



Connells

Marlowe Road
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to bring to the market this three bedroom end-terraced home boasting a corner plot on Marlowe Road. The property is situated within close proximity of local shops, schools and amenities and within walking distance of the scenic Stafford Castle; this ideal family home is also a short distance from the town centre with a wider range of shops, restaurants and entertainment facilities. There are ample commuting opportunities being within close proximity of the M6 motorway network and rail links with direct lines from Stafford to Birmingham, Manchester and London Euston.

The property is well presented throughout and briefly comprises of an entrance hallway, lounge and open plan kitchen/diner all located on the ground floor, with stairs leading to first floor landing, three bedrooms and family bathroom.

Externally to the front there is a wrap around lawned area with gated access to rear, shrubbery for additional privacy and private driveway with access to garage. The rear garden boasts both a paved patio and raised lawn area with pergola seating area.

Internally

Entrance Hallway

Having front door access, radiator and doors leading into;

Lounge

14' 8" x 11' 6" (4.47m x 3.51m)

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

Kitchen/ Diner

14' 7" x 8' 5" (4.45m x 2.57m)

Having double glazed window and French doors to rear, this fitted kitchen offers a range of wall and base unit incorporating laminate work surfaces over, one and half bowl sink with drainer, space for appliances, storage cupboard and laminate wood flooring.

First Floor Landing

Having stairs leading from entrance hallway, airing cupboard, loft access and doors into;

Bedroom One

13' 6" x 8' 4" (4.11m x 2.54m)

Having double glazed window to front, radiator and carpet flooring.

Bedroom Two

9' 9" x 8' 4" (2.97m x 2.54m)

Having double glazed window to rear, radiator and carpet flooring.

Bedroom Three

8' 1" x 5' 1" (2.46m x 1.55m)

Having double glazed window to front, radiator and carpet flooring.

Bathroom

Having double glazed window to rear, W.C, wash hand basin, bath with shower overhead, towel radiator, part tiled walls.

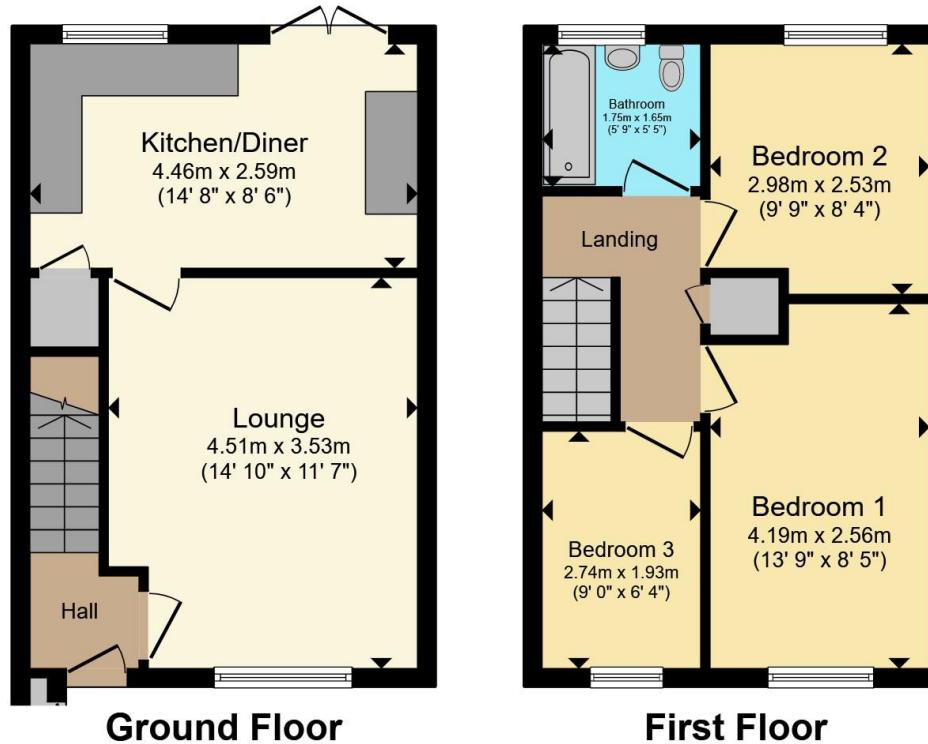
Externally

Externally to the front there is a wrap around lawned area with gated access to rear, shrubbery for additional privacy and private driveway with access to garage converted for use as a home gym. The rear garden is fully landscaped and boasts both a paved patio and raised lawn area with pergola seating area.









Total floor area 64.4 m² (694 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

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: C
 Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 168.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/STD107647) connells.co.uk/Property/STD107647

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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