Sharnbrook Grove Stafford, ST17 4PN





exceptionally popular Wildwood development.

£239,995





Accommodation - Step inside the reception hall with stairs rising to the first floor landing and access to the delightful lounge having a modern fireplace with granite hearth and inset housing a pebble effect fire.

The dining kitchen has an attractive range of units with granite effect work surfaces incorporating a stainless steel one and a half bowl sink and drainer. There is a useful under stairs cupboard and a very pleasant dining area.

The first floor landing has a linen cupboard and has doors off to three bedrooms, bedrooms one and two have contemporary mirror fronted wardrobes and the third bedroom has a built in cupboard over the stair recess. These are served by a modem bathroom having a shaped bath with shower and screen above, WC, wall hung wash basin, a chrome vertical towel radiator and full height tiling.

Outside - The property has off road parking for two cars and wrought iron gates opening to a further drive which leads to the garage. The pleasant rear garden is mainly lawned with a gravel border.

The property is situated in this exceptionally popular Wildwood area of Stafford having schools for all ages within walking distance as well as a medium sized Co-Op.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The land registry does refer to rights and covenants, a copy is available upon request.

Shambrook Grove is an adopted road however this part of the road may not be and is shared with neighbouring properties. Property construction: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/ Local Authority/Tax Band: Stafford Borough Council / Tax Band B Useful Websites: www.gov.uk/govemment/organisations/environment-

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Our Ref: JGA/01082025

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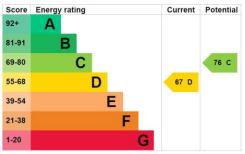












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Agents' Notes
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