



**Connells**

Craddock Road  
Stafford



## Property Description

An extended three bedroom semi detached house located in the popular Holmcroft area of Stafford, this well proportioned family home offers ample and flexible living accommodation for a family with good access to local amenities all within easy reach. The property is also well positioned for access to Stafford town centre, which offers a wide range of shops, schools, leisure facilities and amenities. Stafford mainline railway station provides regular direct services to Birmingham, Manchester and London Euston, making the area popular with commuters, while the M6 motorway is also easily accessible for wider regional travel.

## Entrance Hallway

UPVC double glazed door to the front, radiator and doors to rooms

## Lounge

10' 7" x 10' 6" ( 3.23m x 3.20m )

UPVC double glazed bay window to the front and radiator.

## Kitchen Breakfast Room

10' 6" x 10' 5" ( 3.20m x 3.17m )

UPVC double glazed bay window to the rear, fitted wall and base units with worksurfaces over integrated oven and hob, tiled splashbacks, stainless steel sink with drainer, space for appliances and radiator.

## Living Room

13' 7" x 9' 3" ( 4.14m x 2.82m )

UPVC double glazed bay window to the side uPVC double glazed patio door to the rear and radiator.

## Shower Room Downstairs

## Landing

UPVC double glazed window to the side, storage cupboard and loft access.

## Master Bedroom

UPVC double glazed bay window to the rear and radiator.

## Bedroom Two

10' 8" x 8' 11" ( 3.25m x 2.72m )

UPVC double glazed bay window to the front and radiator.

## Bedroom Three

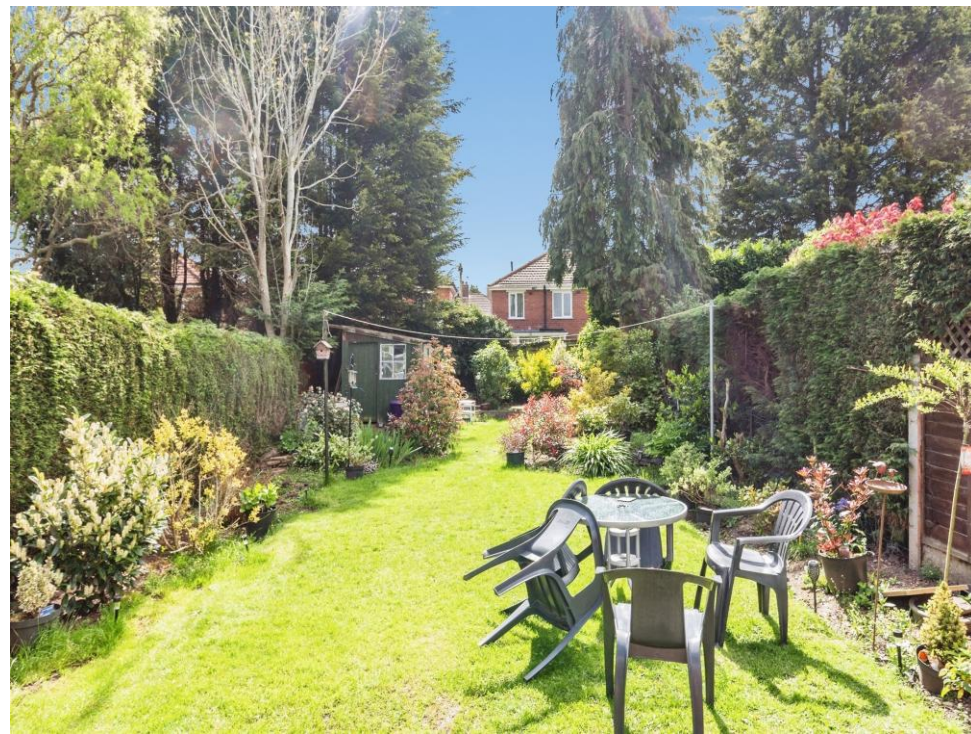
7' 8" x 7' 1" ( 2.34m x 2.16m )

UPVC double glazed bay window to the rear and radiator.

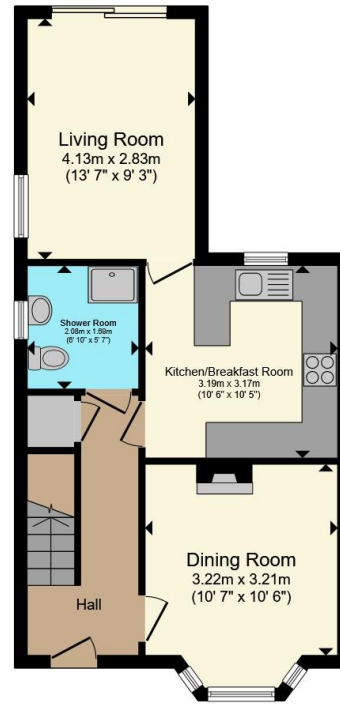
## Shower Room

Shower cubical, pedestal hand wash basin and low level WC

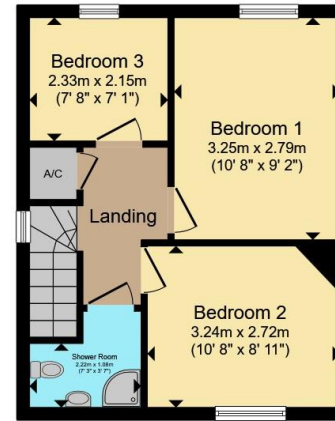








**Ground Floor**



**First Floor**

Total floor area 81.1 m<sup>2</sup> (873 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](http://www.propertybox.io)

**Connells**

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Unit 3C, Salter Street  
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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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