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Hadley Green | Stafford | ST18 0ZA

Offers Over £510,000

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estate agents

Summary

**** EXECUTIVE DETACHED FAMILY HOME ** FIVE BEDROOMS ** OPEN PLAN KITCHEN DINER/FAMILY ROOM ** TWO RECEPTION ROOMS ** UTILITY ROOM/ CLOAKROOM ** PRINCIPLE BEDROOM WITH ENSUITE ** REAR GARDEN ** GARAGE ** VIEWING FOR FAMILIES ** VIEWING ESSENTIAL ****

WEBBS ESTATE AGENTS are pleased to market this spacious five bedroom, executive detached family home, located in a popular area of Stafford on Hadley Green. Viewing of the property is highly advised to appreciate the deceptive accommodation on offer. The property is located close to amenities, schools, useful transport links and much more! The internal accommodation briefly comprises; entrance hallway, living room, open plan kitchen dining room, study, WC/ utility room, five bedrooms, principal bedroom with ensuite and a family bathroom. The property also boasts a rear garden, garage and driveway for numerous vehicles.

Key Features

- EXECUTIVE DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM/ CLOAKROOM
- REAR GARDEN
- VIEWING FOR FAMILIES
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- PRINCIPLE BEDROOM WITH ENSUITE
- GARAGE
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

20'9 x 12'5 (6.32m x 3.78m)

Open Plan Kitchen, Diner/Family Room

11'8 x 26'0 (3.56m x 7.92m)

Office

8'2 x 6'11 (2.49m x 2.11m)

WC

6'0 x 6'10 (1.83m x 2.08m)

Landing

Bedroom 1

18'9 x 12'6 (5.72m x 3.81m)

Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

Bedroom 3

10'1 x 9'7 (3.07m x 2.92m)

Bedroom 4

10'0 x 8'10 (3.05m x 2.69m)

Bedroom 5

10'0 x 7'2 (3.05m x 2.18m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Agents Notes

IDENTIFICATION CHECKS - C





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Approximate total area⁽¹⁾
1484 ft²
137.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	83		
<p>Key average energy costs - lower energy costs are better</p> <p>10000 kWh/year (A)</p> <p>10000 kWh/year (B)</p> <p>10000 kWh/year (C)</p> <p>10000 kWh/year (D)</p> <p>10000 kWh/year (E)</p> <p>10000 kWh/year (F)</p> <p>10000 kWh/year (G)</p>		<p>Key average CO₂ emissions - lower CO₂ emissions are better</p> <p>10000 kWh/year (A)</p> <p>10000 kWh/year (B)</p> <p>10000 kWh/year (C)</p> <p>10000 kWh/year (D)</p> <p>10000 kWh/year (E)</p> <p>10000 kWh/year (F)</p> <p>10000 kWh/year (G)</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.