



Connells

Rising Brook
Stafford



Property Description

This charming three-bedroom detached home is brimming with character and offers the perfect blend of space, practicality, and location. Ideal for growing families seeking their forever home or those looking to downsize without compromising on space, this attractive property presents a wonderful opportunity to enjoy comfortable living in a highly desirable setting.

The accommodation is complemented by generous front and rear gardens, providing plenty of outdoor space for children to play, gardening enthusiasts to enjoy, or simply relaxing and entertaining during the warmer months. A private driveway offers convenient off-road parking.

Perfectly positioned close to well-regarded schools, local doctors' surgeries, everyday amenities, and excellent commuter links, the property is ideally placed for modern family life. Stafford's mainline railway station provides direct connections to Birmingham, Manchester and London, making it an excellent choice for commuters.

Located in the heart of the historic county town of Stafford, residents can enjoy an excellent range of boutique shops, cafés, restaurants, and leisure facilities, alongside beautiful nearby attractions including Victoria Park, Stafford Castle, Cannock Chase, and the picturesque Shugborough Estate.

Combining character, convenience, and a sought-after location, this delightful detached home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Porch

Hallway

Lounge

12' 9" x 11' 11" (3.89m x 3.63m)

Dining Room

11' 7" x 11' (3.53m x 3.35m)

Kitchen

23' x 7' 6" (7.01m x 2.29m)

Landing

Master Bedroom

12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.29m)

Bathroom

Agent Note

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

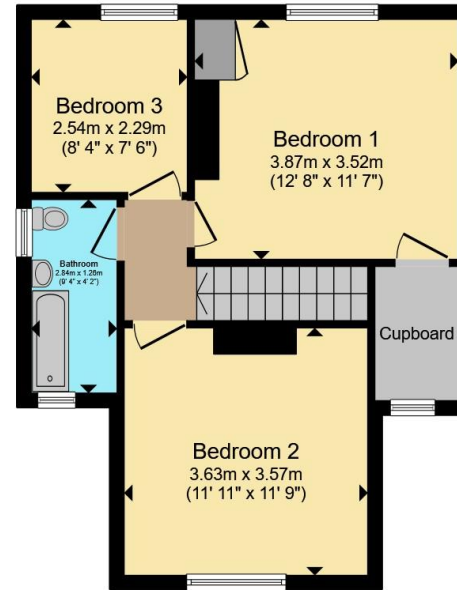








Ground Floor



First Floor

Total floor area 93.8 m² (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: E Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STD108222



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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