



A particularly attractive mews property situated in a sought-after development offering contemporary and stylish accommodation.

£298,500

The property enjoys a particularly pleasant location situated on the outskirts of the county town of Stafford within walking distance to countryside and also convenient for both the town centre and railway station.

Accommodation - Step inside the reception hall off which leads a guest's cloakroom having a wall hung wash basin, WC and attractive tiling. The superb open plan living, dining and kitchen is positioned to the rear and is fitted with a comprehensive range of units complemented by contrasting work surfaces having a stainless steel sink and drainer plus an integrated dining bar along with appliances comprising a gas hob with extractor canopy above, split level oven, microwave and fridge freezer. The spacious living area has French style doors opening to the terrace and garden.

A separate utility has space and provision for domestic appliances plus cloaks hanging space.

On the first floor there are three bedrooms, the principal bedroom has a fitted range of furniture and its own en suite comprising spacious shower with both conventional and waterfall heads, wall hung wash basin, WC, tiling to all wet areas and a vertical towel radiator.

Bedrooms two and three share the contemporary family bathroom having a bath with screen and shower above, wall hung wash basin, WC, tiling to wet areas, tiled floor and a vertical towel radiator.

Outside - There is an attractive enclosed rear garden with a sun terrace and lawn beyond surrounded by planted display beds. Two allocated parking spaces.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property is situated off a shared private drive.

There is a communal charge of £78 per month.

The property is a mews style and attached to neighbours on both sides.

The land registry document refers to rights, easements and covenants, a copy is available upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** 2 allocated spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private shared drainage system

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard and Superfast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

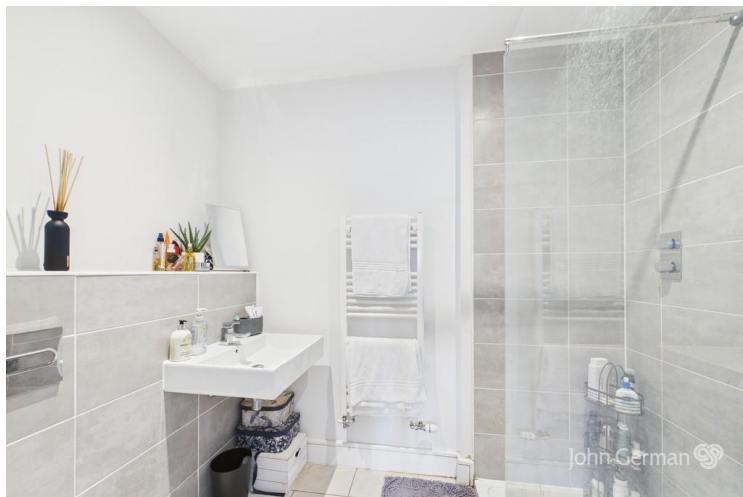
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30032026

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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