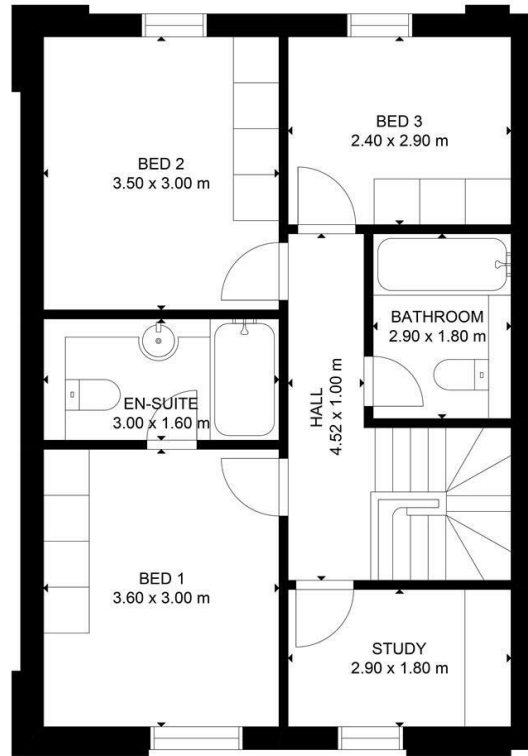
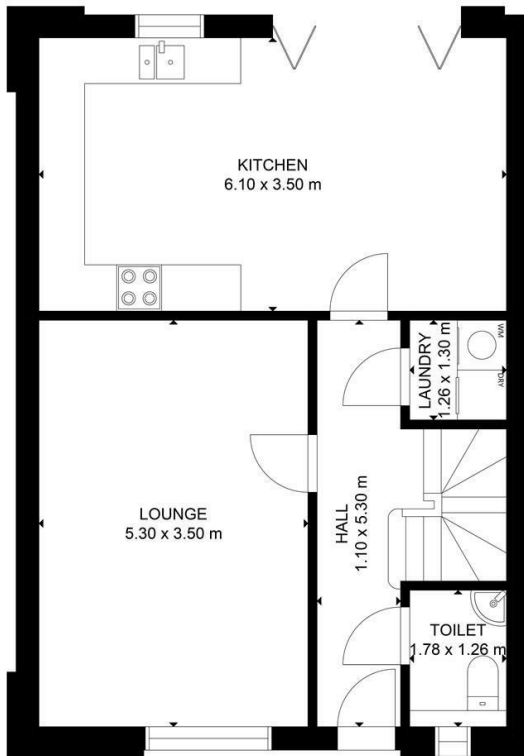




## 2 Chetwynd Court Friars Road, Stafford, Staffordshire, ST17 4FQ

Our last remaining 4 bed contemporary style semi-detached house 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. Due for completion March 2026.

**£275,000**



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		