



Connells

St. Georges Parkway
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to offer for sale this well presented three bedroom family home, split over three storeys on the sought after St. Georges development, Stafford. Located within close proximity of both the town centre of Stafford and the M6 motorway network, the property is in prime location for commuting with rail links direct from Stafford to Manchester, Birmingham and London Euston. The thriving market town also offers a wide range of shops, restaurants and entertainment facilities with ample schooling opportunities.

This family home is well presented throughout, briefly comprising of an Entrance Hallway, open plan Kitchen-Living Area and Downstairs Cloakroom on the ground floor with stairs leading to first floor landing offering a Lounge and double bedroom. A second flight of stairs lead to two generous Bedrooms and two Bathrooms.

Externally the property benefits from a private tarmac driveway on the side which leads to the Garage. The low maintenance rear garden is also private and enclosed with a lawn area and slabbed patio seating area.

Internal

Entrance Hallway

Accessed via a double glazed front door, the Entrance Hallway features a staircase to the first floor, tiled flooring and access to the Downstairs Cloakroom.

Open Plan Kitchen-Living Area

19' 8" x 14' 1" (5.99m x 4.29m)

The open plan Kitchen-Living Area features UPVC double glazed french doors with accompanying french windows to the rear, the Kitchen area features a range of modern wall and base units incorporating laminate work surfaces with matching splashback and inset stainless steel sink and drainer. The Kitchen area also benefits from a range integrated appliances including 50:50 Fridge-Freezer, electric oven, grill, four ring gas hob, overhead cooker hood, integrated dishwasher, two wall mounted radiators, inset spotlights, ceiling fan, a wall mounted air conditioning unit and tiled flooring throughout.

Downstairs Cloakroom

Having a UPVC double glazed window to front this Downstairs Cloakroom benefits from a W.C, wash hand basin, wall mounted radiator and tiled flooring throughout.

First Floor Landing

Lounge

14' 1" x 11' 10" (4.29m x 3.61m)

Located on the first floor, this spacious Lounge benefits from two UPVC double glazed windows to rear, two wall mounted radiators, a wall mounted air conditioning unit and tiled flooring throughout.

Bedroom Three

12' 1" x 7' 10" (3.68m x 2.39m)

Having a UPVC double glazed window to front, built in wardrobes, a wall mounted radiator and carpet throughout.

Second Flooring Landing

Bedroom One

11' 10" x 8' 6" (3.61m x 2.59m)

With stairs leading to second floor landing, this spacious master bedroom features a double glazed window to rear, built in wardrobes, a wall mounted radiator, a wall mounted air conditioning unit and carpet throughout.

Master En-Suite

Having a UPVC double glazed window to rear, this modern fitted Master En-Suite Bathroom features a corner shower cubicle, WC, wash hand basin, a wall towel mounted radiator, partially tiled walls and tiled flooring throughout.

Bedroom Two

9' 11" x 11' 11" (3.02m x 3.63m)

Having two UPVC double glazed windows to front, this spacious double bedrooms features built in wardrobes, a wall mounted radiator and carpet throughout.

Family Bathroom

Accessed via the second floor landing, this modern fitted Family Bathroom features a bath with overhead mains shower, WC, wash hand basin, wall mounted towel radiator and tiled flooring throughout.

External

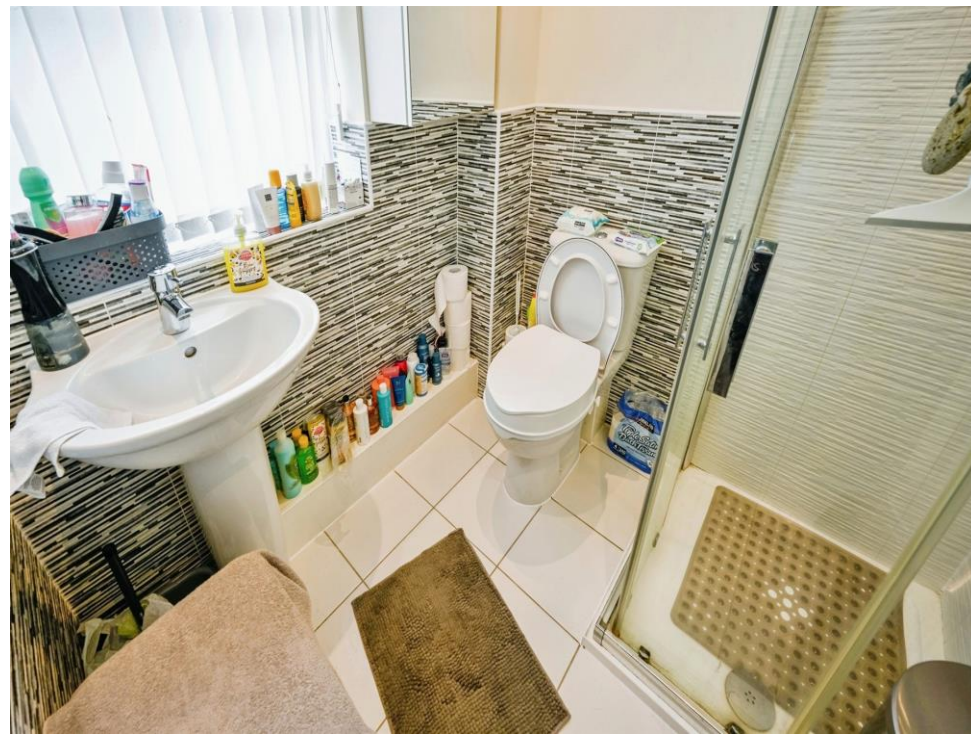
The property frontage benefits from a tarmac driveway to the side, a decorative gravel area with artificial turf and slabbed pathway. The low maintenance rear garden features a lawn area, slabbed seating area and access to the Garage.

