



**Connells**

Yew Tree Rickerscote Road  
Stafford





## Description

INTRODUCING A BRAND NEW DEVELOPMENT WITH TWO INDIVIDUALLY DESIGNED UNIQUE FIVE BEDROOM DETACHED FAMILY HOMES

CONNELLS are delighted to bring to market this exciting new development of 2, 5 bedroom detached homes which of individually designed and are situated within easy access of the M6 motorway network and approximately 2.5 miles south from the thriving county town of Stafford

Designed by local developer R Bonehill (Builders and Contractors) Limited who is locally known to finish all of his homes to an exceptionally high standard these wonderfully positioned homes are not to be missed.

This particular plot will comprise of Hall, Lounge, Study, Open Plan Kitchen/Dining Area, Utility, Guest Cloakroom, Five Bedrooms, Two En Suites, Family Bathroom and Garage with Driveway to the external.

Call Connells Stafford TODAY for more information.

## Location & Area

This exclusive development is ideally situated approximately 2.5 miles south from the thriving market town of Stafford which offers a wide variety of high street shops, amenities, eateries and bars with the town itself also benefiting from the mainline intercity train station offering commuter links between Manchester, Birmingham and London Euston. The area itself benefits from close access to local shops, amenities and schools along with easy access to the M6 motorway network, A449, A5, M54 and M6 toll placing this ideal family home ideally for commuting.

## Ground Floor

### Entrance Hall

### Study

10' 9" x 8' 9" (3.28m x 2.67m)

### Lounge

24' 8" x 11' 8" (7.52m x 3.56m)

**Open Plan Kitchen / Diner**

11' 8" x 10' 9" (3.56m x 3.28m)

**Bedroom**

10' 9" x 8' 9" (3.28m x 2.67m)

**Bedroom**

9' 10" x 7' 5" (3.00m x 2.26m)

**Bedroom**

13' 10" x 13' 10" (4.22m x 4.22m)

**En Suite Shower**

**Family Bathroom**

**Agents Note**

Please note these measurements could change due to properties still being built.

19' 1" x 12' 7" (5.82m x 3.84m)

**Utility**

**Guest Cloakroom**

**Garage**

17' 7" x 17' 7" (5.36m x 5.36m)

**First Floor**

**Landing**

**Bedroom**

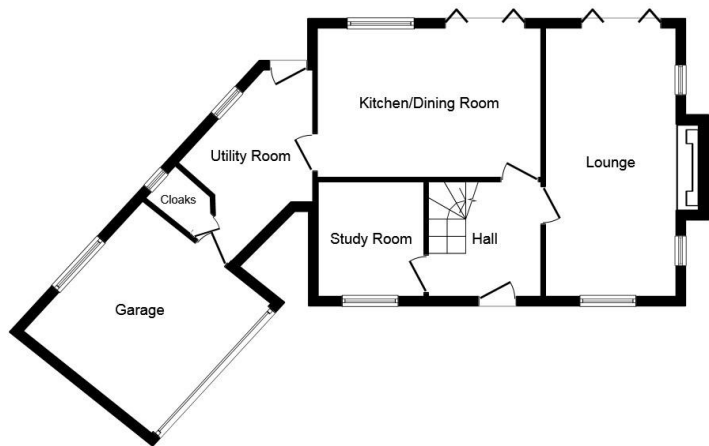
12' 7" x 11' 8" (3.84m x 3.56m)

**En Suite Shower**

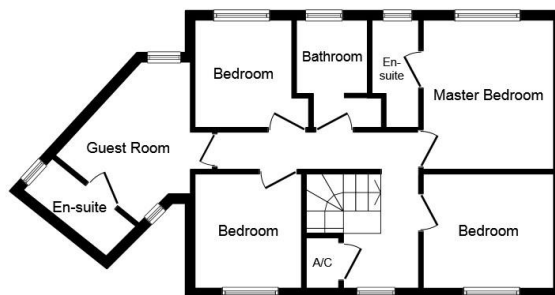
**Bedroom**







**Ground Floor**



**First Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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: Exempt**

**view this property online [connells.co.uk/Property/ref-STD101153](http://connells.co.uk/Property/ref-STD101153)**

Tenure: Freehold



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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