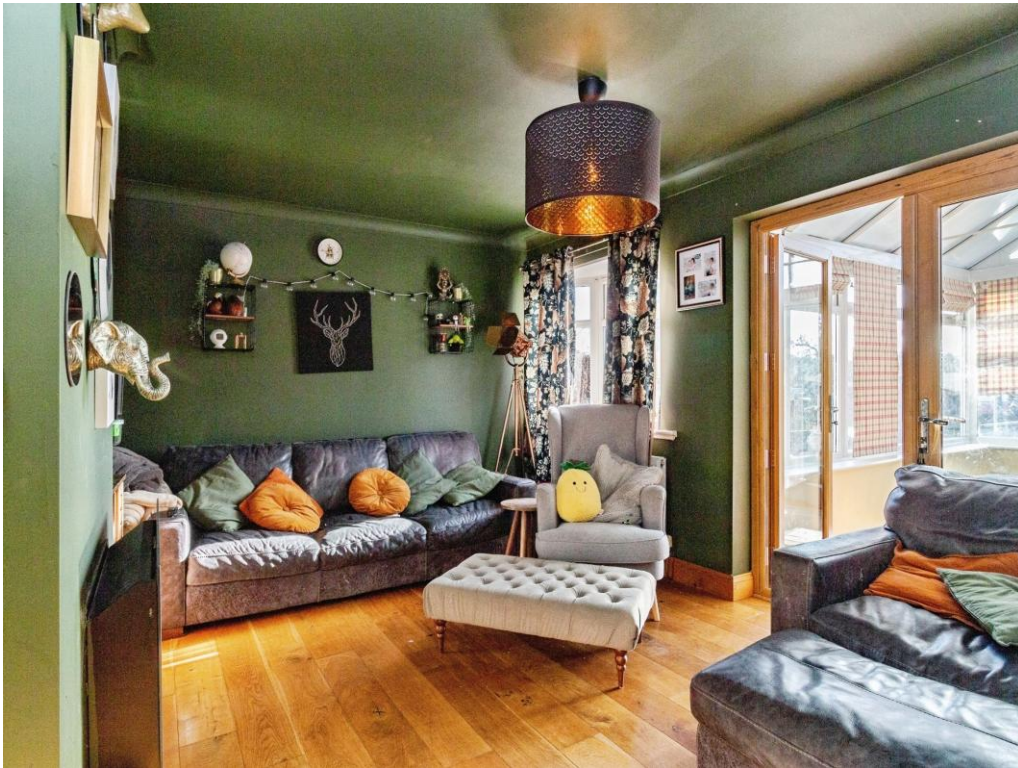




**Connells**

Tixall Road  
Stafford



## Property Description

Connells Estate Agents are delighted to market for sale this ideal four bedroom detached property situated on the highly sought after Tixall Road. The property offers fantastic living space and is located within walking distance of Stafford town centre, local amenities, schools, bus links and within close proximity to Stafford Train Station providing fantastic intercity connection links to Birmingham, Liverpool and London Euston.

The property is well presented throughout and briefly comprises of an Entrance Hallway, downstairs Shower Room, Lounge, Conservatory, fitted Kitchen and Utility Room all located on the ground floor, with stairs leading to first floor landing, Master Bedroom with adjoining En-Suite, a further Three Bedrooms and Family Bathroom.

Externally to the front there is a private driveway, with the rear garden boasts a spacious lawn and paved patio seating area.

## Internally

### Entrance Hallway

Having front door access, storage cupboard, radiator and tiled flooring.

### Shower Room

Having double glazed frosted window to side, W.C, wash hand basin, shower cubicle with

shower overhead.

### Lounge

14' 7" x 11' 3" ( 4.45m x 3.43m )

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

### Conservatory

12' 1" x 9' 3" ( 3.68m x 2.82m )

Having double glazed surrounding windows, radiator and tiled flooring.

### Kitchen

16' 5" x 10' 4" ( 5.00m x 3.15m )

Having double glazed windows to front, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, sink and drainer and integrated oven with hob.

### Utility Room

10' 3" x 7' ( 3.12m x 2.13m )

Having double glazed door and window to rear, base units with surfaces over, space for appliances and radiator.

### First Floor Landing

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

### Bedroom One

15' 1" x 9' 6" ( 4.60m x 2.90m )

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

## En-Suite

Having W.C, wash hand basin, shower cubicle and tiled flooring.

## Bedroom Two

16' 3" x 9' ( 4.95m x 2.74m )

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

## Bedroom Three

10' 2" x 8' 9" ( 3.10m x 2.67m )

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

## Bedroom Four

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

## Bathroom

Having double glazed window to rear, W.C, wash hand basin, panelled bath, towel radiator and part tiled walls.

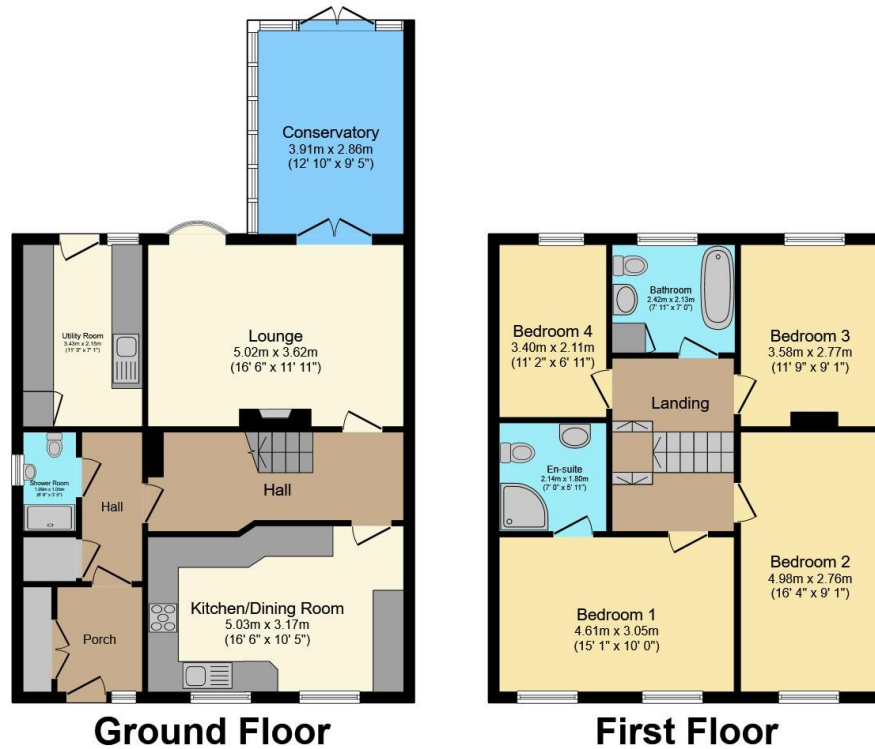
## Externally

Externally to the front there is a private driveway, with the rear garden boasts a spacious lawn and paved patio seating area.









Total floor area 143.6 m<sup>2</sup> (1,546 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

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Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/STD107560](http://connells.co.uk/Property/STD107560)**

Tenure: Freehold



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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