



Connells

Exeter Street  
Stafford





## Property Description

CONNELLS ESTATE AGENTS are thrilled to bring to the market this three bedroom semi-detached bungalow. The property is located in a popular residential area, within close distance to schools, bus links, motorway links and local amenities. The town of Stafford offers extensive travel links via bus links, rail with direct links to Birmingham, Manchester and London and situated close to M6 motorway link.

The property briefly comprises of a lounge, kitchen, three bedrooms and a wet room.

Externally to the front there is a driveway, lawn and side gated access to rear garden and to the rear there is a large lawned garden area.

## 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 Hall

Having a UPVC double glazed door to the front with radiator.

## Lounge

17' 11" x 11' 11" ( 5.46m x 3.63m )

Having a UPVC double glazed window to the front, radiator and electric fireplace.

## Kitchen

10' 1" x 10' 2" ( 3.07m x 3.10m )

Having a UPVC double glazed window to the rear, UPVC part double glazed door to the rear, wall and base cupboard units, laminate worksurfaces, sink and drainer, space for washing machine and cooker hood.

## Bedroom 1

12' x 11' 11" ( 3.66m x 3.63m )

Having a UPVC double glazed window to the front and radiator.

## Bedroom 2

9' 8" x 11' 11" ( 2.95m x 3.63m )

Having a UPVC double glazed window to the rear and radiator,

## Bedroom 3

11' 11" x 7' 8" ( 3.63m x 2.34m )

Having a UPVC double glazed window to the rear and radiator,

## Wet Room

Having two UPVC double glazed windows to the rear, pedestal wash hand basin, WC, radiator and part tiled walls.

## Front

Having a driveway and lawn area to the side with a gate for access to the rear garden.

## Rear

Having a good sized lawn area.











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: Council Tax  
Awaited Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107461](https://connells.co.uk/Property/STD107461)**



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.

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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