



Connells

Acre Mews
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to offer for sale this well presented three bedroom detached family home situated on the sought after Marston Grange development, Stafford. 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 is beautifully presented throughout with a range of modern fixtures and fittings, briefly comprising of an Entrance Hallway, modern fitted Kitchen-Diner, Downstairs W.C and Lounge all located on the ground floor, with stairs leading to First Floor Landing, Master Bedroom with adjoining En-Suite, a further Two Bedrooms and Family Bathroom.

Externally the property benefits from a side driveway and access to garage via up and over door. The rear gated garden boasts both a lawn area and a paved patio.

Internally

Entrance Porch

Having front door access, radiator and door into;

Lounge

Having double glazed window to front, radiator and laminate wood flooring.

Kitchen/Diner

Having double glazed window and French doors to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, double oven with induction hob, under counter lighting and laminate wood flooring.

Downstairs W.C

Having W.C, wash hand basin and radiator.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom One

Having double glazed window to front, radiator and laminate wood flooring.

En-Suite

Having double glazed window to front, W.C, wash hand basin and walk-in shower.

Bedroom Two

Having double glazed window to rear, fitted wardrobes, radiator and laminate wood flooring.

Bedroom Three

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

Bathroom

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

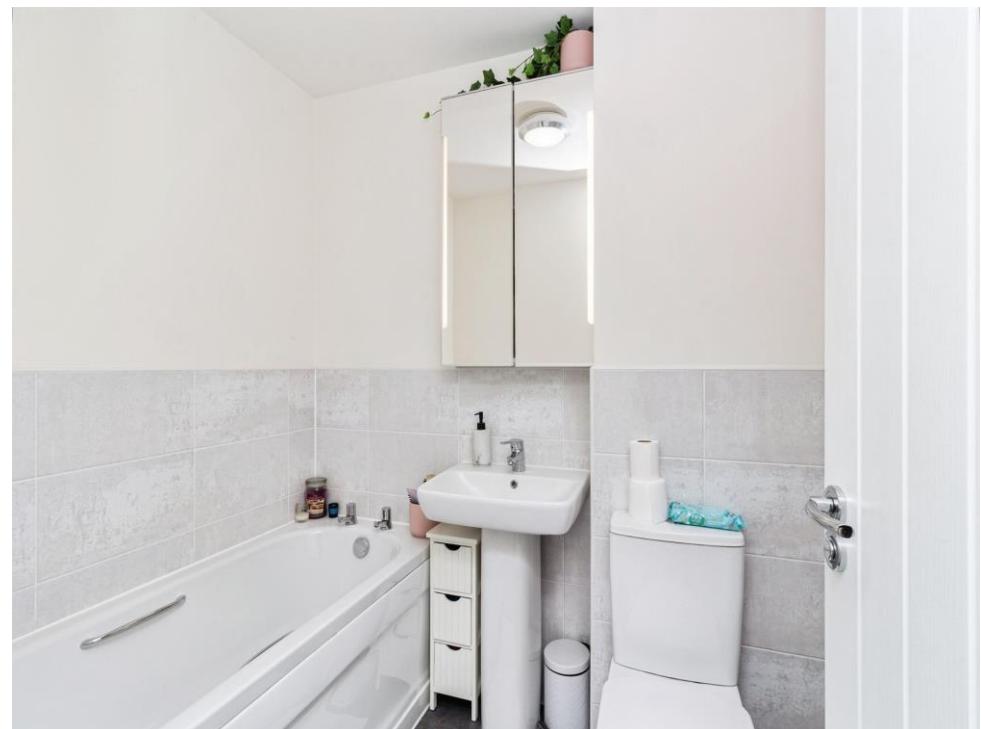
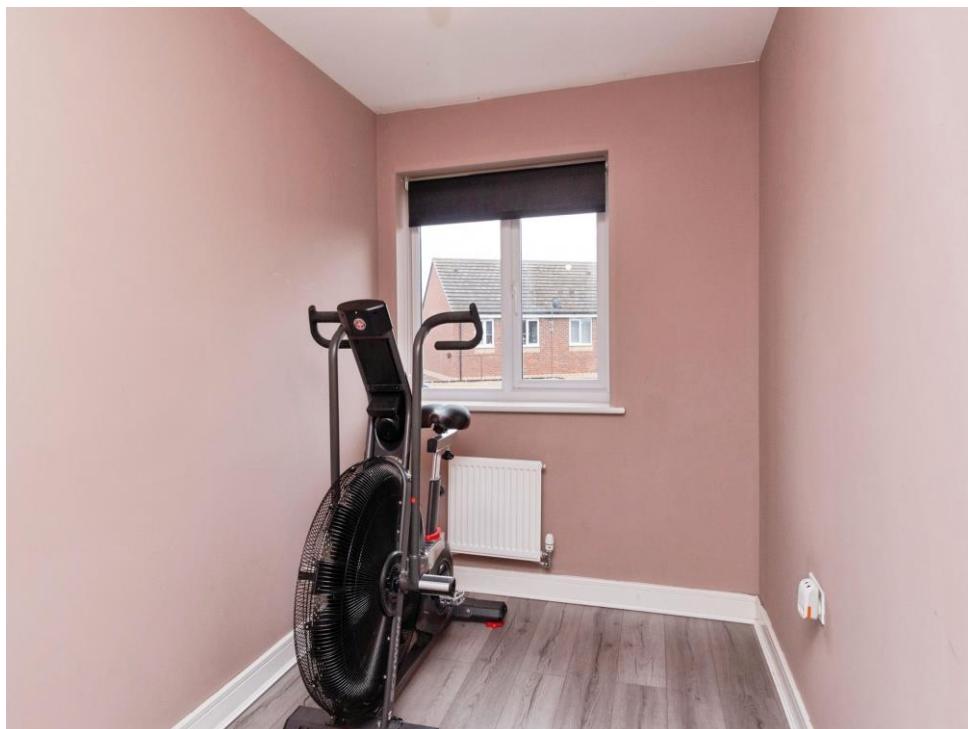
Externally

