



**Connells**

Common Lane  
Bednall Stafford



## Property Description

CONNELLS ESTATE AGENTS are delighted to market this traditional three bedroom semi-detached cottage in the highly sought village of Bednall. Bednall is 2.5 miles southeast of Stafford, 2 miles east of M6 junction 13 and Acton Trussell. This property is also within close proximity of the prestigious Cannock Chase, and a short drive from the market town of Stafford offering ample commuting opportunities via the M6 motorway network and rail links with direct lines from Stafford to Birmingham, Manchester and London Euston.

The property is immaculately presented throughout and boasts traditional features such as high ceilings, beamwork and exposed brick, briefly comprising of an entrance hallway, fitted kitchen, utility room, lounge and conservatory all located on the ground floor, with stairs leading to first floor landing, all three bedrooms and family bathroom.

Externally to the front the property boasts a private gated gravelled driveway with ample parking space for multiple cars, front lawn, gated access to rear garden and a range of hedges and shrubbery providing additional privacy. The rear garden is landscaped throughout offering spacious lawn area, with decorative border and paved patio seating area.

## Internally

### Entrance Hallway

Having front door access, double glazed window to side and doors leading into;

### Utility Room

7' 4" x 6' 4" ( 2.24m x 1.93m )

Having double glazed windows to front and side.

### Lounge

18' x 11' 7" ( 5.49m x 3.53m )

Having double glazed window to side, fireplace with brick surround and tiled hearth, radiator and carpet flooring.

### Kitchen/ Diner

14' 7" x 11' 3" ( 4.45m x 3.43m )

Having double glazed window to side, this fitted kitchen offers a range of wall and base units incorporating surfaces over, integrated wine and crockery storage, range oven with gas hob, Belfast sink, log burner, spotlights, radiator and tiled flooring.

### Conservatory

12' 2" x 11' 9" ( 3.71m x 3.58m )

Having double glazed window to both front and side and double glazed French doors to front.

## Landing

Having stairs leading from entrance hallway, and doors into;

## Bedroom One

15' 7" x 10' 4" ( 4.75m x 3.15m )

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

## Bedroom Two

11' 1" x 9' 2" ( 3.38m x 2.79m )

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

## Bedroom Three

8' 5" x 7' 5" ( 2.57m x 2.26m )

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

## Bathroom

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

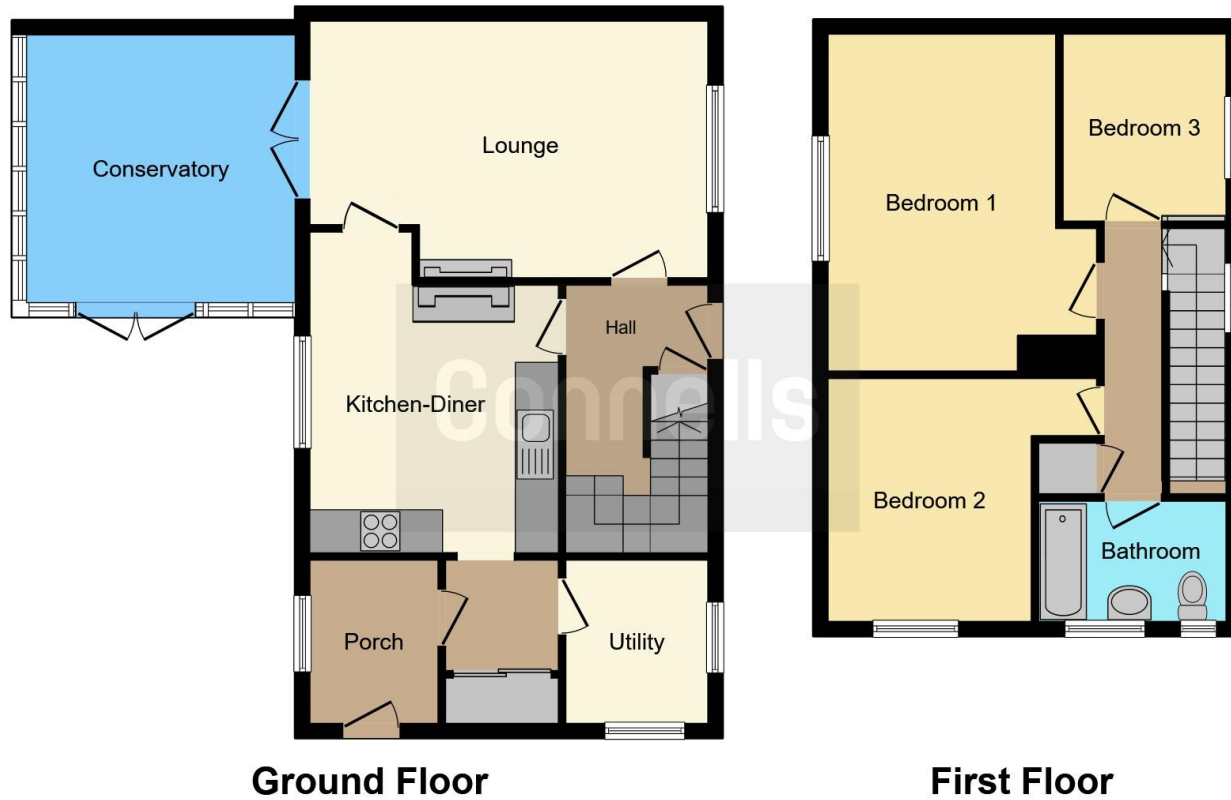
## Externally

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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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106407](http://connells.co.uk/Property/STD106407)**



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