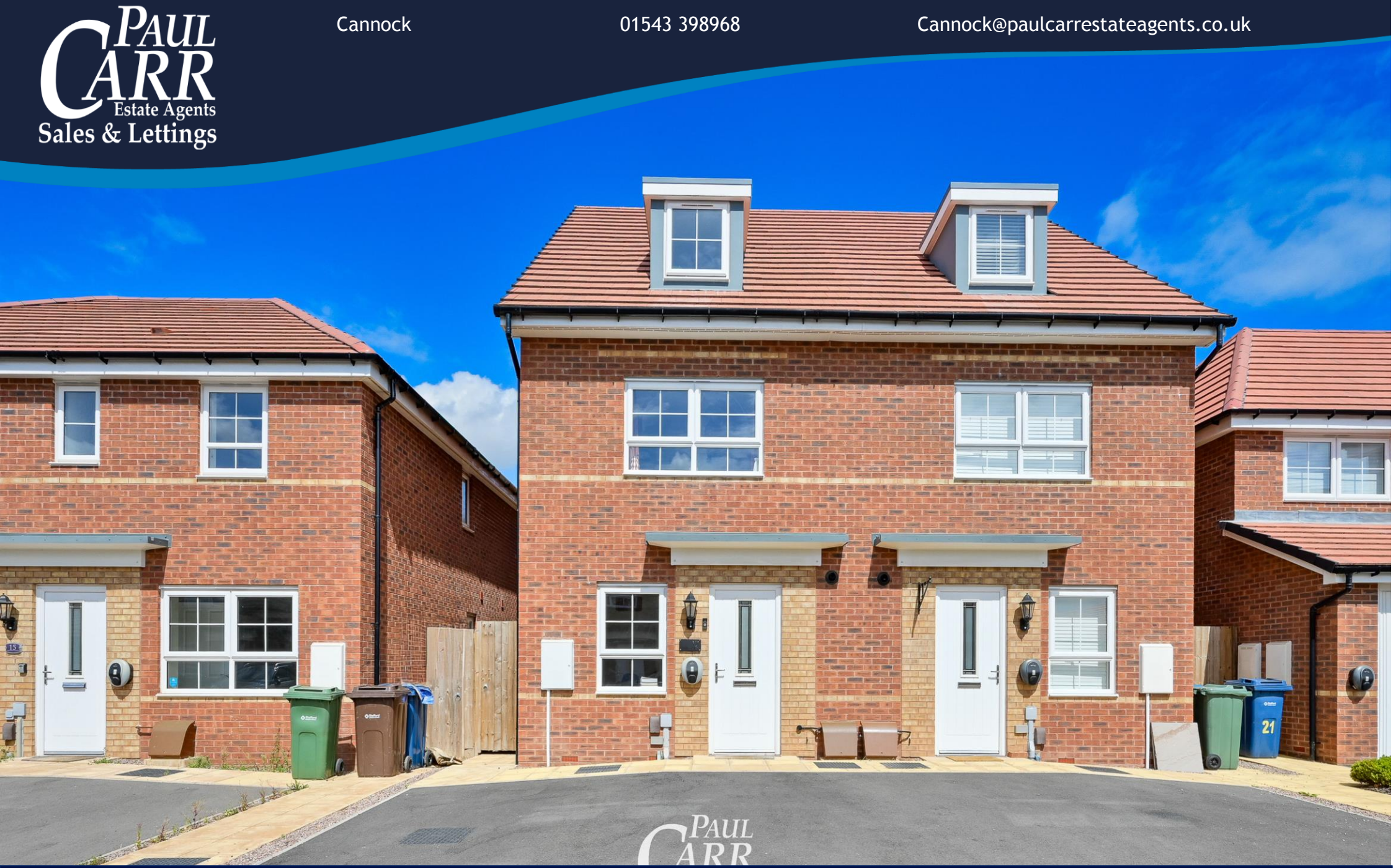
PAUL CARR Estate Agents Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Cardamine Parade, Stafford, ST16 1DR

Offers Over £290,000

Paul Carr Estate Agents are delighted to present this modern and versatile three / four-bedroom semi-detached family home, situated on the highly sought-after Bertelin Fields development in Beaconside, Stafford.

Set across three spacious storeys, this impressive property offers well-proportioned accommodation throughout and is ideally suited to modern family living.

The ground floor accommodation briefly comprises an entrance hallway, a versatile fourth bedroom / study, a convenient downstairs cloakroom, and an impressive open-plan kitchen-living space. The stylish kitchen is fitted with stunning shaker-style cabinetry, a range of integrated appliances and double french doors opening directly onto the private rear garden.

The first floor offers a spacious principal bedroom with a modern en-suite, alongside a sizeable lounge.

The second floor comprises two generously proportioned double bedrooms, complemented by a contemporary family bathroom.

Externally, the property benefits from a double-width driveway to the front, providing ample off-road parking and an EV charging point.

To the rear is a private garden, complemented by side gated access and offering an excellent outdoor space for relaxing and entertaining.

This superb family home combines versatile and contemporary accommodation with a highly desirable location on Bertelin Fields. Situated in Beaconside, the property benefits from fantastic access to a range of local amenities, Stafford town centre and excellent commuter links, making it an ideal choice for families and professionals alike.

Early viewing is highly recommended to fully appreciate the space, versatility and quality this outstanding home has to offer.


