



**FOR SALE**

Offers in the Region of £122,000

## Apartment 2 Bellfields Farm Watling Street, Stretton, Stafford, ST19 9QY

Presenting a rare opportunity to acquire this exceptional first-floor apartment, located in the highly desirable Bellfield Farm development in Stretton. Ideal for investors, first-time buyers, or those seeking a unique property, this home offers an ideal blend of convenience and comfort.

Boasting a prime position on the A5, the apartment provides excellent access for commuters, while offering a peaceful retreat with the added benefit of nearby countryside for outdoor pursuits. The property features a share of freehold, no upward chain, and an allocated parking space, ensuring a hassle-free move-in process.





1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s

- Two Spacious Bedrooms
- Share of Freehold
- Total ft<sup>2</sup> - 1119.45
- Countryside Setting
- No Upward Chain
- Allocated Parking

## DESCRIPTION

The apartment comprises two well-sized bedrooms, a functional kitchen, a modern bathroom, and a spacious lounge area that provides an inviting space to relax and entertain. With local amenities, schools, and excellent transport links all within easy reach, this property is perfectly positioned for both practicality and lifestyle.

Whether you're an investor looking for a high-demand rental property or a first-time buyer seeking a unique and accessible home, this apartment is an outstanding opportunity that should not be missed.

A truly unique and highly desirable property that offers both practicality and charm—schedule your viewing today!

## LOCATION

## DIRECTIONS

## ROOMS

## LOUNGE

## KITCHEN

## BEDROOM ONE

## BEDROOM TWO

## BATHROOM

## LOCAL AUTHORITY

South Staffordshire Council

## COUNCIL TAX BAND

Council Tax Band C

## TENURE AND POSSESSION

## VIEWINGS

Strictly by appointment with the selling agent.

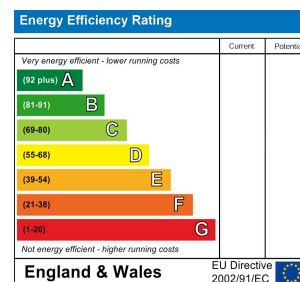
## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01952 971800

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