



Connells

Churchfield Close
Stafford



Property Description

Connells are delighted to bring to market this well presented three bedroom semi-detached property in the sought after Baswich area of Stafford. Located in the market town of Stafford, this property benefits from excellent commuting links via the Stafford Train Station providing fantastic intercity connection links to Birmingham, Liverpool and London Euston.

This tastefully modernised and decorated family home briefly comprises of an Entrance Hallway, modern fitted Kitchen-Diner, spacious Lounge and Utility on the ground floor with three generous Bedrooms and Family Bathroom on the first floor.

Externally, the property benefits from a generous blockpaved driveway and attached Garage. The private rear garden is well maintained across four tiers with artificial turf and wooden decked areas.

Internal

Kitchen-Diner

8' 2" x 18' 10" (2.49m x 5.74m)

Having a UPVC double glazed window to rear this spacious Kitchen-Diner features a range of modern wall and base units, work surfaces with an inset one and a half bowl granite composite sink and drainer. This open plan Kitchen-Diner also benefits from integrated appliances including an eye level electric oven, microwave, a four ring electric hob with overhead extractor and integrated Dishwasher. The Kitchen-Diner also features a fitted Breakfast Bar, understairs pantry storage, a wall mounted vertical radiator and tile flooring throughout.

Lounge

14' 5" x 12' 6" (4.39m x 3.81m)

Having a UPVC double glazed window to front, this generous Lounge features a wall mounted radiator with carpet throughout.

Utility

8' 3" x 7' 7" (2.51m x 2.31m)

Having UPVC double glazed window and door to rear, this separate Utility Room features a wall mounted boiler and Garage access.

Conservatory

9' 8" x 9' (2.95m x 2.74m)

Accessed via the Kitchen-Diner, this practical Conservatory features an insulated roof, UPVC double glazed double french doors leading to the rear garden and tile flooring

throughout with underfloor heating.

Landing

Bedroom One

11' 7" x 12' 6" (3.53m x 3.81m)

Having a UPVC double glazed window to front, this generous Master Bedroom features a wall mounted radiator with carpet throughout; there is also an alcove currently for a dressing table but has scope for housing fitted wardrobes.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

Having a UPVC double glazed window to rear, this double Bedroom benefits from a wall mounted radiator with carpet throughout.

Bedroom Three

8' 1" x 8' 7" (2.46m x 2.62m)

Having a UPVC double glazed window to rear, this third Bedroom benefits from a wall mounted radiator with carpet throughout.

Family Bathroom

Having a UPVC double glazed window to front, this Family Bathroom features a P-Shaped Bath with overhead rainfall and handheld shower, WC, wash hand basin with vanity storage unit, a wall mounted chrome towel radiator and fully tiled walls.

External

Situated at the end of a quiet cul-de-sac in Baswich, this property benefits from a generous blockpaved driveway for multiple vehicles leading to the Garage. Set across four tiers, the private rear garden features an

artificial lawn, decked seating area and storage shed.

Garage

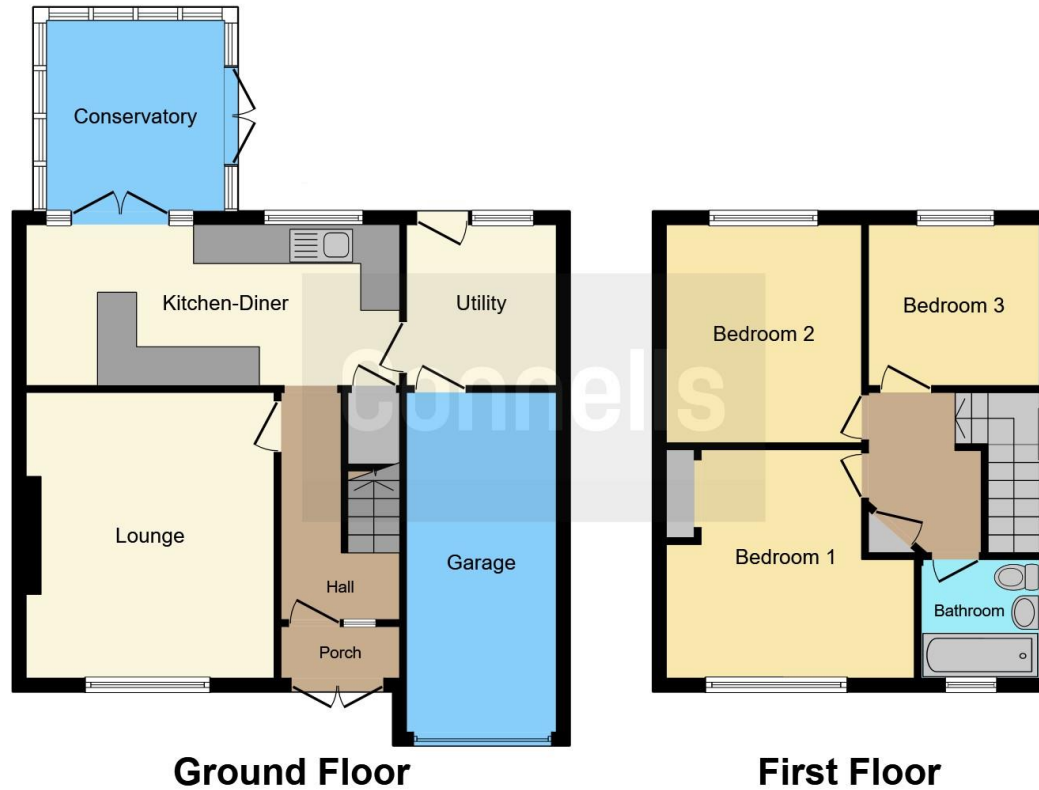
17' 2" x 7' 9" (5.23m x 2.36m)

Accessed via a manual up and over door from the front Driveway, this attached Garage is equipped with both power and lighting with a rear pedestrian door to the garden.









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

To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: C

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Tenure: Freehold



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