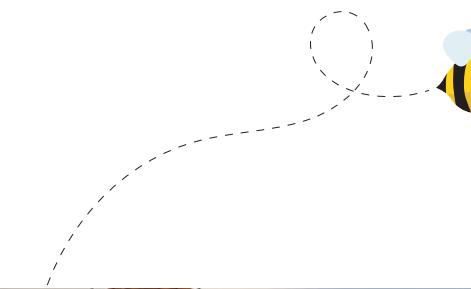


**Cash Only  
Investment  
Opportunity Clare  
Road Stafford ST16  
1PX Stafford BJB  
Freehold**



**butters<sup>bjb</sup>  
john bee**

**STAFFORD**

**01785 246000**

Available 8am - 10pm every day

**[buttersjohnbee.com](http://buttersjohnbee.com)**





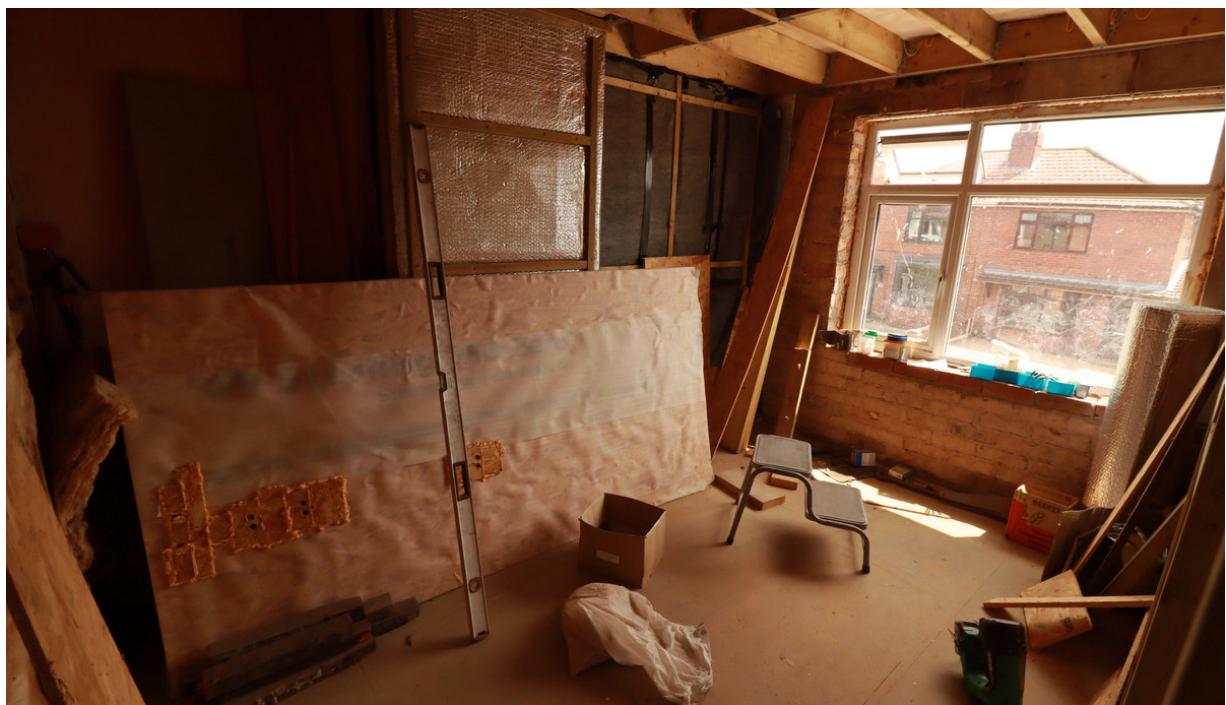
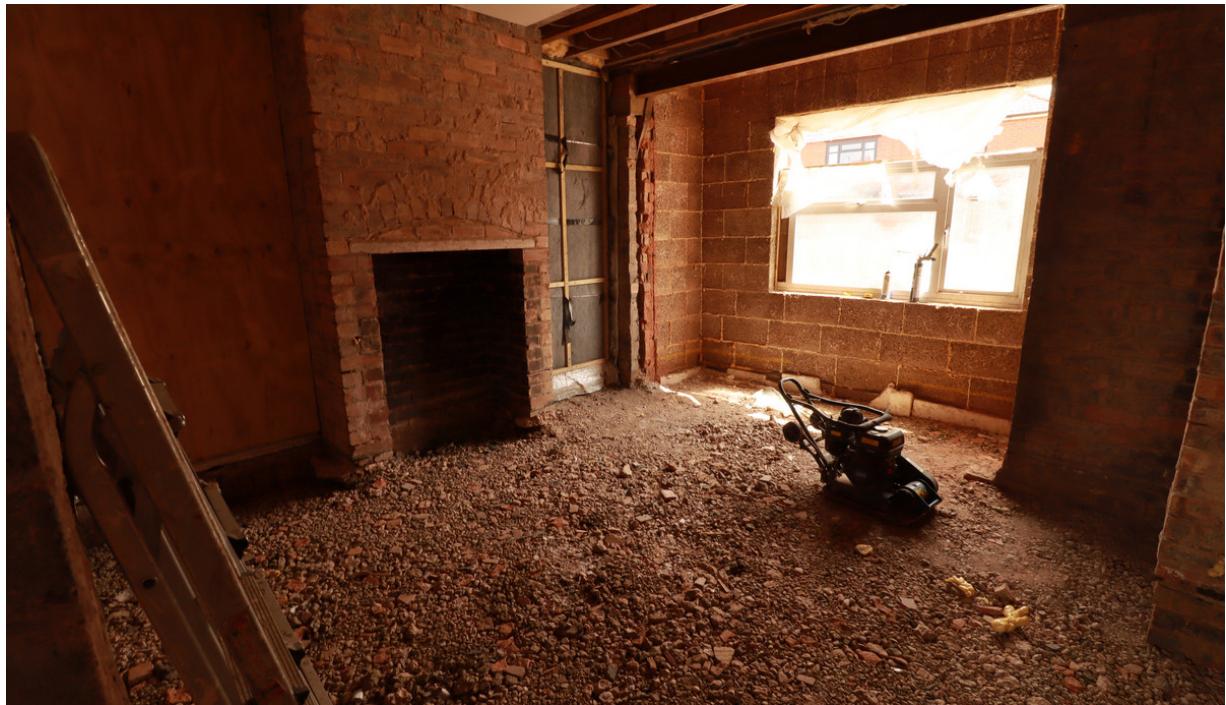
Butters John Bee are delighted to offer this fantastic investment opportunity, a spacious 3-4 bedroom semi detached home located on Clare Road, Stafford.

