

**Tinsley  
Garner**  
independent property expertise



29, Chetwynd Court Friars Road, Stafford, ST17 4FQ



**Asking Price £259,950**

Stylish living at the heart of Stafford, 5 minutes walk to the railway station and town centre. Grade II listed town house within the courtyard of this exclusive re-development of one of the town's most iconic buildings, the former King Edward VI Grammar school. Super stylish accommodation finished to a high spec, featuring a spacious reception area, open plan living space and fully fitted kitchen with space for dining, cloakroom & utility. Upstairs features 3 bedrooms, en-suite shower room to the main bedroom and a guest bathroom. Allocated parking for 2 cars within the secure gated courtyard. A fabulous house in an emerging commuter hot-spot easy access to Birmingham New Street within 40 minutes and London Euston in 1hr 20mins. Photos are of the actual property. Now complete and ready for occupation. Comes complete with carpets and wood effect flooring.



01785 811 800

<https://www.tgprop.co.uk>



Porch

Entrance Hall  
17'4" x 6'9"

Cloakroom & WC

Open Plan Lounge  
21'9" x 15'8"

Dining Kitchen  
21'9" x 7'6"

Landing

Main Bedroom  
14'9" x 9'6"

En-Suite Shower Room

Bedroom 2  
21'9" x 11'1"

Bedroom 3  
10'9" x 5'4"

Guest bathroom

Outside Space

The property will have a small garden area to the front and access to the communal areas Reserved parking for two cars. The courtyard area has secured gated entrances off Friars Road and a pedestrian access from Newport Road.

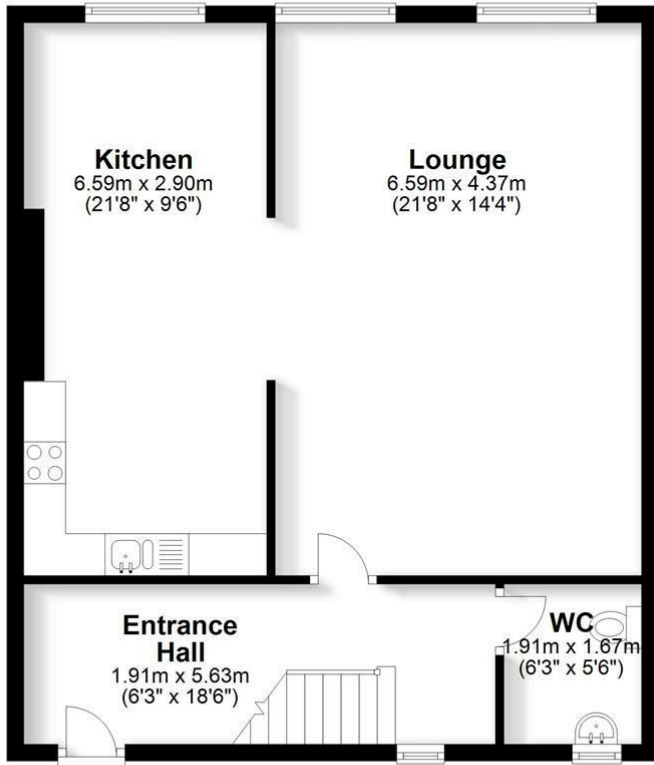
Specification

The properties are finished to a quality specification to include kitchen appliances, contemporary style sanitary ware, floor coverings with laminate flooring to the ground floor and carpets upstairs, with the exception of the bathroom which have vinyl flooring. Gas central heating.

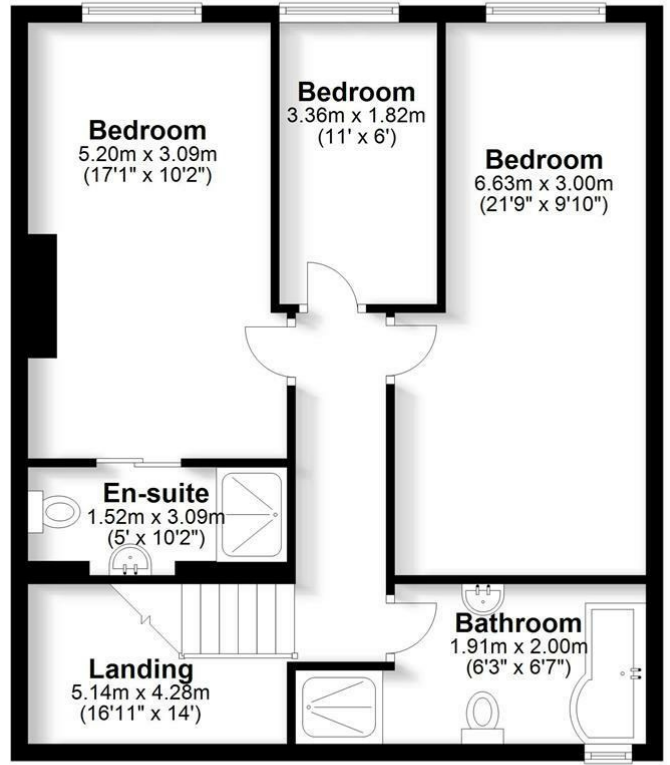
The houses are freehold



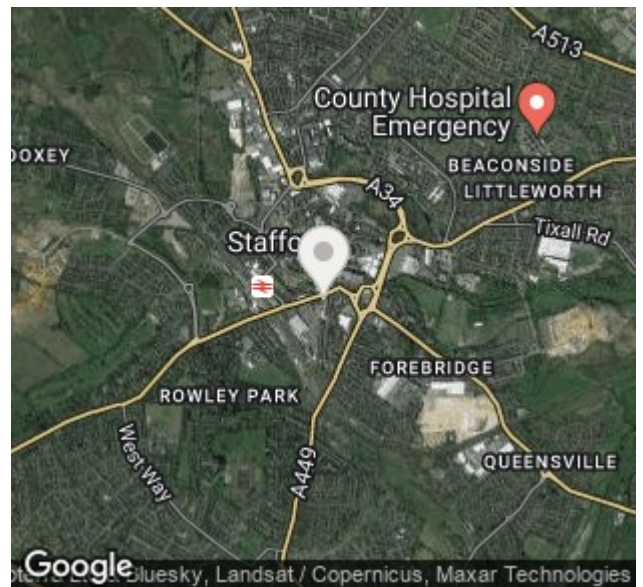
### Ground Floor



### First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			