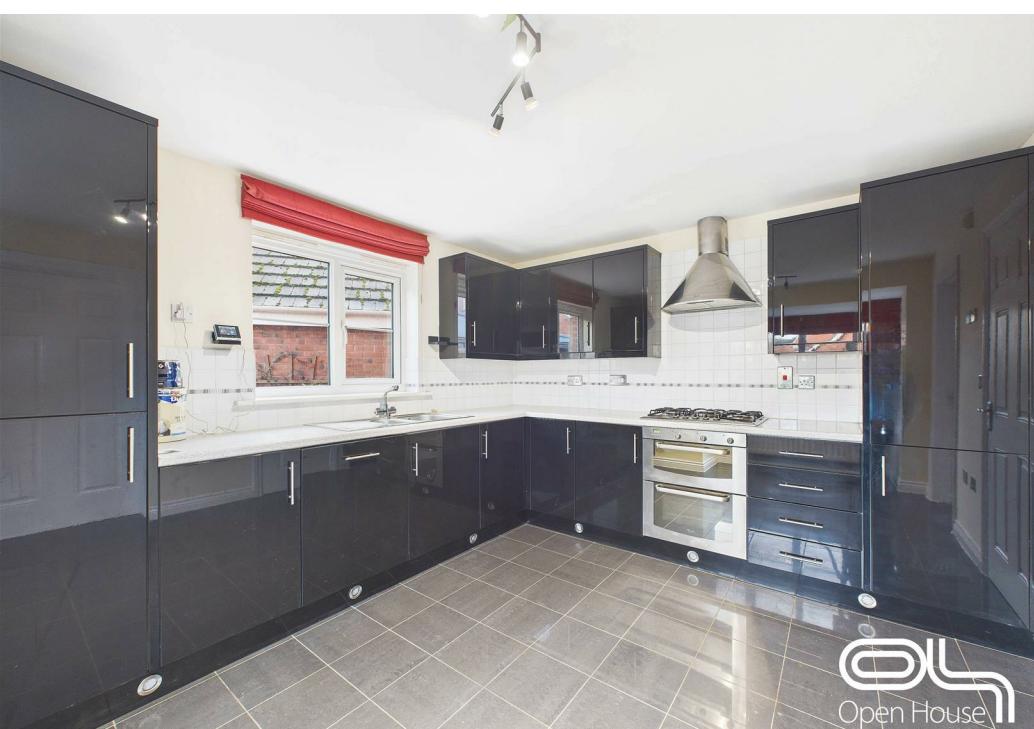
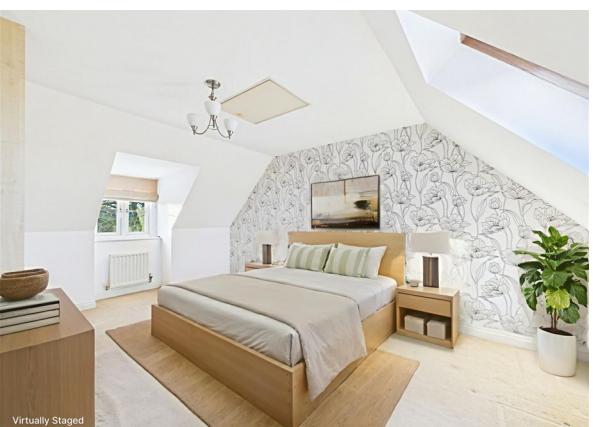


The Garthlands, Stafford, ST17 9ZP

Offers Over £480,000

Council Tax Band: F



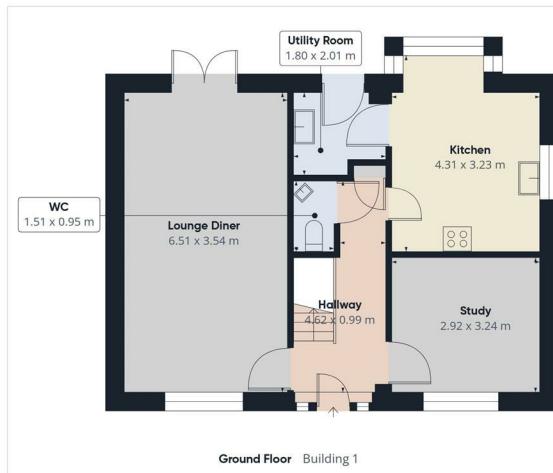
Five Bedroom Detached House with Double Garage, The Garthlands, Stafford – Chain Free

Set within the sought-after Garthlands development, this substantial detached family home offers over 1,962 sq ft of versatile accommodation arranged across three floors, plus a detached double garage. The property is vacant, chain free, and ready for immediate occupation.

The ground floor is designed around everyday living and entertaining. A generous lounge diner spans the depth of the house, while the separate kitchen provides ample workspace and storage, complemented by a utility room and ground floor WC. A further reception room, ideal as a study, snug, or home office, adds flexibility that modern buyers increasingly value.



Open House Staffordshire



Approximate total area⁽¹⁾
182.3 m²

Reduced headroom
5.4 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		69	
EU Directive 2002/91/EC			