



Connells

Wells Drive  
Stafford





## Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this four bedroom detached house situated at the end of a quiet cul-de-sac and in the highly sought after Hillcroft Park area of Stafford. The property is within close proximity of local shops, schools and amenities and a short distance from the town centre of Stafford. It is ideal for commuting with excellent access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

The property is well presented throughout and briefly comprises of an entrance hallway, downstairs W.C, lounge, dining room and modern fitted kitchen all located on the ground floor, with stairs leading to first floor landing, all four bedrooms and family bathroom.

Externally to the front there is a private driveway with access to garage via up and over door. The rear garden boasts a spacious lawn, raised patio seating area and a range of trees and shrubbery.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Downstairs W.C

Having double glazed window to side, W.C and wash hand basin.

### Kitchen

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

Having double glazed window to rear, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, oven with induction hob and cooker hood, stainless steel sink and drainer, tiled splashback, spotlights and wood flooring.

### Dining Room

12' 1" x 11' 7" ( 3.68m x 3.53m )

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

### Lounge

19' 1" x 11' 7" ( 5.82m x 3.53m )

Having double glazed window to front, fireplace with surround and mantel, radiator and carpet flooring.

### Landing

Having stairs leading from entrance hallway, airing cupboard, carpet flooring and doors into;

### Bedroom One

12' 4" x 11' 7" ( 3.76m x 3.53m )

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

## Bedroom Two

11' 6" x 8' 8" ( 3.51m x 2.64m )

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

## Bedroom Three

12' 5" x 9' 3" ( 3.78m x 2.82m )

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

## Bedroom Four

8' 4" x 6' 7" ( 2.54m x 2.01m )

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

## Bathroom

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

## Externally

Externally to the front there is a private driveway with access to garage via up and over door. The rear garden boasts a spacious lawn, raised patio seating area and a range of trees and shrubbery.

## Garage

12' 5" x 8' 8" ( 3.78m x 2.64m )

Having access via up and over door and full power/lighting.















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: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106824](http://connells.co.uk/Property/STD106824)**



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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