



Connells

Holden Park
Stafford



Property Description

Situated within the highly sought-after Holden Park area, this impressive five-bedroom executive detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Finished to a high standard throughout, the property combines generous living space with a desirable location, making it an ideal choice for growing families and professional commuters alike.

The ground floor boasts a welcoming entrance hall, a spacious lounge diner, contemporary fitted breakfast kitchen finished to a high standard. Upstairs, the property benefits from five well-proportioned bedrooms arranged over two floors, including a superb principal bedroom with en-suite facilities, alongside a stylish family bathroom and separate shower room.

Externally, the home enjoys a private rear garden, ideal for entertaining and family enjoyment, together with a driveway providing ample off-road parking and access to a garage.

Holden Park is a popular residential area offering excellent access to a range of local amenities, highly regarded schools, shops and leisure facilities. Stafford town centre is located just a short distance away, providing an extensive selection of retail outlets, restaurants, cafés and recreational attractions.

For commuters, the property is exceptionally well positioned with convenient access to Stafford Railway Station, offering direct services to Birmingham, Manchester and London Euston and excellent access to the M6 motorway.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hallway

Lounge Dining Room

26' 7" x 11' 8" (8.10m x 3.56m)

Breakfast Kitchen

17' 4" x 9' 8" (5.28m x 2.95m)

Wc

First Floor Landing

Master Bedroom

13' 2" x 12' 5" (4.01m x 3.78m)

En-Suite

Bedroom Three

13' 3" x 9' 1" (4.04m x 2.77m)

Bedroom Five

12' 6" x 6' 5" (3.81m x 1.96m)

Bathroom

Second Floor Landing

Bedroom Two

13' 3" x 12' 8" (4.04m x 3.86m)

Bedroom Four

12' 8" x 11' 4" (3.86m x 3.45m)

Shower Room

Garage

Agents Note

The sellers advise they pay approximately £150 per annum as a contribution towards upkeep.

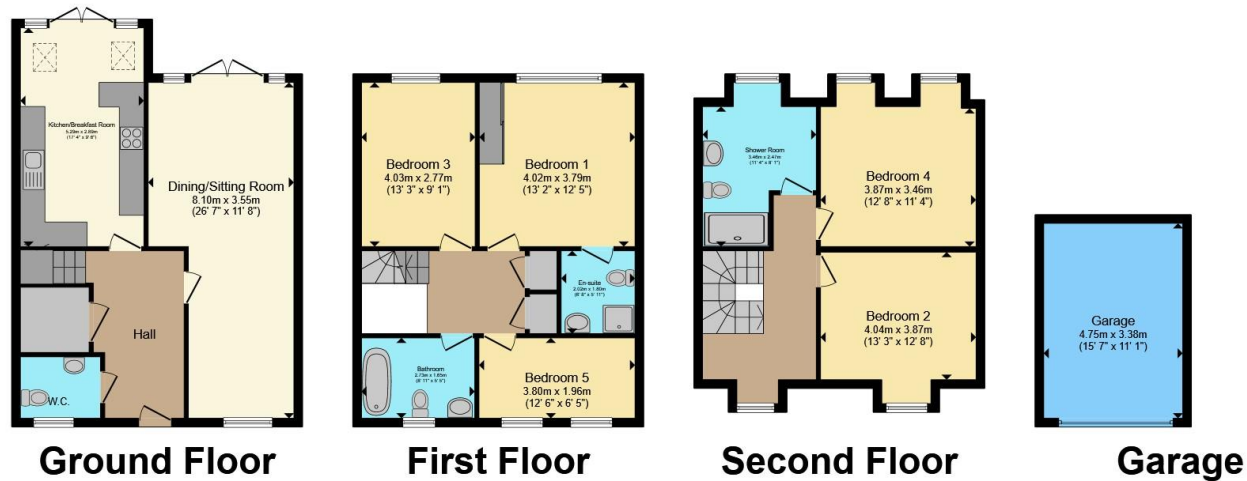
Agents Note

We are advised that a protected species has roost within the surrounding development but not at the property. For further information please refer to the following website; www.bats.org.uk or www.gov.uk/guidance/bats-protection-surveys-and-licences.









Total floor area 176.6 m² (1,901 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: E

Tenure: Freehold

view this property online connells.co.uk/Property/STD108127



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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