



Connells

Heath Drive
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this three bedroom detached property located off the ever-popular Eccleshall Road in the market town 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 briefly comprises of an Entrance Hallway, Downstairs W.C, fitted Kitchen, Lounge and Conservatory all located on the ground floor, with stairs leading to First Floor Landing, all Three Bedrooms and Family Bathroom.

Externally to the front there is a lawn area, private driveway and access to garage. The rear garden boasts a paved patio seating area and raised lawn with surrounding hedges for additional privacy.

Internally

Entrance Hallway

Having front door access, window to side and storage cupboard.

Downstairs W.C

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

Lounge

21' x 11' 1" (6.40m x 3.38m)

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

Conservatory

20' 6" x 7' 1" (6.25m x 2.16m)

Having double glazed windows to rear, door into rear garden and carpet flooring.

Kitchen

11' 6" x 8' 1" (3.51m x 2.46m)

Having sliding doors into conservatory, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, stainless steel sink and drainer, space and plumbing for appliances and lino tiled flooring.

First Floor Landing

Having stairs leading from entrance hallway, storage cupboard and doors into;

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

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

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

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

Bedroom Three

9' 2" x 7' 1" (2.79m x 2.16m)

Having double glazed window to rear, radiator and laminate wood flooring.

Bathroom

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

Externally

Externally to the front there is a lawn area, private driveway and access to garage. The rear garden boasts a paved patio seating area and raised lawn with surrounding hedges for additional privacy.

Garage

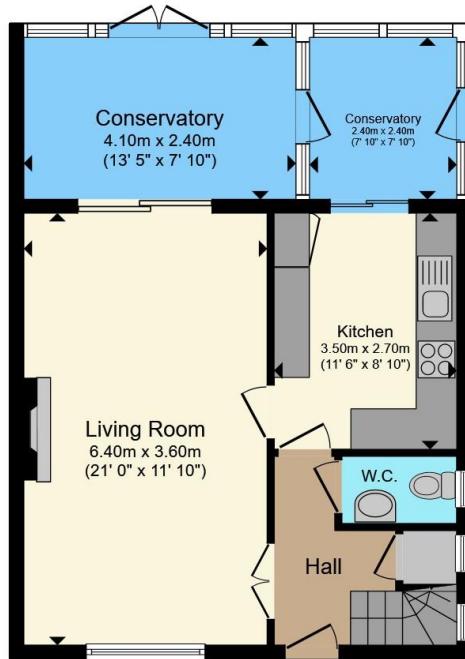
17' 9" x 7' 7" (5.41m x 2.31m)

Having up and over door access to front, door to side, window to rear and full power/lighting.

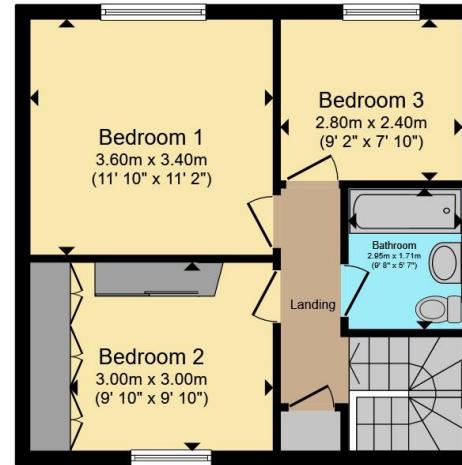




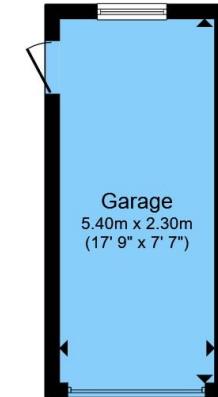




Ground Floor



First Floor



Garage

Total floor area 111.0 m² (1,194 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

Connells

To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STD107665



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD107665 - 0002