





## Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this three bedroom mid-terraced home on Marston Road, Stafford. The property is within close proximity of local shops, schools and amenities and a short walk from the town centre of Stafford - 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, lounge, dining room, fitted kitchen and W.C all located on the ground floor, with stairs leading to first floor landing, all three bedrooms and family bathroom. There is also stair access to cellar via entrance hallway.

Externally to the front there is a gated courtyard, with the rear garden boasting a well maintained lawn area, paved patio, raised decking seating area and shed ideal for additional storage. There is also parking to the rear of property.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Lounge

12' 1" x 11' 8" ( 3.68m x 3.56m )

Having double glazed bay window to front, log

burner, radiator and wood flooring.

### Dining Room

13' 4" x 9' 8" ( 4.06m x 2.95m )

Having double glazed window to rear and wood flooring.

### Kitchen

14' 6" x 9' 2" ( 4.42m x 2.79m )

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

### First Floor Landing

Having stairs leading from entrance hallway and doors into;

### Bedroom One

12' 1" x 9' 8" ( 3.68m x 2.95m )

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

### Bedroom Two

12' 9" x 9' 9" ( 3.89m x 2.97m )

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

### Bedroom Three

9' 4" x 5' 9" ( 2.84m x 1.75m )

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

## Bathroom

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

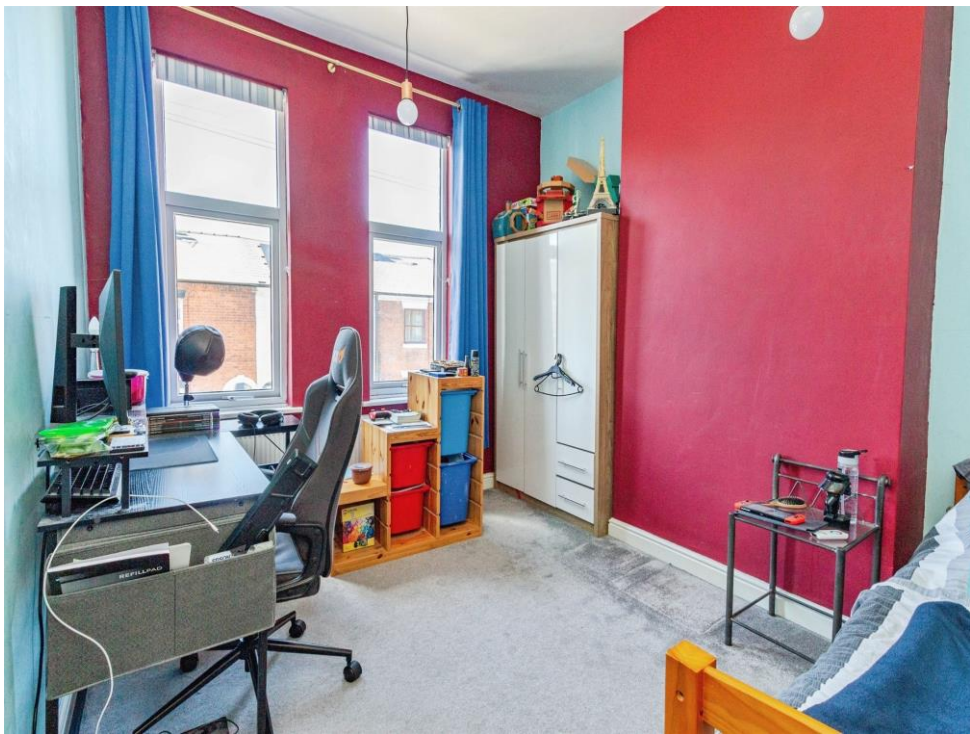
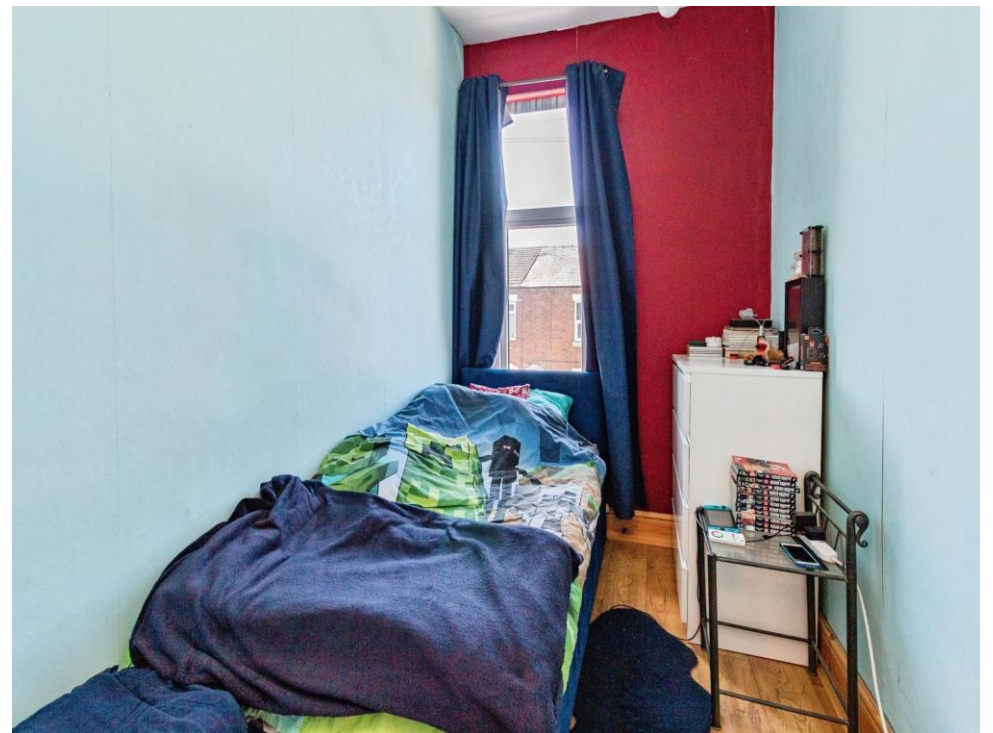
## Externally

