



**Connells**

7 Prestwood Court  
Stafford





### Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this one bedroom terraced bungalow in an ideal location in a popular residential area situated within easy access of Stafford town centre, Stafford is a popular market town offering a wide variety of high street shops, amenities and supermarkets along with the mainline intercity train station having commuter links extending from Manchester, Birmingham and London Euston.

The property is available for over 55s only and briefly comprises of an entrance hallway, lounge/diner, kitchen, bedroom and bathroom.

Externally the rear garden offers a paved patio seating area with a range of shrubbery and shed ideal for additional storage.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee

is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hallway

Having front door access, storage cupboard and doors into;

### Lounge / Diner

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

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

## Kitchen

10' 5" x 5' 2" ( 3.17m x 1.57m )

Having double glazed window to front, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer and space for appliances.

## Conservatory

9' 9" x 7' 1" ( 2.97m x 2.16m )

Having single glazed surrounding windows and doors into rear garden.

## Bedroom

13' 4" x 8' 4" ( 4.06m x 2.54m )

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

## Bathroom

Having W.C, wash hand basin, bath with shower overhead and extractor fan.

## Externally

Externally the rear garden offers a paved patio seating area with a range of shrubbery and shed ideal for additional storage.



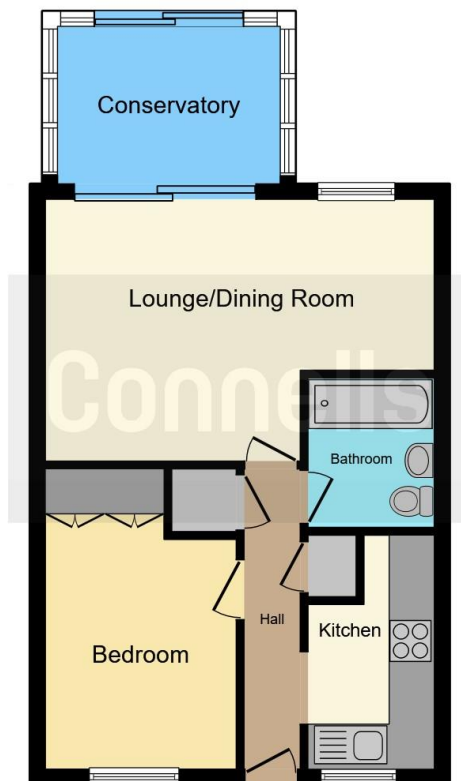












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106918](http://connells.co.uk/Property/STD106918)**



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.

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