



Connells

Laurel Grove
Stafford



Property Description

CONNELLS ESTATE AGENTS are thrilled to present the opportunity to purchase this three bedroom end-terraced family home. The property is located within walking distance of Stafford town centre, local amenities, schools, bus links and within close proximity to Stafford Train Station providing fantastic intercity connection links to Birmingham, Liverpool and London Euston.

The property is well presented throughout and briefly comprises of an Entrance Porch and Hallway, Lounge, fitted Kitchen/Diner, W.C and Conservatory all located on the ground floor, with stairs leading to First Floor Landing, Three Bedrooms and Family Bathroom with separate W.C.

Externally to the front there is a spacious lawned area with paved pathway. The rear garden offers both a lawn and paved patio seating area with paved pathway, storage shed with power and lighting and border offering a range of mature shrubbery. The property boasts exclusive additional land.

Internally

Entrance Porch

Having double glazed windows to front and front door access.

Lounge

Having double glazed window to front and double glazed patio doors to the conservatory, gas fireplace and carpet flooring.

Kitchen/Diner

Having double glazed window to front and rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, integrated oven and microwave, induction hob, sink and drainer, integrated fridge, tiled splashback and tiled flooring.

Cloakroom

Having double glazed window to rear, W.C and wash hand basin.

Conservatory

Having double glazed surrounding windows and tiled flooring.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom One

Having double glazed window to front, storage cupboard, radiator and carpet flooring.

Bedroom Two

Having double glazed window to front, fitted wardrobes, radiator and carpet flooring.

Bedroom Three

Having double glazed window to rear, fitted storage, radiator and carpet flooring.

Bathroom

Having double glazed window to rear, wash hand basin with vanity, bath with overhead shower and separate W.C

Externally

Externally to the front there is a spacious lawned area with paved pathway. The rear garden offers both a lawn and paved patio seating area with paved pathway, storage shed and border offering a range of mature shrubbery.

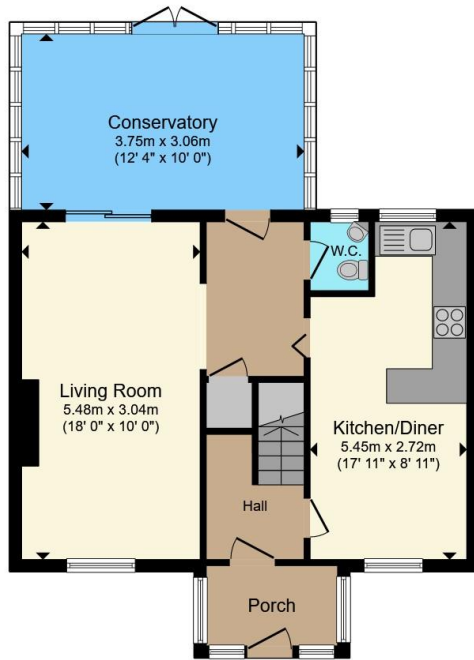
Garage

Having up and over door access, full power and lighting and fuse board.

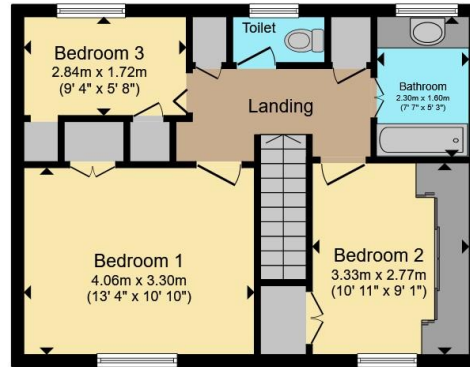




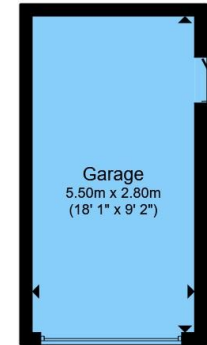




Ground Floor



First Floor



Garage

Total floor area 120.4 m² (1,296 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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD107601



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.

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