



**The Ridgeway | Stafford | ST16 1XP**  
**Offers In The Region Of £244,950**



## Summary

**\*\* MOTIVATED SELLER \*\* MODERN SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* VERY WELL PRESENTED \*\* SPACIOUS LOUNGE \*\* MODERN KITCHEN \*\* EN-SUITE SHOWER TO MASTER BEDROOM \*\* ENCLOSED REAR GARDEN \*\* CLOSE TO TOWN CENTRE \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a modern well-presented home, offering easy access to Stafford Town Centre, Train Station, excellent transport links and schools.

In brief consisting of an entrance hallway, guest WC, spacious lounge with doors to the dining room and kitchen. To the first floor there are three bedrooms, a family bathroom and an en-suite shower to the master bedroom, externally the property has a well-stocked rear garden with side gated access to the garage, driveway and front garden.

EARLY VIEWING STRONGLY ADVISED

## Key Features

- MODERN HOME
- EN-SUITE SHOWER ROOM
- GARAGE AND DRIVEWAY
- EXCELLENT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- VERY WELL PRESENTED
- MODERN KITCHEN
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

14'8" x 9'7" (4.49 x 2.93)

### DINING ROOM

9'6" x 7'10" (2.9 x 2.4)

### MODERN KITCHEN

9'4" x 8'0" (2.86 x 2.45)

### LANDING

### BEDROOM ONE

11'10" x 8'9" (3.61 x 2.67)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

9'9" x 9'6" (2.98 x 2.90)

### BEDROOM THREE

8'9" x 7'1" (2.68 x 2.17)

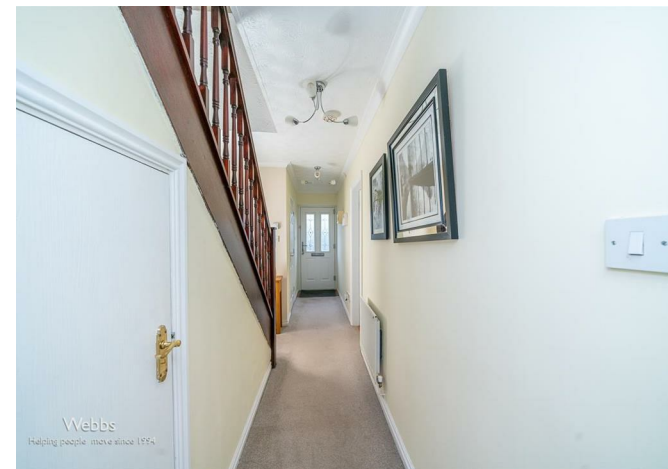
### FAMILY BATHROOM

### GARAGE AND DRIVEWAY

### ENCLOSED REAR GARDEN

### Identification checks - C

### AWAITING VENDOR APPROVAL

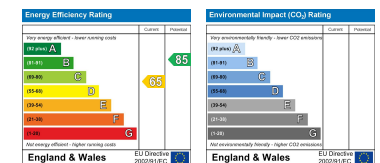






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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