

**Acre Mews Modern
Family Living Acre
Mews Stafford
ST16 1GF Offers In
The Region Of
£279,000 Freehold**



**butters^{bjb}
john bee**

STAFFORD

01785 246000

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Set within the highly desirable Marston Grange development, this attractive three bedroom detached property offers a wonderful combination of contemporary design and everyday practicality.

With Stafford town centre and the mainline railway station close by, plus excellent access to the M6 (J14) and A34, the location is ideal for commuters and families alike. Local schools, shops, and amenities are all within easy reach.

On the ground floor, you'll find a welcoming entrance hallway, a well proportioned lounge, and a handy guest WC. To the rear of the property, the open plan kitchen and dining area creates a bright, sociable space that's perfect for both family meals and entertaining.

- Sought-after area
- Modern Three-bedroom home
- Open-plan Kitchen/diner
- Main Bedroom
- Detached Garage
- Excellent Commuter Links



Kitchen / Diner 4.68m x 2.95m

The open-plan kitchen and dining area is bright and spacious, designed for family meals and entertaining, featuring contemporary finishes and ample natural light, seamlessly connecting to the rear garden.

Living Room 4.18m x 3.77m

The well-proportioned living room offers a warm, inviting space with plenty of natural light, perfect for relaxing or entertaining, featuring a comfortable layout that complements the homes contemporary style.

Master Bedroom 3.66m x 3.63m

The spacious main bedroom features a sleek ensuite shower room, providing privacy and comfort. Bright and airy, it offers a peaceful retreat with modern fittings and ample storage space.

Bedroom Two 3.28m x 2.64m

Bedroom 2 is generously sized with plenty of natural light, ideal for a guest room, home office, or child's bedroom. It offers a comfortable and versatile space to suit your needs.

Bedroom Three 3.54m x 2.04m

Bedroom 3 is a cozy, well-lit space perfect for a nursery, study, or additional guest room, offering flexibility and comfort within the home's practical and modern design.

Family Bathroom 2.08m x 1.67m

The modern family bathroom features contemporary fittings, a sleek bath, and ample storage, providing a clean, functional space designed for comfort and convenience for the whole household.

Separate WC 1.83m x 1.03m

The convenient downstairs WC offers a practical and stylish space with modern fixtures, perfect for guests and



everyday use, enhancing the homes functionality on the ground floor.

Upstairs, the home provides three spacious bedrooms, including a main bedroom complete with en-suite shower room, along with a modern family bathroom.

Externally, the property benefits from a driveway and detached garage to the side, while the enclosed rear garden offers a private and secure outdoor space for children, pets, or simply relaxing.

This well-presented home is ready to move straight into, making it an excellent choice for buyers seeking comfort, style, and convenience in one.

Prime Location: Situated in the highly desirable Marston Grange development with excellent access to Stafford town centre, mainline railway station, M6 (J14), and A34—ideal for commuters and families.

Spacious Living Areas: Features a welcoming entrance hallway, a well-proportioned lounge, and a bright open-plan kitchen and dining area perfect for family meals and entertaining.

Three Generous Bedrooms: Includes a main bedroom with an en-suite shower room plus two additional spacious bedrooms and a modern family bathroom.

Outdoor Space & Parking: Benefits from a driveway, detached garage, and an enclosed rear garden providing a secure and private area for children, pets, or relaxation.

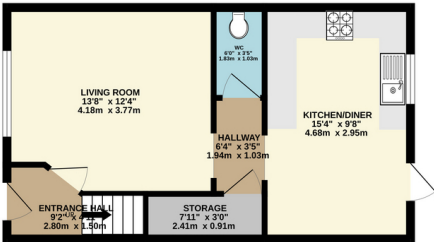
Move-In Ready: A well-presented, contemporary home offering comfort, style, and practicality—ready for immediate occupation.



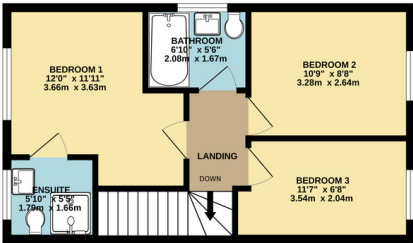




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metaphor C2025

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92+) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
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