



Connells

Ebony Close  
Stafford



## Property Description

Connells are delighted to market this semi-detached three bedroom family home offering generous living accommodation throughout. This lovely property is perfect for first time buyers or working professionals. The property is very ideally located within walking distance to Stafford train station and Stafford Town Centre which offers a wide range of amenities including shops, supermarkets, restaurants and transport links.

In brief this property comprises of :- entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, family bathroom, gardens to the rear and a driveway to the front offering multi vehicle off road parking.

## Entrance Hallway

Having a UPVC double glazed door to front into entrance hallway, radiator and Lino flooring.

## Cloak Room

Having a UPVC double glazed window to front, wash hand basin with splash back tiling, W.C, radiator and Lino flooring.

## Kitchen

9' 10" x 7' 1" ( 3.00m x 2.16m )

Having a UPVC double glazed window to front, this fitted kitchen offer wall and base units incorporating worksurfaces over, sink drainer, splash back tiling, electric oven with 4

ring gas hob over with cooker hood, space for fridge freezer and lino flooring.

## Lounge

15' 8" x 13' 11" ( 4.78m x 4.24m )

Having UPVC double glazed windows and patio doors to rear garden, radiator TV point and laminate flooring.

## Landing

Having stairs leading from entrance hallway to first floor landing, carpet flooring and doors leading to:

## Bedroom One

13' 11" x 12' 10" MAX INTO RECESS ( 4.24m x 3.91m MAX INTO RECESS )

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

## Bedroom Two

9' 3" x 6' 9" + RECESS ( 2.82m x 2.06m + RECESS )

Having a UPVC double glazed window to rear, radiator and laminate flooring.

## Bedroom Three

8' 2" x 6' 10" + RECESS ( 2.49m x 2.08m + RECESS )

Having a UPVC double glazed window to rear, radiator and laminate flooring.

## Bathroom

Having a UPVC double glazed window to side, bath with shower over with fitted shower screen, part tiled walls, W.C, wash hand basin, radiator and Laminated flooring.

### Externally

The front offers a lawn area with driveway providing parking, the rear offers a slab patio area with lawn and a mixture of shrubbery.

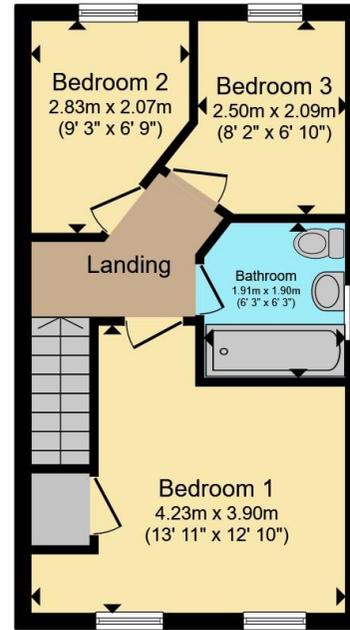








**Ground Floor**



**First Floor**

Total floor area 68.2 m<sup>2</sup> (734 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)



To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107635](http://connells.co.uk/Property/STD107635)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STD107635 - 0007