PAUL
CARR
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& Letting

Entrance Hall

Kitchen 10' 0" x 6' 1" (3.06m x 1.86m)

Family / Dining Room 15' 10" x 12' 11" (4.82m x 3.93m)

Study / Bedroom Four 9' 0" x 6' 1" (2.74m x 1.86m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 10' 0" x 12' 11" (3.04m x 3.93m)

Master En-Suite 7' 1" x 5' 1" (2.16m x 1.55m)

Lounge 11' 11" x 12' 11" (3.63m x 3.93m)

Second Floor Landing

Bedroom Two 11' 6" x 12' 11" (3.50m x 3.93m)

Bedroom Three 10' 11" x 12' 11" (3.32m x 3.93m)

Family Bathroom 5' 9" x 6' 5" (1.76m x 1.96m)







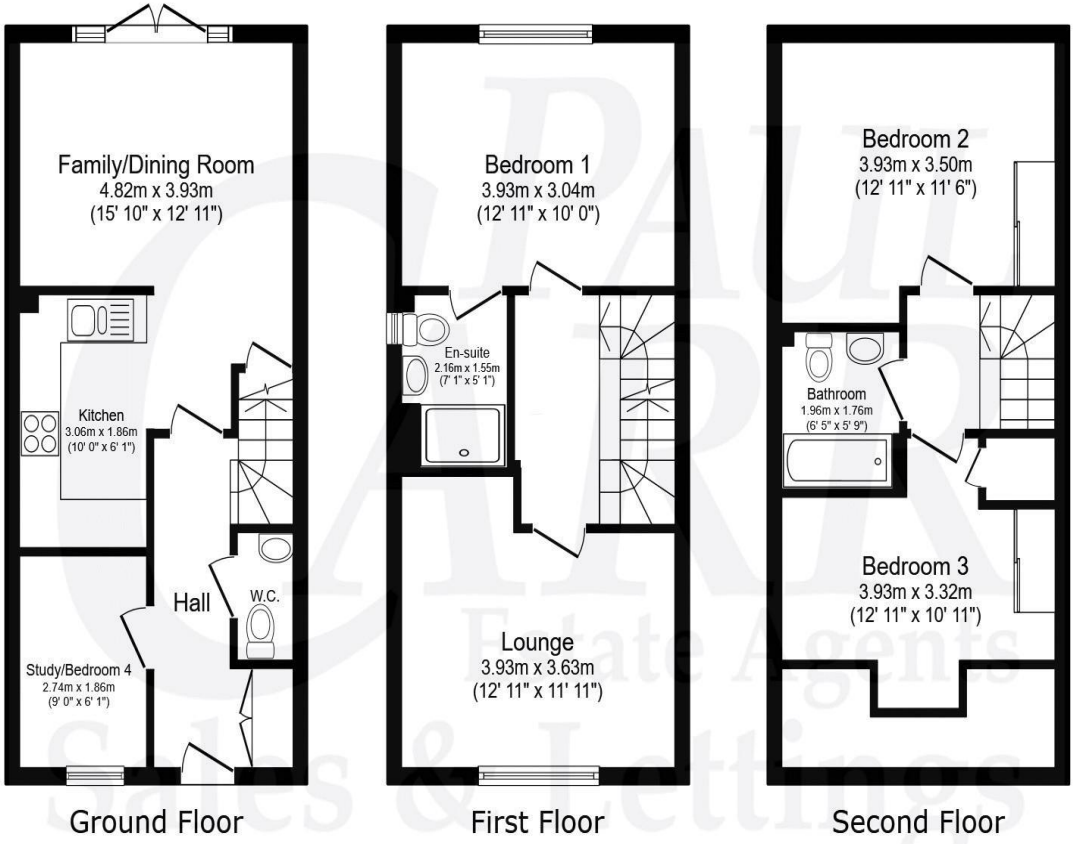






Floor Plan

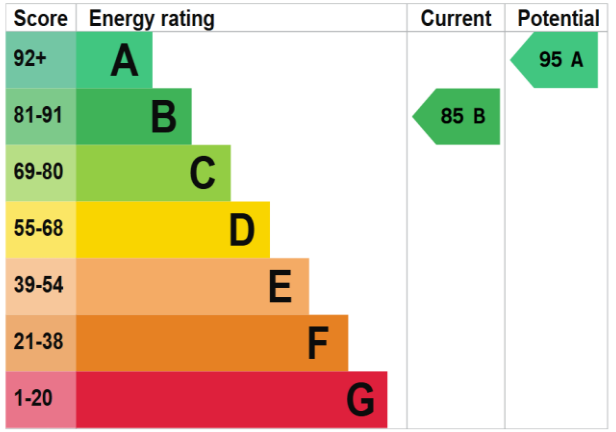
This floor plan is not drawn to scale and is for illustration purposes only



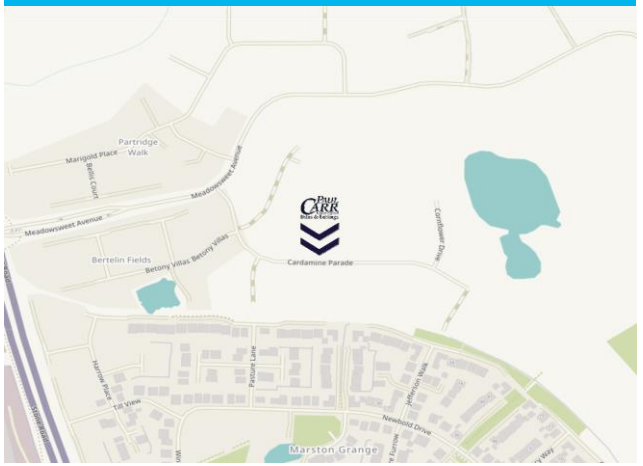
Total floor area: 104.2 sq.m. (1,122 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating



Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 9th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.