



30 Stafford Road, Eccleshall, ST21 6JP



Enjoying a pleasant rural outlook to the front is this modern semi detached home benefitting from well presented interiors, three bedrooms and a desirable setting on the borders of Eccleshall. Retaining a further 6 years NHBC warranty, the property showcases an attractive neutral finish throughout, comprising briefly entrance hall, spacious lounge, dining kitchen, inner hall and cloakroom to the ground floor, with three good sized bedrooms to the first floor serviced by a family bathroom and master en suite. Fitted wardrobes have been added to the principal bedroom, the flooring to the ground floor has been upgraded to Karndean and the kitchen is fitted with integrated appliances including dishwasher, oven, gas hob, fridge freezer and washing machine. Outside, a paved terrace and well tended lawned gardens extend to the rear, with secure parking for three vehicles to the rear accessed from a private driveway shared with neighbouring

properties.

The popular village of Eccleshall lies within a picturesque Conservation area and offers an excellent array of amenities centred around the character High Street, including shops, pubs, restaurants and a post office. The village holds a farmers market every month as well as a large community festival every two years. The village benefits from a highly regarded school catchment, having the Bishop Lonsdale Primary School in the village which feed into a choice of secondary schools in the area. Well placed for commuters, the village lies within a short drive of the M6, the commercial centres of Stafford, Stone and Newport are all easily reached and rail stations in Stoke and Stafford offer regular intercity rail connections to Birmingham, Manchester and London. The international airports of Manchester, Birmingham and East Midlands are all within an easy drive.



- Modern Semi Detached Home
- Rural Outlook to Front
- 6 Years NHBC Warranty Remaining
- Spacious Lounge
- Modern Dining Kitchen
- Inner Hall, Reception Hall & Cloakroom
- Three Bedrooms
- Master En Suite & Family Bathroom
- Upgraded Flooring & Fitted Wardrobes
- Attractive Rear Gardens
- Parking for Three to Rear Aspect
- Desirable Village Setting
- Mains Gas CH & Double Glazed Windows
- Well Placed for Commuter Routes, Rail Travel & International Airports

extends throughout the ground floor. A door opens into:

Lounge 4.17 x 3.66m (approx. 13'8 x 12'0)
A well presented reception room having a window to the front aspect enjoying a pleasant outlook. A door leads into:

Inner Hall
A useful space having a large storage cupboard and doors leading into the **Cloakroom** and:

Dining Kitchen 5.19 x 3.99m (approx. 17'0 x 9'9)
A beautifully appointed space having a range of gloss wall and base units housing an inset sink and integrated appliances including dishwasher, oven, gas hob, fridge freezer and washing machine, as well as ample storage space. A window faces the rear aspect and double doors open from the dining area out to the rear gardens

Cloakroom
Fitted with pedestal wash basin and WC, with an obscured window to the side

From the driveway to the rear, gated access opens to the front of the property where there are beautifully manicured gardens and a paved pathway leading to the front door. A composite door opens into:

Reception Hall

A spacious welcome to this well presented home, having stairs rising to the first floor





Stairs rise to the **First Floor Landing**, where there is access to the insulated loft space, as well as doors opening into:

Master Bedroom 3.54 x 2.97m (approx. 11'7 x 9'8)
A spacious double room having a window to the front overlooking pleasant rural views and a double fitted wardrobe. With private use of:

En Suite

Comprising a modern suite having pedestal wash basin, WC and double shower, with tiled flooring and splash backs, an obscured window to the front and a chrome heated towel rail

Bedroom Two 3.04 x 2.95m (approx. 9'11 x 9'8)
Another double room having a window to the rear



Bedroom Three 2.44 x 2.15m (approx. 8'0 x 7'0)
An ideal single room or home office, having a window to the rear and a fitted **Airing Cupboard**

Family Bathroom
A white suite is fitted with pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring, tiled splash backs and an obscured window to the side





Outside

The property is set back beyond a generous frontage front Stafford Road, enjoying a pleasant open outlook over manicured gardens and open fields beyond. To the rear of the property, a private lane servicing a handful of properties leads to a wide driveway providing comfortable parking for three vehicles, with gated access both to the front aspect and into:

Rear Garden

Extending to a good size, the rear garden offers plenty of scope to landscape as desired, having a paved patio, lawns and fenced boundaries. There is exterior lighting and a water point

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.