



Connells

Plover Green
Stafford



Property Description

Connells Estate Agents are delighted to offer this immaculately presented three bedroom semi detached house ideal for a growing family, finished to a high standard throughout and situated in the popular residential area of Doxey, Stafford.

Ideally located close to local shops, schools and everyday amenities, the property is also within easy reach of Stafford town centre, offering a wide range of retail, leisure and dining facilities. Excellent commuter links are available via local bus routes, the M6 motorway and Stafford railway station, with direct services to Birmingham, Manchester and London.

The accommodation briefly comprises an entrance hallway, guest W.C., spacious lounge and modern fitted kitchen/diner to the ground floor. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite, together with a contemporary family bathroom. Outside the property there is a garden to the front and enclosed to the rear, drive and garage. Viewing strongly recommended.

Entrance Hallway

UPVC double glazed door to front and radiator

Wc

UPVC double glazed window with frosted glass to front, low level WC, hand wash basin and radiator.

Lounge

17' 3" x 12' 6" (5.26m x 3.81m)
UPVC double glazed window to the front and radiator.

Kitchen Diner

15' 8" x 9' 8" (4.78m x 2.95m)
UPVC double glazed window to the rear, modern fitted wall and base units with worksurfaces over uPVC double glazed French doors, integrated fridge freezer integrated oven and hob, one and a half bowl sink with drainer, tiled floor and radiator.

Landing

Doors to all rooms and loft access

Master Bedroom

10' 9" x 10' 1" (3.28m x 3.07m)
UPVC double glazed window to the front, built in wardrobe and radiator.

En Suite

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

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

UPVC double glazed window to the rear and radiator

Bedroom Three

9' 9" x 6' 5" (2.97m x 1.96m)

UPVC double glazed window to the rear and radiator

Bathroom

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

Front Garden

Garden laid to lawn and driveway leading to garage.

Rear Garden

Paved patio area and garden laid to lawn

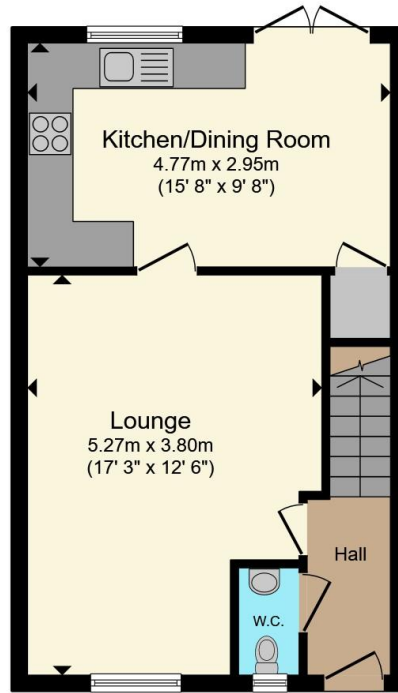
Garage

up and over garage door

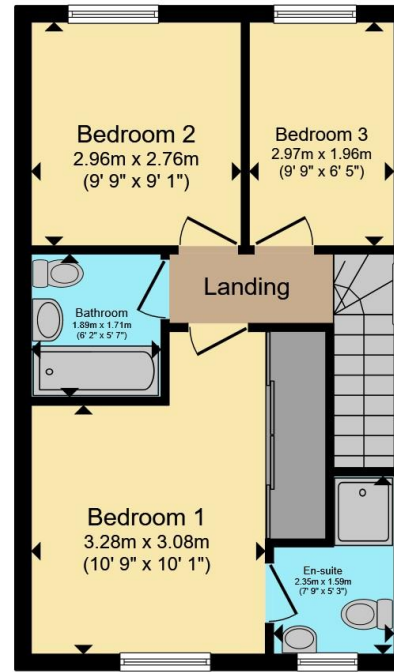




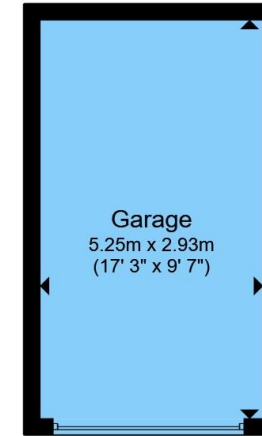




Ground Floor



First Floor



Garage

Total floor area 94.8 m² (1,020 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

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STD108159



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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

Property Ref: STD108159 - 0002