



Connells

The Crescent  
Stafford



## Property Description

Positioned in a well-established and highly convenient area of Stafford, this ideal property presents an excellent opportunity for buyers seeking a comfortable home with great access to local amenities, transport links, and the town centre.

This attractive property offers well-proportioned living space that is ideal for modern family life, combining practicality with a welcoming atmosphere throughout.

The accommodation is thoughtfully arranged to provide flexible living areas, making it suitable for a range of buyers—from first-time homeowners to growing families or those looking to downsize without compromising on space.

The home benefits from a light and airy feel, with generous windows allowing natural light to flow through the interior. The layout supports both relaxed day-to-day living and entertaining, while the bedrooms provide comfortable and peaceful retreats.

Externally, the property enjoys a pleasant setting within The Crescent, with outdoor space that can be tailored to suit your lifestyle—whether for gardening, relaxing, or family activities.

The surrounding neighbourhood is popular for its sense of community and proximity to green spaces.

Located just a short distance from Stafford town centre, the property offers easy access to a wide range of shops, restaurants, schools, and leisure facilities. Excellent transport connections, including Stafford

railway station and major road links such as the M6, make this an ideal base for commuters.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Lounge/Diner

Open plan living space with double glazed patio doors to rear and wood flooring.

### Fitted Kitchen

Having double glazed window to rear and door to side, this modern fitted kitchen offers a range of wall and base units incorporating wood work surfaces, Belfast sink with drainer, oven with gas hob, tiled splashback, storage cupboard and tiled flooring.

## First Floor Landing

Having stairs leading from entrance hallway and doors into;

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Having double glazed window to side, W.C, wash hand basin, bath with shower overhead and tiled splashback.

## Externally

The rear garden offers a well-defined and versatile outdoor space, thoughtfully arranged across different levels to create both functional and inviting areas. Immediately off the property is a paved patio, ideal for outdoor seating and entertaining, with ample room for dining furniture.

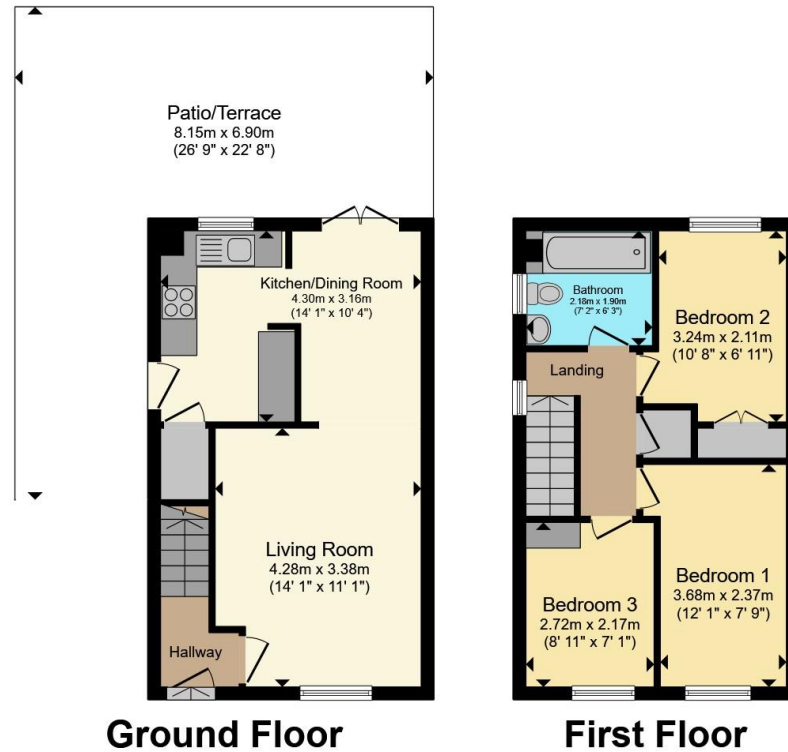
Beyond this, steps lead down to a central patio area featuring a built-in barbecue and additional seating space, perfectly set up for social gatherings and summer evenings. A covered pergola-style structure provides a sheltered spot, adding character while offering a degree of privacy and shade.

The garden is bordered by mature trees and established greenery to the rear, creating a pleasant, leafy backdrop that enhances the sense of seclusion. There is also a raised lawned area, offering a softer space suitable for children, pets, or further landscaping.









Total floor area 64.8 m<sup>2</sup> (698 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: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107899](http://connells.co.uk/Property/STD107899)**



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: STD107899 - 0003