





Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this beautifully presented three bedroom detached family home situated on the outskirts of Stone. The property is within close proximity of local shops, schools and amenities; Stone is a short distance from Stafford town offering ideal commuting links and access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

The property is immaculately presented throughout and briefly comprises of an entrance hallway, open plan kitchen/diner and living room, separate utility room, downstairs W.C and study all located on the ground floor, with stairs leading to first floor landing, all three bedrooms and family bathroom.

Externally the property boasts a landscaped rear garden with block-paved seating area, pergola, with garden room boasting a home gym, second study and storage area. The front aspect offers a private driveway with ample parking space for multiple cars.

Internally

Entrance Hallway

Having front door access and doors leading into;

Living Room

11' 6" x 24' 10" (3.51m x 7.57m)

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

Study

9' x 10' 5" (2.74m x 3.17m)

Having double glazed window to rear and patio doors into garden.

Kitchen / Diner

16' 11" x 11' 5" (5.16m x 3.48m)

Having double glazed windows and door access to rear garden, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, breakfast bar with seating, double electric oven with gas hob, cooker hood, sink and drainer and wood flooring.

Utility Room

14' 7" x 8' 10" (4.45m x 2.69m)

Having double glazed windows to side.

Downstairs W.C

Having double glazed window to side, W.C, wash hand basin, towel radiator and tiled flooring.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom One

14' 6" x 11' 1" (4.42m x 3.38m)

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

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

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

Bedroom Three

9' 5" x 6' 1" (2.87m x 1.85m)

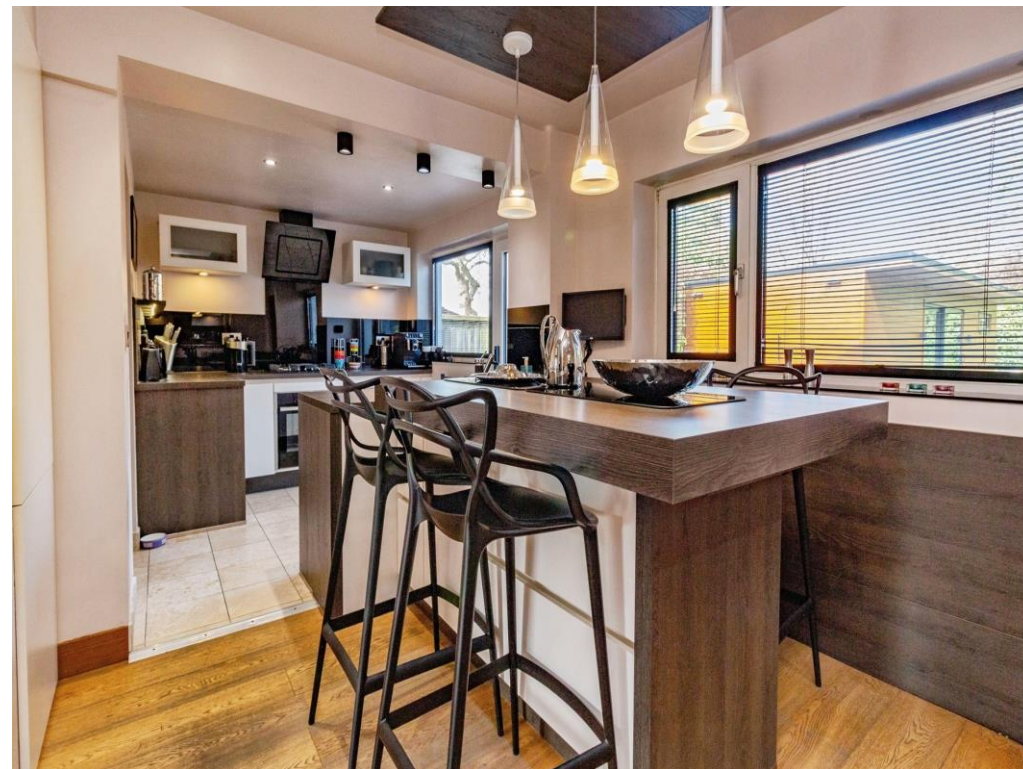
Having double glazed window to front, storage cupboard, radiator and carpet flooring.

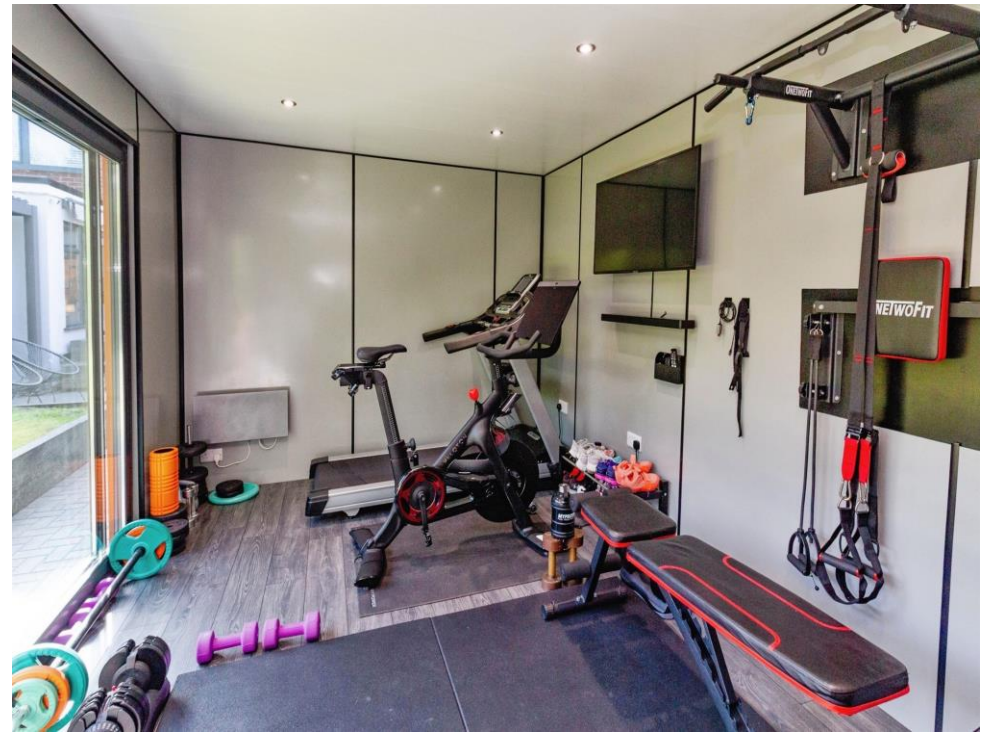
Bathroom

Having double glazed windows to both rear and side, W.C, wash hand basin with vanity, walk in rainfall shower, towel radiator and tiled flooring.

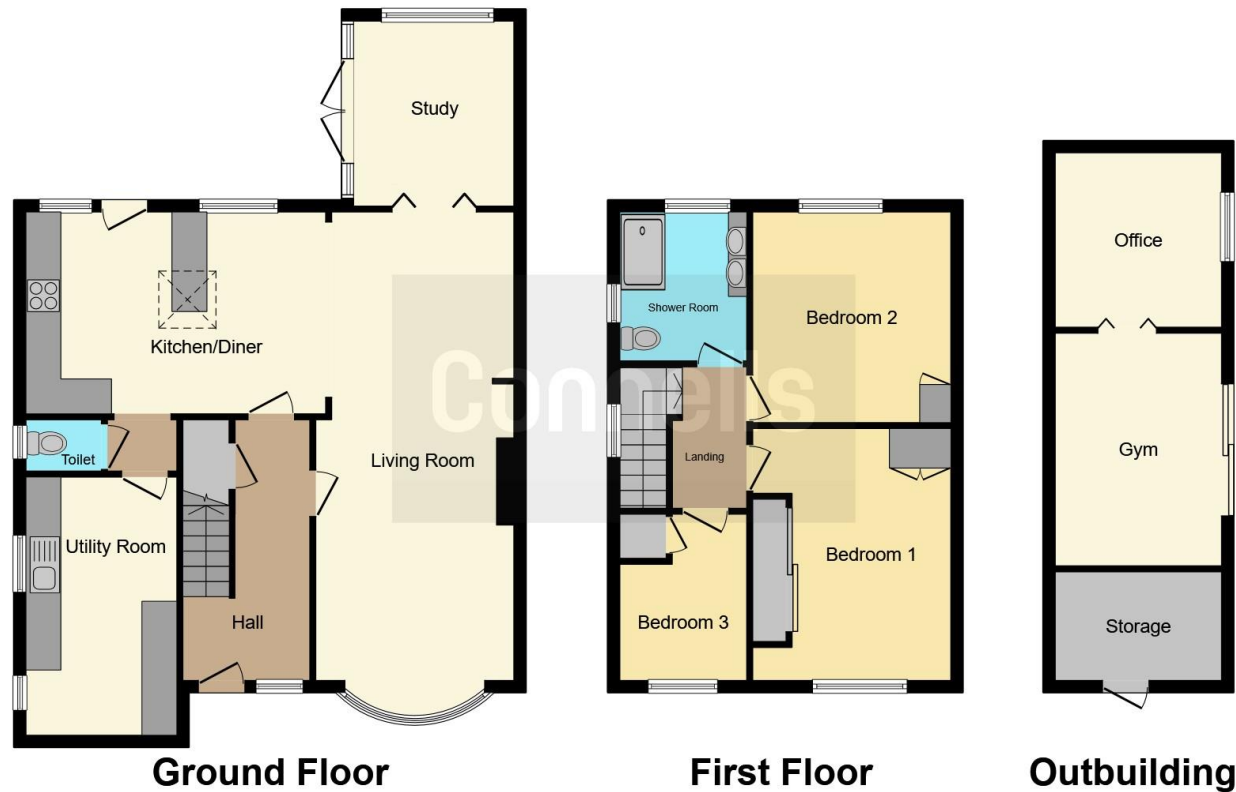
Externally

Externally the property boasts a landscaped rear garden with block-paved seating area, pergola, with garden room boasting a home gym , second study and storage area. The front aspect offers a private driveway with ample parking space for multiple cars.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/STD107097



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD107097 - 0004