



**Connells**

Shannon Road  
Stafford



## Property Description

Link detached three bedroom house ideal for a growing family looking for additional living space. Ideally located for access to local schools, shops and doctors surgery all within easy reach. The county town of Stafford is a short drive away and offers a wide range of boutique shops, places of local interest or enjoy a coffee in one of its many coffee houses. The property also benefits from having excellent access to local commuter links via the M6 motorway and Stafford railway station with direct links to London, Manchester and Birmingham . The property comprises of open plan lounge diner, kitchen, three bedrooms and bathroom. Outside the property there is a garage and gardens to the front and enclosed to the rear. Chain free.

## Entrance Hallway

### Kitchen

9' 1" x 8' 2" ( 2.77m x 2.49m )

UPVC double glazed window to the front, wall and base units with worksurfaces over, stainless steel sink with drainer.

### Lounge Dinier

15' 2" Max x 17' Max ( 4.62m Max x 5.18m Max )

UPVC double glazed French doors to the rear, uPVC double glazed widow to the rear and radiator.

### Landing

UPVC double glazed window to the side and loft access.

### Master Bedroom

8' 10" x 13' 9" ( 2.69m x 4.19m )

UPVC double glazed to the front and radiator.

### Bedroom Two

11' x 8' 1" ( 3.35m x 2.46m )

UPVC double glazed to to the rear and radiator.

### Bedroom Three

6' 10" x 8' 1" ( 2.08m x 2.46m )

UPVC double glazed to to the rear and radiator.

## Outside

### Front Garden

Driveway leading to the property and a selection of mature shrubs

### Rear Garden

garden laid to part lawn and a selection of mature shrubs

### Garage

Up and over garage door

## Bathroom

UPVC double glazed to to the front with frosted glass, low level WC, bath, pedestal hand wash basin and radiator.

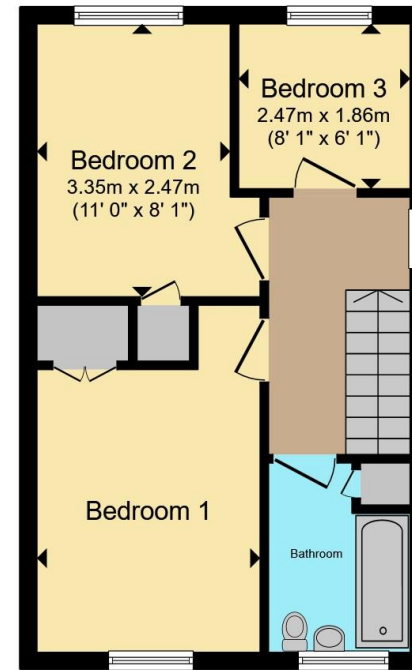








**Ground Floor**



**First Floor**

Total floor area 83.2 m<sup>2</sup> (896 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)



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 [connells.co.uk/Property/STD107592](http://connells.co.uk/Property/STD107592)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STD107592 - 0004