

**Semi-Detached
Three-Bedroom
Home Cramer
Street Stafford
ST17 4BX Stafford
BJB Freehold**



**butters^{bjb}
john bee**

STAFFORD

01785 246000

Available 8am - 10pm every day

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A rare opportunity to purchase this fantastic three bedroom semi detached home, one of only two of this particular style on the road, offering generous space, character, and an exceptionally convenient location.

Positioned just a five minute walk from the town centre, the property is perfectly placed for a wide range of amenities, including shops, schools, transport links, and everyday conveniences.

- **3-Bedroom Semi-Detached**
- **Unique For The Street**
- **Close to Town Centre**
- **Spacious Layout**
- **Private Driveway**
- **Well Cared For Property**



GROUND FLOOR

Hallway 7'10" x 4'0" (2.4m x 1.22m)

Welcoming entrance hallway offering a warm first impression, with access to main living areas and separate office.

Lounge 14'3" x 14'2" (4.36m x 4.34m)

Spacious and comfortable lounge featuring a warm, homely atmosphere, perfect for relaxing evenings and everyday family living.

Kitchen 12'0" x 8'4" (3.68m x 2.54m)

Well-proportioned kitchen offering ample storage and workspace, well maintained and functional, with excellent potential for modernisation.

Dining Room 10'1" x 8'4" (3.08m x 2.54m)

Generous dining area ideal for family meals and entertaining, offering flexibility and a natural flow between living spaces.

Conservatory 8'9" x 7'10" (2.67m x 2.4m)

Bright conservatory overlooking the garden, providing additional living space ideal for relaxing, entertaining, or enjoying year-round views.

Office 11'6" x 7'6" (3.53m x 2.29m)

Versatile home office ideal for remote working, study, or hobby use, benefiting from natural light and practical proportions.

Shower Room 3'8" x 7'5" (1.14m x 2.28m)

Convenient ground floor shower room, well presented and practical, ideal for guests, busy households, or multi-generational living.

FIRST FLOOR

Landing 9'11" x 2'9" (3.04m x 0.85m)

Master Bedroom 11'8" x 11'10" (3.57m x 3.63m)



3.63m)

Well-sized master bedroom offering a comfortable retreat, filled with natural light and ample space for bedroom furniture.

Bedroom Two 11'10" x 11'2" (3.61m x 3.42m)

Generous second bedroom comfortably accommodating bedroom furniture, ideal for family use or guests, and well suited to everyday living.

Bedroom Three 10'5" x 7'6" (3.2m x 2.29m)

Well-proportioned third bedroom, ideal for a childs room or guest bedroom, offering practical space and flexibility.

Family Bathroom 2.57m x 2.31m

Well-presented family bathroom fitted with both a bath and separate shower, offering practical proportions and serving the first-floor bedrooms.

The accommodation is impressively spacious, with a large ground floor featuring three reception rooms, providing flexible and versatile living space ideal for modern family life, entertaining, or working from home.

Upstairs, there are three well-proportioned bedrooms, all offering comfortable and practical accommodation.

Outside, the property benefits from a private driveway and well-sized, private gardens, perfect for relaxing, entertaining, or family use.

The home has been well cared for and maintained, offering a warm and homely feel throughout. While ready to move into, it also presents an excellent opportunity for cosmetic enhancements, allowing buyers to add their own style and further value.

Appealing to a wide range of buyers, this truly one-of-a-kind home combines space, location, and potential, making it a must-see.









TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of these measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. These particulars do not constitute an offer or contract and all measurements are given in metric units only. Prospective purchasers should not rely on them as facts and must satisfy themselves by inspection or otherwise as to their accuracy. No responsibility is accepted for any inaccuracies.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82+)	A	
(81 to 91)	B	
(69 to 80)	C	69
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82+)	A	
(81 to 91)	B	
(69 to 80)	C	69
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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