

£415,000

28 Merlon Court, Stafford, ST16 1DL

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\*\*GUIDE PRICE £425,000 - £450,000\*\*

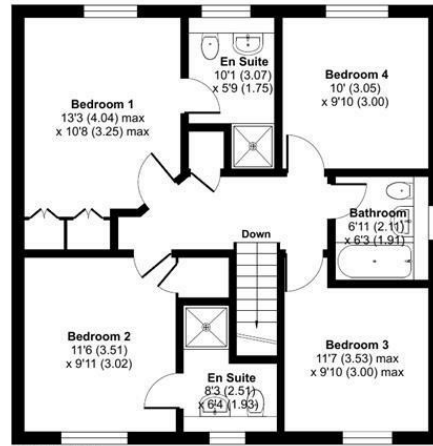
4Sale are thrilled to offer the opportunity to purchase this stunning four bedroom home in the sought after residential area of Castlefields, Stafford. Ideally located close to local shops, schools and amenities and with both Stafford Castle and golf club on the doorstep, this luxury family home is a unique find. It is within walking distance of the town centre of Stafford, a thriving up and coming town with a wide range of shops, restaurants and entertainment facilities, whilst also offering ample commuting links via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property is decorated to an exceptional standard throughout benefitting from modern fixtures and fittings and in brief comprises of an entrance hallway, downstairs cloakroom, living room, open plan kitchen/ dining room and utility room all located on the ground floor with stairs leading to the first floor landing, family bathroom and all four bedrooms, two boasting fitted en-suites.

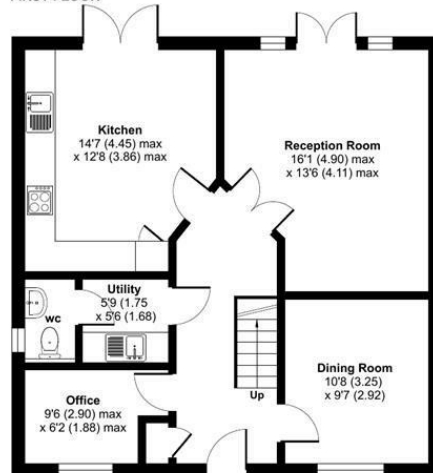
## Merlon Court, Stafford, ST16

Approximate Area = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for 4Sale Online Ltd. REF: 1090776

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	