



Connells

Betony Villas
Stafford



Property Description

CONNELLS ESTATE AGENTS are pleased to present for sale this immaculate two bedroom semi-detached family home on the sought after Bertelin Fields, situated close to local shops, schools and amenities whilst also being within walking distance of the town centre. Stafford is a thriving market town with a wide range of shops, restaurants and entertainment facilities with ample commuting opportunities via both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property is well presented throughout and boasts modern fixtures and fittings, briefly comprising of an entrance hallway, downstairs W.C, lounge and breakfast kitchen all located on the ground floor, with stairs leading to first floor landing, master bedroom with en-suite shower, a second bedroom and family bathroom.

Externally to the front there is a decorative gravelled area with a range of shrubbery with tarmac driveway to side offering ample parking space. The rear landscaped garden is well maintained and offers both lawn and paved patio seating area, with storage shed and gated access to rear

Lounge

11' 5" x 12' 9" (3.48m x 3.89m)

Having double glazed window to front, electric fireplace with surround and mantel, radiator and tiled flooring.

Kitchen

9' 2" x 14' 5" (2.79m x 4.39m)

Having double glazed windows and patio doors to rear, this fitted breakfast kitchen offers a range of wall and base units incorporating laminate work surfaces over, integrated oven with hob, cooker hood and splashback, space for American fridge/freezer, stainless steel sink and drainer, island seating area and tiled flooring.

Downstairs W.C

Having W.C and wash hand basin.

Landing

Having stairs leading from entrance hallway, double glazed window to side and doors into;

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

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

En-Suite

Having shower cubicle with shower overhead.

Bathroom

Having double glazed window to rear, W.C, wash hand basin, bath with shower overhead, spotlights, chrome towel radiator and laminate wood flooring.

Externally

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To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD107982



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.

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