



**Connells**

The Bramblings  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are pleased to present for sale this three bedroom detached home in the sought after wildwood area of Stafford. Ideally located close to local shops, schools and amenities, the property is also within a short driving distance of the thriving market town of Stafford with a wide range of shops, restaurants and entertainment facilities. It is also ideal for commuting having close access to the M6 motorway network and rail links with direct lines from Stafford to Manchester, Birmingham and London Euston.

The property briefly comprises of an entrance hallway, lounge and open plan kitchen/dining room all located on the ground floor, with stairs leading to first floor landing, three bedrooms and family bathroom.

Externally this ideal family home boasts a landscaped rear garden with paved patio seating area, decorative gravel and a range of mature shrubbery. The rear garden offers a lawned area, paved private driveway and access to garage.

## Internally

### Entrance Hallway

Having UPVC front door access, radiator and doors into;

### Lounge

16' 3" x 11' 7" ( 4.95m x 3.53m )

Having UPVC double glazed bay window to front, gas fireplace with wooden surround and marble effect hearth, radiator and carpet flooring.

### Kitchen / Dining Room

14' 7" x 10' 5" ( 4.45m x 3.17m )

Having double glazed patio doors to rear, this fitted kitchen offers a range of wall and base units with laminate work surfaces over, stainless steel sink and drainer, space and plumbing for appliances and separate dining area.

### Landing

Having stairs leading from entrance hallway, UPVC frosted window to side, loft access and built in storage.

### Bedroom One

13' 2" x 8' 5" ( 4.01m x 2.57m )

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

### Bedroom Two

13' 6" x 8' 6" ( 4.11m x 2.59m )

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

### Bedroom Three

9' 5" x 5' ( 2.87m x 1.52m )

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

## Bathroom

Having double glazed window to rear, W.C, wash hand basin, bath and part tiled walls.

## Externally

Externally this ideal family home boasts a landscaped rear garden with paved patio seating area, decorative gravel and a range of mature shrubbery. The rear garden offers a lawned area, paved private driveway and access to garage.

## Garage

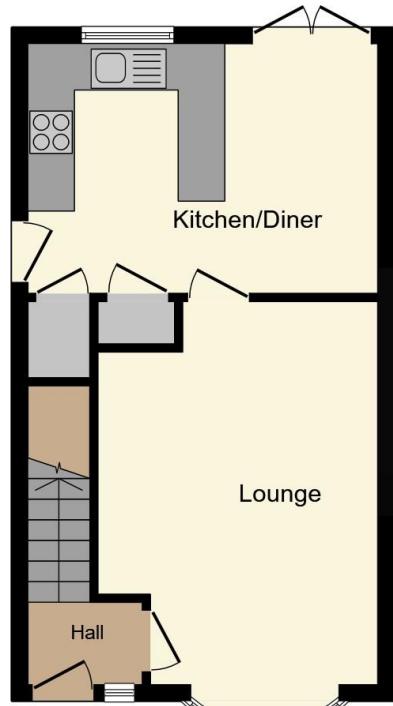
16' 5" x 9' 3" ( 5.00m x 2.82m )

Having up and over door access.





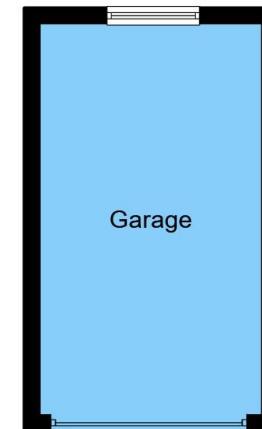




**Ground Floor**



**First Floor**



**Garage**

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: C

Tenure: Freehold

**[view this property online](http://www.connells.co.uk/Property/STD107162) [connells.co.uk/Property/STD107162](http://www.connells.co.uk/Property/STD107162)**



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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.

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