



Connells

Charnley Road  
Stafford



## Property Description

CONNELLS ESTATE AGENTS are pleased to offer to the market this well presented two bedroom mid-terraced family home in a sought after location. Charnley Road is situated on the outskirts of Stafford town centre offering easy access to not only local shops, amenities and schools but also Stafford's thriving market town's high street shops, leisure facilities and amenities. Stafford also offers an abundance of transport links via both the mainline intercity train station offering extended routes between Manchester, Birmingham and London Euston and the M6 motorway network benefiting from road links both locally and nationally.

The property is well presented throughout and briefly comprises of an Entrance Hallway, Kitchen, Lounge and Conservatory all located on the ground floor, with stairs leading to First Floor Landing, Two Bedrooms and Family Bathroom.

Externally, the property boasts a landscaped rear garden with paving and decorative slate, as well as access to driveway.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Kitchen

Having double glazed window to front, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, stainless steel sink and drainer, fully tiled walls and space for appliances.

### Lounge

With carpet flooring, decorative fireplace and patio doors into conservatory.

### Conservatory

Having double glazed surrounding windows, radiator and carpet flooring.

## First Floor Landing

Having stairs leading from entrance hallway and doors into;

## Bedroom One

Having double glazed window to rear, radiator and carpet flooring.

## Bedroom Two

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

## Bathroom

Having W.C, wash hand basin, bath with shower overhead and fully tiled walls.

## Externally

Externally, the property boasts a landscaped rear garden with paving and decorative slate, as well as access to driveway.

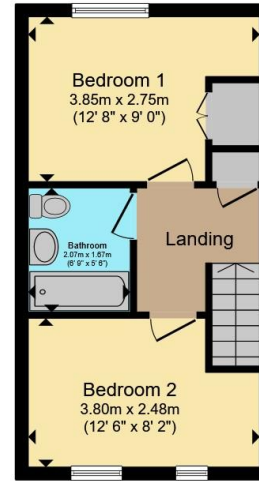








**Ground Floor**



**First Floor**

Total floor area 70.3 m<sup>2</sup> (756 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)



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

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107809](http://connells.co.uk/Property/STD107809)**



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.

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