Ideally positioned close to local shops, schools, and amenities, this property also benefits from being just a short distance from Stafford town centre.

Planning Application has been granted for Single Storey Front Extension, Rear Two Storey and single storey Extension and Loft Conversion with side dormer. 21/35400/HOU

Perfect for commuters, the home offers excellent transport connections with easy access to the M6 motorway, local bus routes, and rail services providing direct links to Birmingham, Manchester, and London.

- Planning Application
- 3-Bedroom Semi-detached
- Investment opportunity
- Front & Rear Gardens
- Driveway & Garage



## Entrance Hall

**Lounge 14'6" x 13'2" (4.42m x 4.03m)**

Having a UPVC double glazed walk-in bay window to the front elevation.

**Dining Room 9'3" x 8'4" (2.82m x 2.54m)**

**Kitchen 6'11" x 11'3" (2.13m x 3.44m)**

## Hallway

**Separate WC 4'9" x 2'8" (1.45m x 0.82m)**

**Family Bathroom 7'11" x 4'3" (2.43m x 1.32m)**

## First Floor Landing

**Bedroom 10'1" x 13'4" (3.09m x 4.07m)**

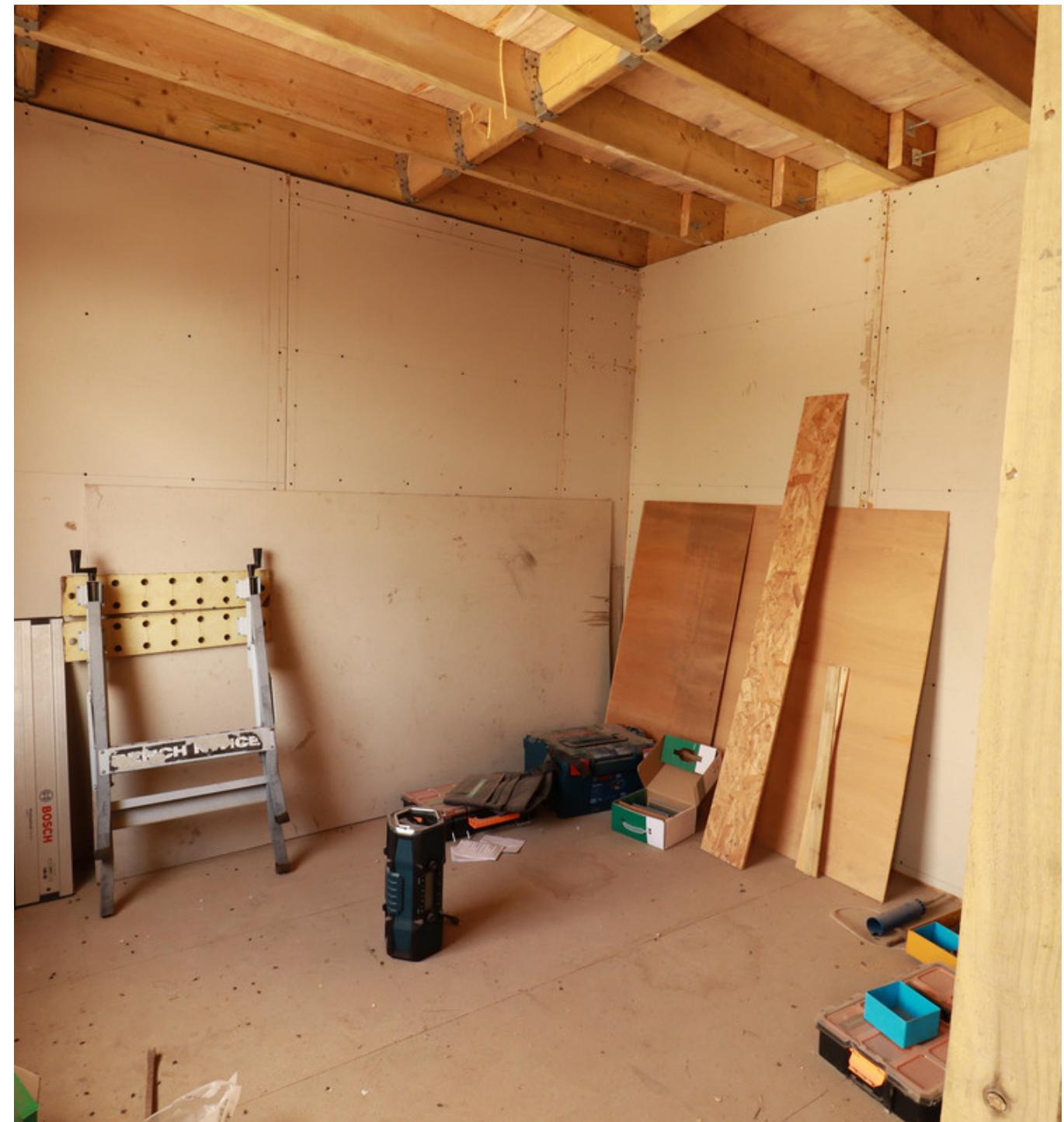
**Bedroom Two 11'0" x 8'8" (3.36m x 2.65m)**

**Bedroom Three 9'4" x 7'2" (2.86m x 2.2m)**

## Front Garden

## Garage

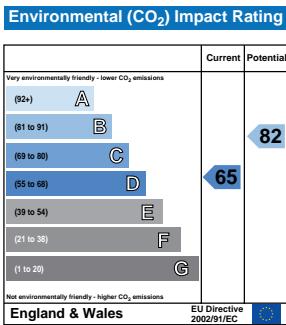
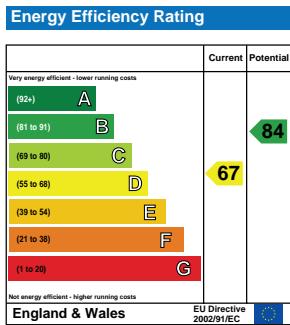
## Rear Garden











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Ref: BJB091303183