Garage

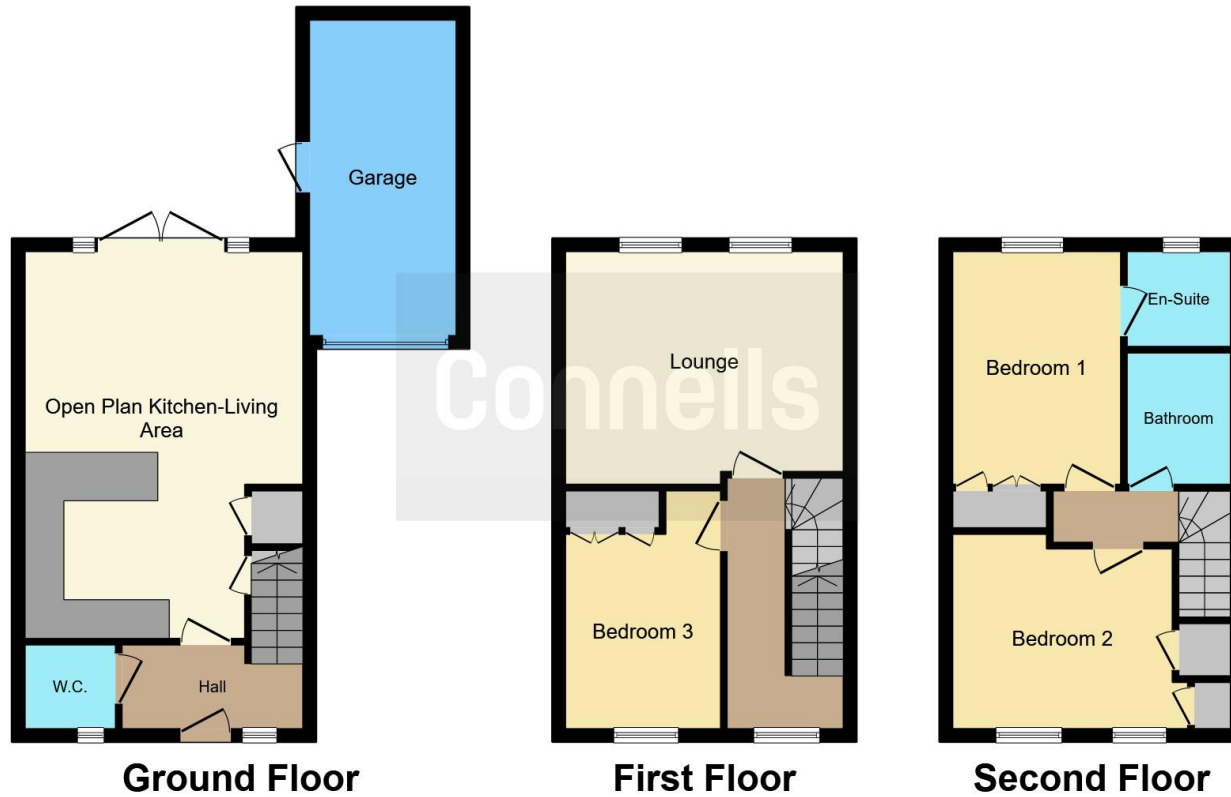
16' 1" x 7' 5" (4.90m x 2.26m)

Entered via a manual up and over door, UPVC double glazed side pedestrian door and equipped with power and lighting.









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

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EPC Rating: Awaited

Tenure: Freehold

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