Externally to the front there is a gated courtyard, with the rear garden boasting a well maintained lawn area, paved patio, raised decking seating area and shed ideal for additional storage. There is also parking to the rear of property.

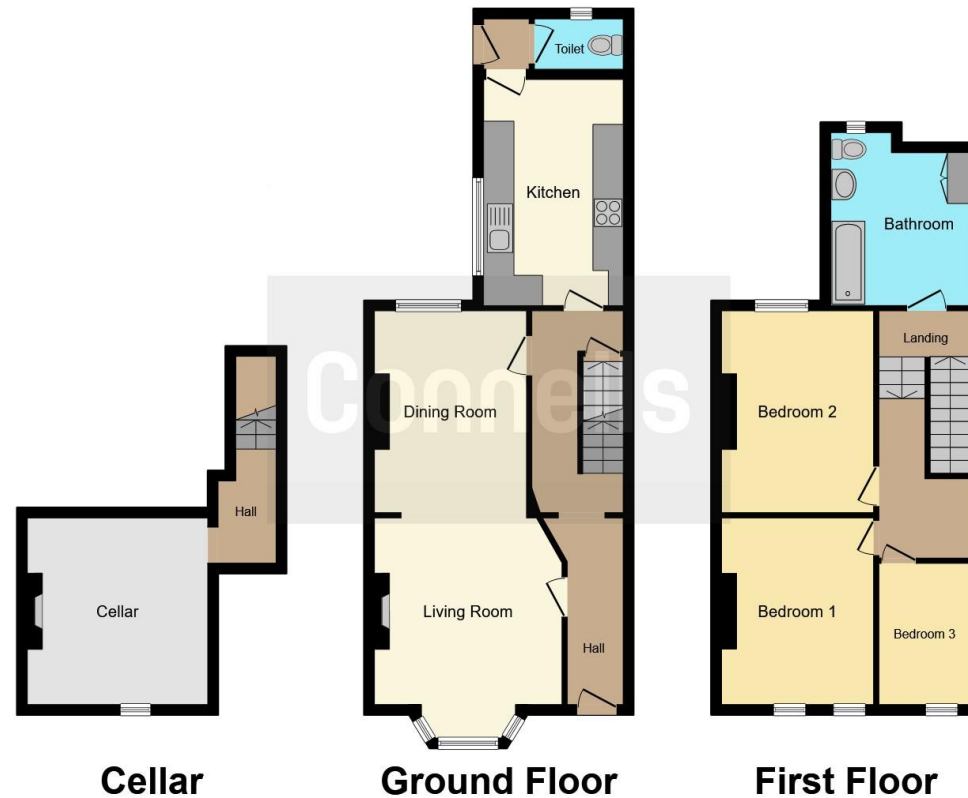
## Agents Note

Please note neighbouring property has had Japanese Knotweed, a guarantee of treatment plan is available in branch at request.









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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Unit 3C, Salter Street  
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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/STD107475](http://connells.co.uk/Property/STD107475)



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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