



Connells

Edison Road
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this well presented two bedroom mid-terraced property situated in the market town of Stafford. The property is within close proximity of local shops, schools and amenities and a short distance from the town centre of Stafford. The property is ideally located for commuting with excellent access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

This property briefly comprises of an Entrance Hallway, Lounge and Kitchen-Diner all located on the ground floor, with stairs leading to First Floor Landing, Two Bedrooms and Family Bathroom.

The property benefits from well presented gardens to front and rear.

Internally

Entrance Hallway

Having front door access, radiator and carpet flooring.

Lounge

Having double glazed window to front, gas fireplace with coal effect and surround, radiator and carpet flooring.

Kitchen/ Diner

Having double glazed windows to rear, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, integrated oven with induction hob and cooker hood, space for appliances, sink and drainer and door access into rear garden.

First Floor Landing

Having stairs leading from entrance hallway, loft access and doors into;

Bedroom One

Having double glazed windows to front, built in storage, radiator and carpet flooring.

Bedroom Two

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

Bathroom

Having frosted window to rear, W.C, wash hand basin with vanity, bath with shower overhead and towel radiator.

Externally

The property benefits from lawn to front and rear garden with paved patio and storage shed.

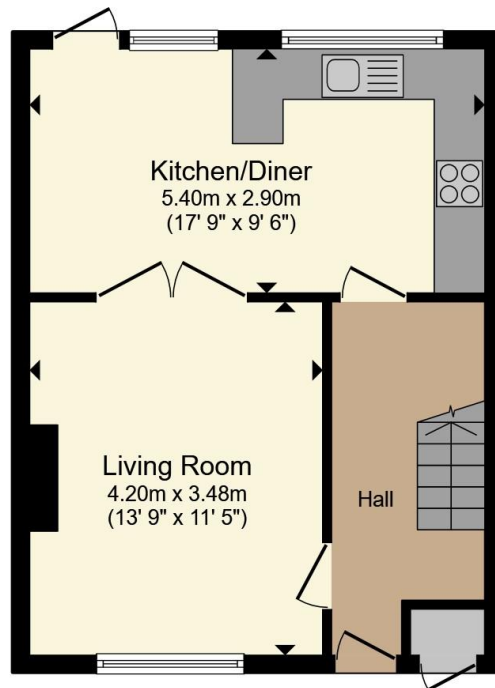
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

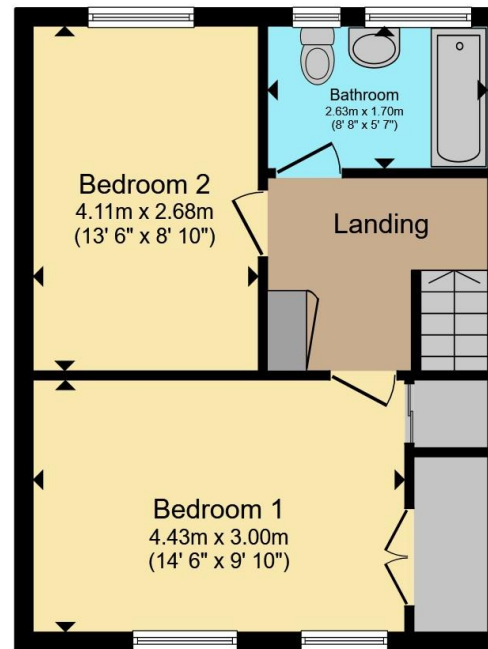








Ground Floor



First Floor

Total floor area 77.8 m² (837 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

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD107886



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD107886 - 0004