







## Property Description

CONNELLS ESTATE AGENTS are delighted to offer for sale this three bedroom semi-detached property situated in the heart of Stafford with no onward chain. Located within close proximity of both the town centre of Stafford and the M6 motorway network, the property is in prime location for commuting with rail links direct from Stafford to Manchester, Birmingham and London Euston. The thriving market town also offers a wide range of shops, restaurants and entertainment facilities with ample schooling opportunities.

The property briefly comprises of an Entrance Porch and Hallway, Downstairs Cloakroom, Lounge and fitted Kitchen-Diner all located on the ground floor, with stairs leading to first floor landing, all Three Bedroom and Family Bathroom.

Externally to the front there is a blockpaved driveway with the rear garden offering both a lawn and patio seating area.

## Internally

### Entrance Porch

Having front door access, double glazed windows to side and storage.

### Entrance Hallway

Having double glazed door to rear,

understairs storage and laminate wood flooring.

### Lounge

14' 5" x 10' 6" ( 4.39m x 3.20m )

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

### Kitchen/ Diner

15' 5" x 10' 9" ( 4.70m x 3.28m )

Having double glazed windows to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, space for appliances and tiled flooring.

### First Floor Landing

Having stairs leading from entrance hallway, loft access, storage cupboard and doors into;

### Bedroom One

13' 8" x 8' 9" ( 4.17m x 2.67m )

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

### Bedroom Two

10' 8" x 8' 6" ( 3.25m x 2.59m )

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

### Bedroom Three

9' 2" x 6' 1" ( 2.79m x 1.85m )

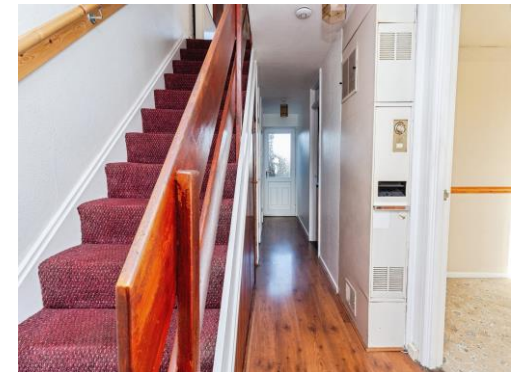
Having double glazed window to front, radiator and carpet flooring.

## Bathroom

Having double glazed window to rear, W.C, walk in shower cubicle with electric shower overhead.

## Externally

Externally to the front there is a blockpaved driveway with the rear garden offering both a lawn and patio seating area.



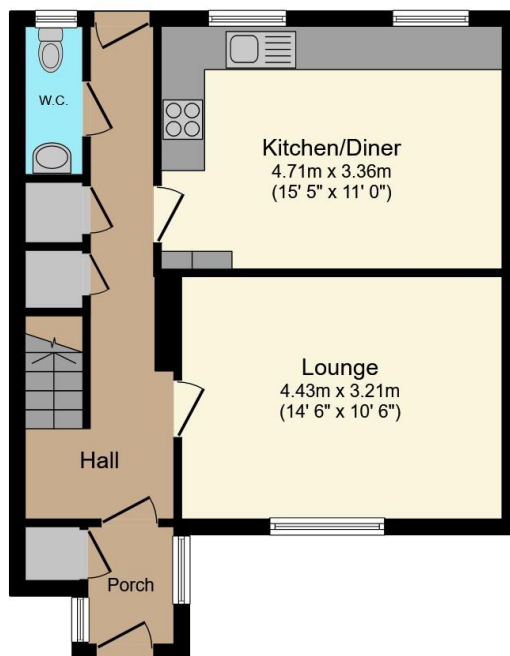




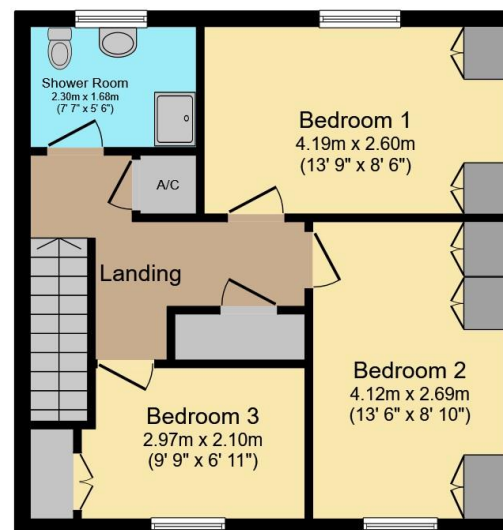








**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 95.1 m<sup>2</sup> (1,024 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  
STAFFORD ST16 2JU

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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