



Connells

Barbary Grange  
Stafford



## Property Description

Welcome to your new home, an outstanding executive family home occupying a prime position within one of Stafford's most sought after semi rural locations and situated on a quiet private development. This family home offers an exceptional and flexible level of accommodation arranged over three floors, this impressive residence is perfectly suited to modern family life, entertaining and multi-generational living.

Barbary Grange benefits from excellent access to highly regarded schools, local shops, Stafford town centre and superb transport links, making it an exceptional opportunity to acquire a prestigious family home in a highly desirable location. The perfect house and location for a growing family.

The property comprises of two/three reception rooms, five/six bedrooms and four bathrooms. Outside the property there is a former garage now converted to games room or home office, car port with parking for multiple vehicles. Viewing strongly recommended to appreciate this stunning home.

## Entrance Hall

UPVC double glazed door to front, stairs to first floor and radiator.

## Sitting Room

13' 3" x 12' 9" ( 4.04m x 3.89m )

UPVC double glazed window to the front, radiator and coal effect fire with surround

## W.C

Low level WC and hand wash basin

## Kitchen Diner/Family Room

28' 1" x 24' 11" ( 8.56m x 7.59m )

UPVC double glazed window to front and rear, UPVC double glazed French doors to rear, modern vertical radiators, modern fitted wall and base units with worksurfaces over, space for appliances and range style cooker, extractor fan and one and a half bowl sink with drainer and mixer taps

## Utility

5' 4" x 10' 11" ( 1.63m x 3.33m )

UPVC double glazed door to rear, wall and base units with work surfaces over, radiator and space for appliances

**Landing**

UPVC double glazed window to the rear and radiator

**Living Room/Bedroom**

16' 2" x 13' 5" ( 4.93m x 4.09m )

UPVC double glazed window to front and radiator.

**Bedroom Three**

13' 1" x 10' 4" ( 3.99m x 3.15m )

UPVC double glazed window to the front and radiator

**En-Suite Three**

UPVC double glazed window with frosted glass to the front, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

**Bedroom Four**

11' 3" x 10' 1" ( 3.43m x 3.07m )

UPVC double glazed window to the front and radiator

**Bedroom Five**

9' 8" x 8' 5" ( 2.95m x 2.57m )

UPVC double glazed window to the rear and radiator

**Bathroom**

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin and tiled splashbacks.

**Landing**

UPVC double glazed window to the rear and radiator

**Master Bedroom**

15' 11" x 11' 6" ( 4.85m x 3.51m )

UPVC double glazed window to the front, built in wardrobe and radiator

**En-Suite 1**

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

**Bedroom Two**

20' 6" x 9' 2" ( 6.25m x 2.79m )

UPVC double glazed window to the rear and radiator

**En-Suite Two**

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

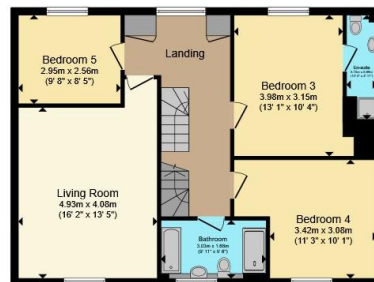








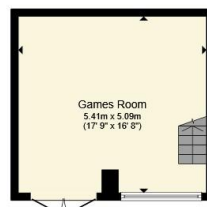
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 255.8 m<sup>2</sup> (2,753 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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EPC Rating: C Council Tax  
Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106977](http://connells.co.uk/Property/STD106977)**



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