



11 Chetwynd Court, Stafford, ST16 2HE

Asking Price £325,000



Single storey 'bungalow' style property within the iconic Chetwynd Court development at the heart of Stafford. Currently being constructed, Number 11 is unique within the development, being the only ground floor single level property with its own private courtyard garden. This is a striking property which retains some lovely original features with good size accommodation featuring: entrance hall, large open plan dining kitchen with vaulted ceiling & exposed beams, sitting room, two double bedrooms and bathroom. In addition there is a separate study / occasional bedroom. Double glazed windows and under floor heating. Courtyard garden and reserved parking space. Chetwynd Court is a secure gated courtyard development which is within strolling distance of Stafford town centre and 5 minutes walk to Stafford railway station; Birmingham New Street within 40 minutes and London Euston in 1hr 20mins. Can be ready to move in within 6 weeks. Photographs are representative of the development, not the actual property.



Entrance Hall

Lounge 18'0" x 11'5" (5.50 x 3.50m)

Dining Kitchen 24'7" x 10'2" (7.50 x 3.10m)

Bedroom 1 11'1" x 10'2" (3.40 x 3.10m)

Bedroom 2 11'5" x 10'2" (3.50 x 3.10m)

Study / Occasional Bedroom 10'2" x 6'2" (3.10 x 1.90m)

Bathroom

General Information

Services: Mains Gas, water, electricity & drainage. Gas central heating.

Council Tax Band TBC

Predicted Energy Rating C

Tenure; Leasehold 999 years from January 2022

Peppercorn Ground Rent (£0)

Service Charge: £500 per annum

For Sale bt Private Treaty, subject to contract.

Vacant possession on completion.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Market House Mill Street, Stone, Staffordshire, ST15 8BA
Tel: 01785 811 800 Email: enquiries@tgprop.co.uk www.tgprop.co.uk