  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this modern two bedroom traditional terraced family home in prime location within walking distance of the town centre. Located close to local schools, amenities and the thriving market town centre with a wide range of shops, restaurants and entertainment facilities. It is also ideal for commuting, having close access to both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property is ideal for first time buyers or investors and briefly comprises of spacious Lounge, modern fitted Kitchen and Bathroom on the ground floor, with stairs leading to first floor landing and both double Bedrooms.

Externally the front garden is landscaped with decorative gravel and a paved pathway. The generous rear garden is spacious and a great asset to the property - boasting decking seating area and separate lawn.

## Internally

### Lounge

14' 6" x 11' 5" ( 4.42m x 3.48m )

Having front door access, double glazed window to front, wall mounted radiator, electric fireplace and carpet flooring.

### Kitchen

11' 5" x 6' 7" ( 3.48m x 2.01m )

Having double glazed window to rear, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, electric oven with four ring hob, cooker hood and tiled flooring.

### Shower Room

Having double glazed window to rear, W.C, wash hand basin with vanity, shower cubicle with electric shower overhead, chrome towel radiator and tiled flooring.

### Landing

Having stairs leading from lounge and doors into;

## Bedroom One

12' x 11' 9" ( 3.66m x 3.58m )

Having a double glazed window to front this spacious double bedrooms features a wall mounted radiator and carpet flooring.

## Bedroom Two

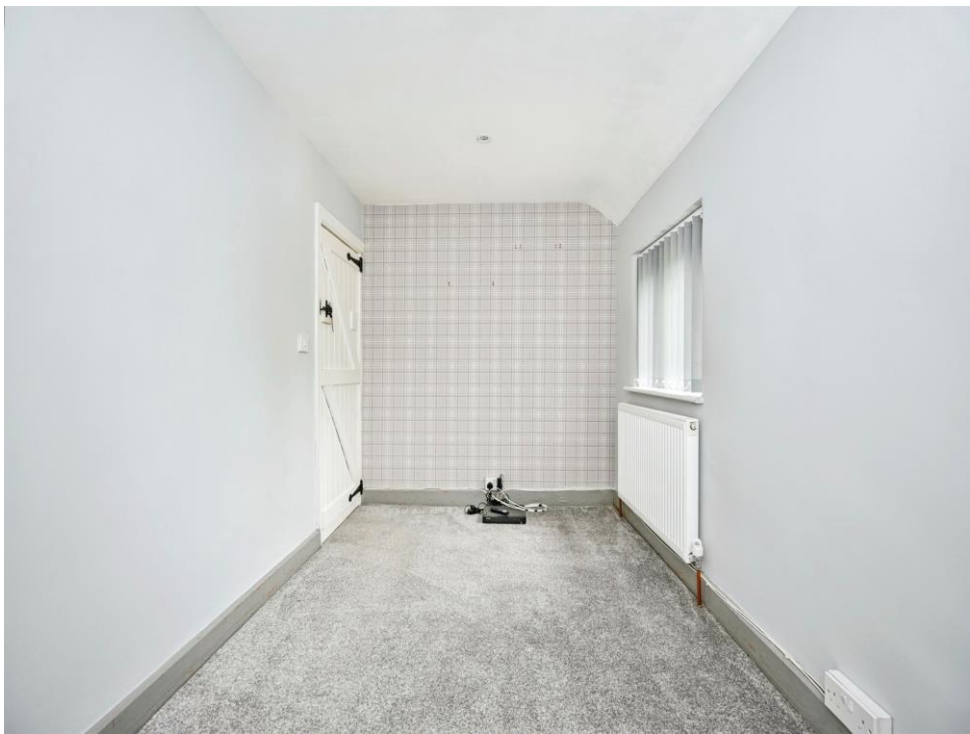
11' 8" x 6' 9" ( 3.56m x 2.06m )

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

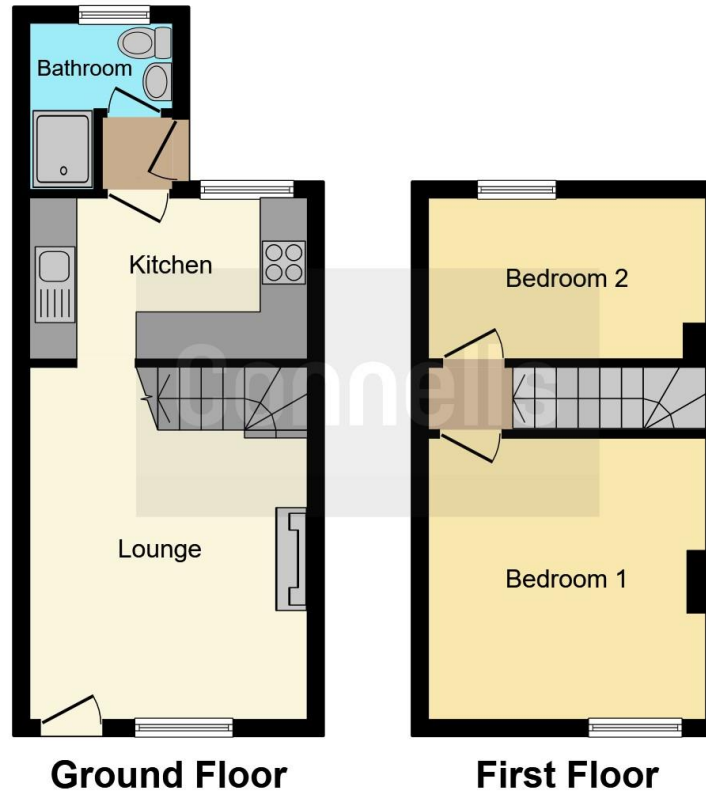
## Externally

Externally the front garden is landscaped with decorative gravel with a paved pathway. The rear garden is spacious and a great asset to the property, boasting decking seating area and separate lawn.









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/STD106335](http://connells.co.uk/Property/STD106335)**



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