

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



butters^{bjb}
john bee

STAFFORD

01785 246000

Available 8am - 10pm every day

buttersjohnbee.com





butters john bee^{bjb}

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



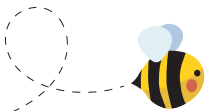








Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A		84	(92+) A
(81 to 91) B			(81 to 91) B
(69 to 80) C			(69 to 80) C
(55 to 68) D	67		(55 to 68) D
(39 to 54) E			(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



butters john bee^{bjb} is a trading name of Butters John Bee Group Limited, registered in England and Wales, No. 8435112. Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD, a Spicerhaart Group business.

butters john bee is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. butters john bee makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your butters john bee representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.