



Barbary Grange,  
Stafford, ST17 4NS

Offers in the Region Of £540,000



# Stafford

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Welcome to Barbary Grange, an exquisite family home situated on a sought after private development in Stafford.

An internal inspection reveals a welcoming entrance hall, spacious sitting room, stunning open plan kitchen, dining and living space perfect for entertaining guests. The ground floor also features a guest W/C and useful utility space.

Stairs lead to the first floor where the property boasts three double bedrooms, a family bathroom and a versatile reception room/bedroom six. The master suite is situated on the second floor and has plenty of space and charming views of nearby countryside.

The second floor also has an additional bedroom that also has an suite. The space on offer is unrivalled and would be an excellent property for multi generational living across three floors.

Outside the double garage has been converted into a games/leisure room and the garden is fully landscaped to a high standard.

To the fore is a carport capable of parking multiple cars. Amenities nearby include highly regarded schools, a handful of shops and easily accessible transport links. **CALL NOW TO VIEW!!!**











### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

## Property Specification

### Entrance Hall

Sitting Room 13' 3" x 12' 9" (4.04m x 3.89m)

### W/C

Kitchen 13' 3" x 10' 3" (4.04m x 3.12m)

Dining Space 14' 3" x 9' 8" (4.34m x 2.95m)

Family Room 13' 7" x 10' 8" (4.14m x 3.25m)

### Landing

Additional Living Room/Bedroom Six 18' 6" x 13' 4" (5.64m x 4.06m)

Bedroom Three 12' 1" x 12' 1" (3.68m x 3.68m)

### En Suite

Bedroom Four 13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom Five 9' 8" x 8' 4" (2.95m x 2.54m)

### Bathroom

### Landing

Master Bedroom 18' 8" x 12' 0" (5.69m x 3.66m)

### En Suite

Bedroom Two 20' 6" x 13' 6" (6.25m x 4.11m)

### En Suite

Services connected: Gas, Electric, Water, Drainage  
Council tax band: G  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 2361.3 sq. feet

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