Externally the property benefits from a side driveway and access to garage via up and over door. The rear gated garden boasts both a lawn area and a paved patio.

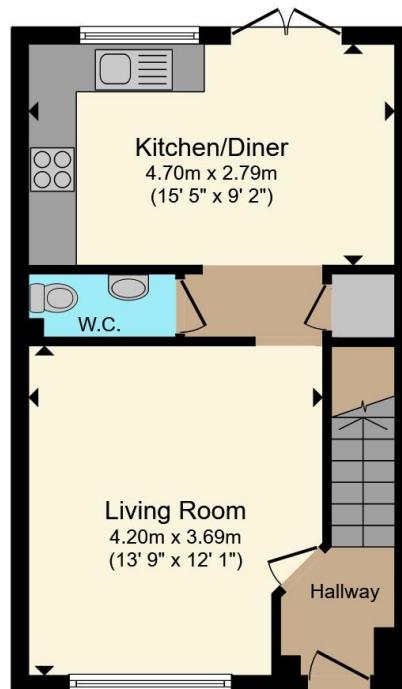
Garage

Having up and over door access to front and full power/lighting.

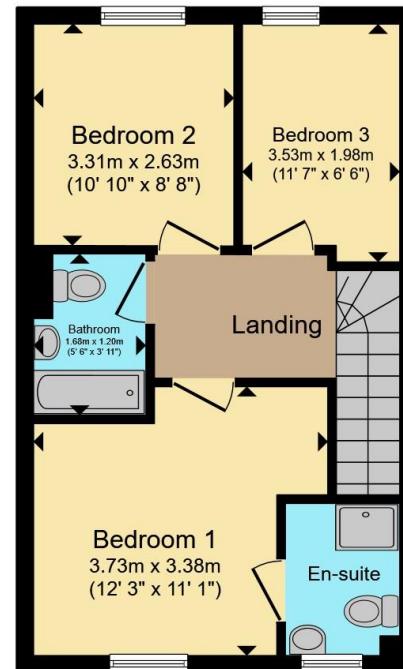




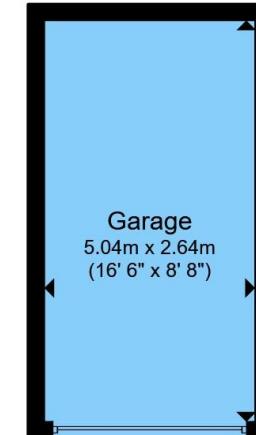




Ground Floor



First Floor



Garage

Total floor area 86.1 m² (927 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

Connells

To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STD106742



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.

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