

for sale

offers in the region of

£170,000



John Amery Drive Stafford ST17 9PD

*****THREE BEDROOM PROPERTY SITUATED IN BURTON MANOR AREA OFFERING EXCELLENT COMMUTING LINKS, TWO RECEPTION ROOMS AND SUBSTANTIAL REAR GARDEN*****

John Amery Drive Stafford ST17 9PD

Internally

Entrance Hallway

Having front door access.

Lounge

15' 7" x 9' 3" (4.75m x 2.82m)

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

Dining Room

10' 8" x 8' 2" (3.25m x 2.49m)

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

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

Having double glazed window to front, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, integrated oven with gas hob and cooker hood, stainless steel sink and drainer and radiator.

Landing

Having stairs leading from entrance hallway, double glazed window to front and doors into;

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

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

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

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

Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m)

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

Bathroom

Having double glazed windows to front, W.C, wash hand basin, bath and radiator.

Externally



Externally to the front there is a private driveway with the rear garden boasting a spacious lawn.







Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

Property Ref: STD107147 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/STD107147

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk