



**Connells**

Weaver Drive  
Stafford





## Property Description

CONNELLS ESTATE AGENTS are pleased to offer this very well presented extended two bedroom semi-detached house for sale. This wonderful property offers an exciting opportunity for a first time buyers or investors alike. Weaver Drive is located within the Western Downs area of Stafford which lies approximately two miles west of Stafford town centre. The area offers a wider variety of local shops, amenities and transport links along with schools. The town centre itself offers a wider variety of high street shops amenities and leisure facilities along with access to major commuter hubs via the mainline intercity train station which offers transport links between Manchester, Birmingham and London Euston.

The property is well presented throughout and briefly comprises of an entrance hallway, lounge, kitchen, garden room, down stairs shower room and garage all located on the ground floor, with stairs leading to first floor landing. both bedrooms and family bathroom.

Externally to the front there is a driveway, block paved pathway and gravelled area with access to the property and garage. The rear well maintained garden with well stocked flower borders and gravelled areas.

Call now to book your viewing of this stunning family home.

## Entrance Hallway

UPVC double glazed door to the front, radiator and tiled flooring.

## Lounge

10' 2" x 13' 2" ( 3.10m x 4.01m )

UPVC double glazed bow bay window to the front and radiator.

## Kitchen

13' 2" x 9' 3" ( 4.01m x 2.82m )

UPVC double glazed window to the rear, radiator, fitted wall and base units with worksurfaces over, white resin sink with drainer and mixer tap, integrated hob, integrated oven, tiled splashbacks, space for appliances and tiled flooring.

## Garden Room

11' 5" x 10' 6" ( 3.48m x 3.20m )

UPVC double glazed window to the side and rear, uPVC double glazed French doors to the rear, radiator and tiled flooring.

## Rear Hallway

UPVC double glazed door to the rear, radiator and tiled flooring.

## Shower Room

UPVC double glazed window to the rear with frosted glass, heated towel radiator, low level WC vanity unit hand wash basin single shower enclosure an tiled flooring.

## Landing

Loft access, built in storage and doors to all rooms.

## Master Bedroom

10' 3" x 9' 3" ( 3.12m x 2.82m )

UPVC double glazed window to the front and radiator

## Bedroom Two

11' 2" x 6' 9" ( 3.40m x 2.06m )

UPVC double glazed window to the rear and radiator

## Bathroom

UPVC double glazed window with frosted glass to the rear, vanity unit hand wash basin with mixer tap, low level WC, panelled bath with mixer tap, part tiled walls, tiled flooring and towel radiator radiator.

## Garage

Garage French door and light point.

## Outside

## Front Garden

Driveway leading tot he property, block paved footpath and graveled area.















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  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106862](http://connells.co.uk/Property/STD106862)**



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