



Open House  
for sale

OFFERS OVER

**£400,000**

**Sergeant Way**

Stafford, ST17 0WE

## PROPERTY SUMMARY

### Step Up to Sergeant Way — A Stylish Five-Bedroom Family Home on Baswich Grange

Set within one of Stafford's most desirable developments, this impressive five-bedroom detached home offers space, flexibility, and modern comfort across three well-designed floors.

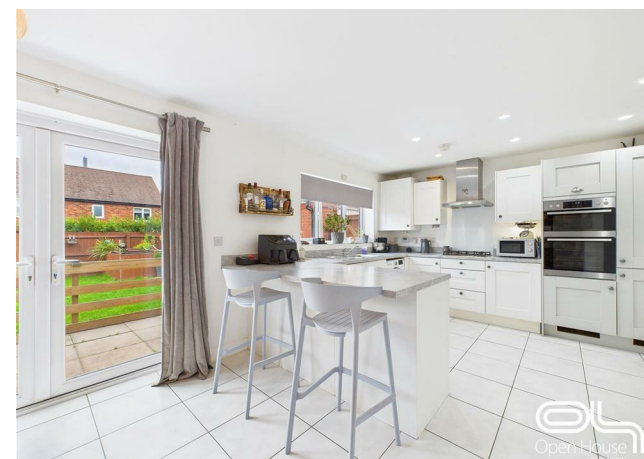
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3



1









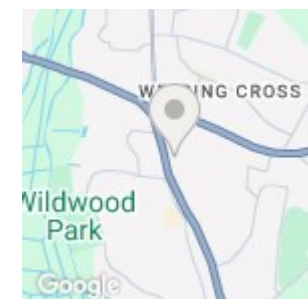


LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements