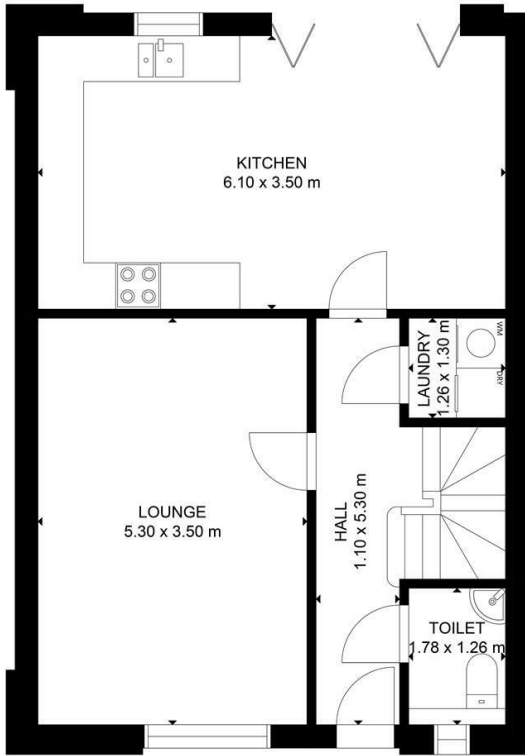




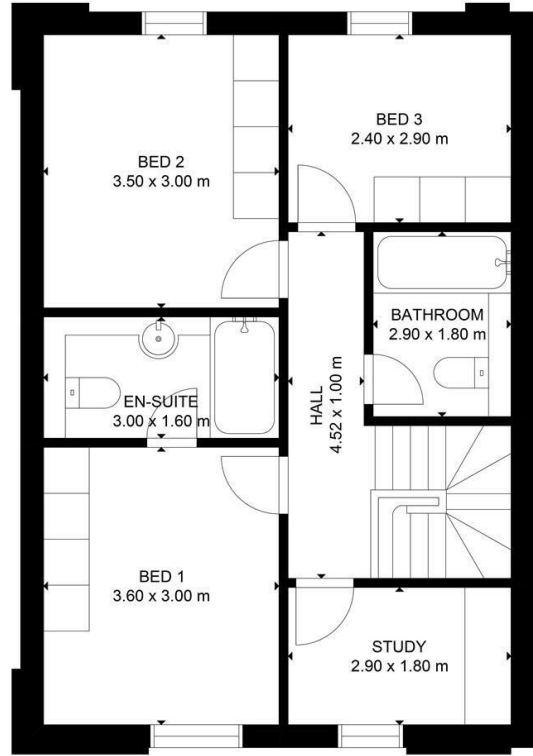
## 5 Chetwynd Court Friars Road, Stafford, Staffordshire, ST17 4FQ

For sale FREEHOLD. Only 4 new build houses remaining. Brand new contemporary style semi-detached and town houses in a courtyard setting on the edge of Stafford town centre, 2 minutes walk to the railway station and a little over 1 mile from Stafford County Hospital. Spacious accommodation featuring: entrance hall, lounge, open plan dining kitchen with fitted appliances and wide patio windows opening to the gardens, 4 bedrooms, en-suite shower room to the main bedroom and family bathroom. Quality specification with high efficiency double glazed windows and gas central heating, choice of kitchens with fitted appliances. Two reserved parking spaces per property. Private rear gardens. The properties are part of the re-development of the landmark former King Edward VI grammar school at the heart of the town, set around a landscaped central courtyard with secure gated access from both Friars Road and Newport Road. Choice of kitchen cabinets and floor coverings available on this unit. Interior photos & virtual tour are of a similar but not the exact property. Energy rating B. Available autumn 2024.

**£275,000**



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 109 m<sup>2</sup>  
 GROUND FLOOR: 55 m<sup>2</sup>, FIRST FLOOR: 54 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		