



Connells

The Crescent  
Stafford



## Property Description

Very well presented two bedroom semi detached house located a short drive from Stafford town centre and Stafford railway station. Easily located to the property are a good range of amenities and facilities including school, local shops and beautiful nature reserve. The country town of Stafford is a short drive away and offers a wide range of boutique shopping, coffee house and places of local interest. The property is also ideally located for commuter links via the M6 motorway and Stafford railway station with direct links to London, Birmingham and Manchester. The property comprises of cosy lounge, spacious conservatory, modern fitted kitchen, two good sized bedrooms and bathroom. Outside the property there is a driveway providing off road parking and gardens to the front and rear. Call now to book your early viewing.

## Porch

UPVC double glazed window to the front and composite UPVC double glazed door to the side.

## Hallway

doors to rooms and storage.

## Lounge

14' 7" x 9' 10" ( 4.45m x 3.00m )

UPVC double glazed window to the rear  
uPVC double glazed door to the rear, radiator  
and fire surround with electric fire.

## Conservatory

15' x 6' 9" ( 4.57m x 2.06m )  
UPVC double glazed window to the side and rear.  
uPVC double glazed door to the front and uPVC double glazed French doors to the side.

## Kitchen

9' 5" x 6' 5" ( 2.87m x 1.96m )  
UPVC double glazed window to the front,  
range of fitted wall and base units with work  
surfaces over, stainless steel sink with mixer  
tap and drainer integrated oven and hob, tiled  
splashbacks and space for appliances.

## Landing

Doors to all rooms.

## Master Bedroom

12' 8" x 8' 10" ( 3.86m x 2.69m )  
Two uPVC double glazed windows to the front  
and radiator.

## Bedroom Two

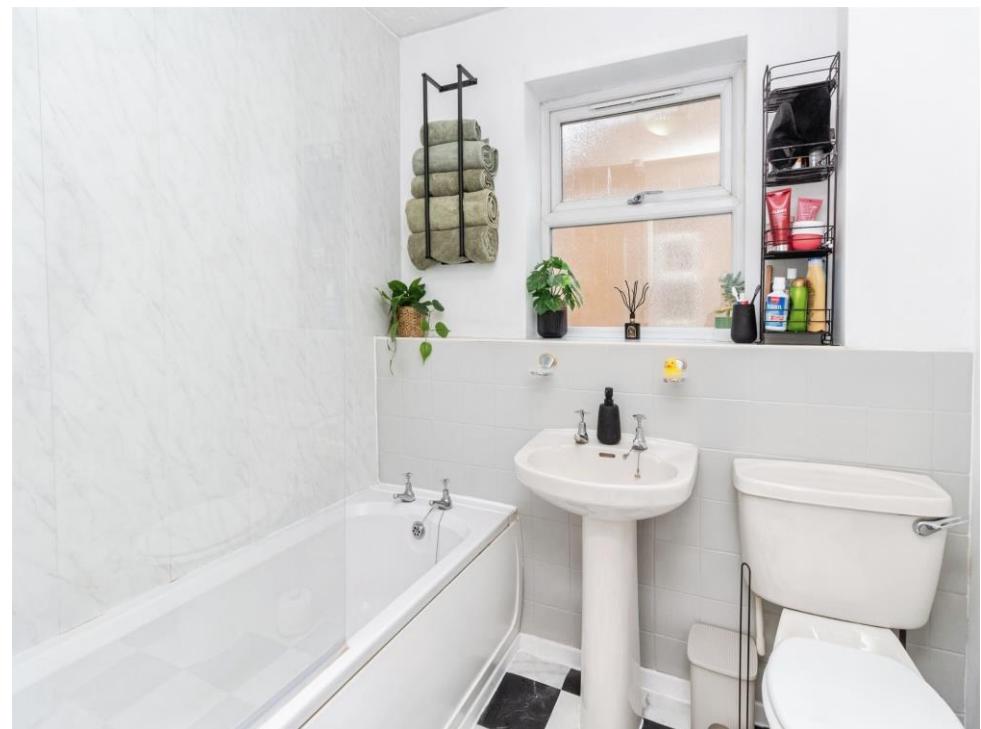
8' 6" x 9' 3" ( 2.59m x 2.82m )  
UPVC double glazed window to the rear and  
radiator.

## Bathroom

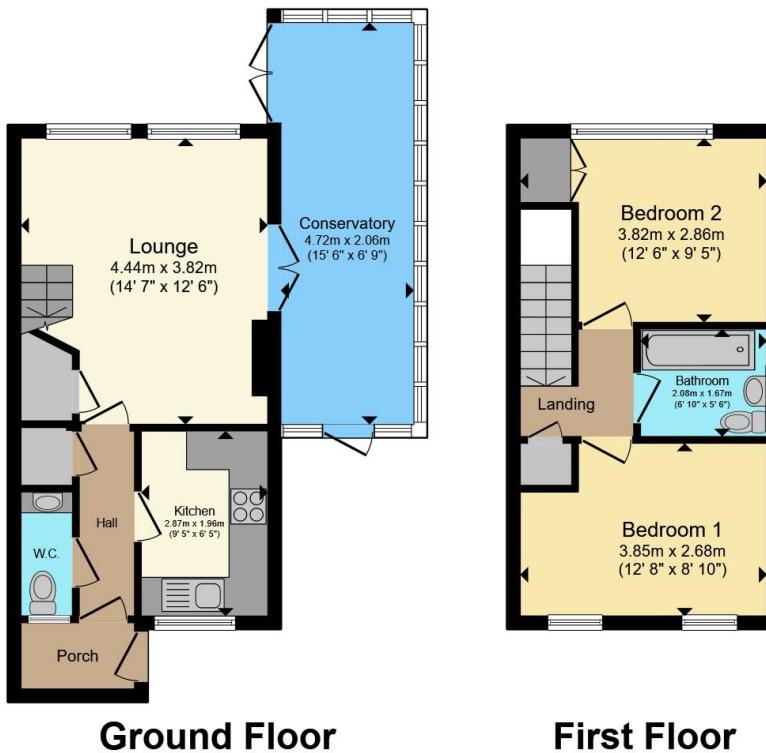
UPVC double glazed window to the side with

frosted glass, low level WC, pedestal hand wash basin, paneled bath, radiator and part tiled walls.









Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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