



Connells

Briarsleigh
Stafford



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this three bedroom link detached family home situated in the very popular area of Wildwood which falls within the catchment area of excellent primary schools and Walton High School. There are nearby shopping facilities at Wildwood and the county town centre of Stafford has various amenities including a mainline intercity railway station with some Virgin services operating to London Euston in approximately one hour, twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

The property is well presented throughout and briefly comprises of an Entrance Hallway, Lounge, Dining Room and fitted Kitchen all located on the ground floor, with stairs leading to first floor landing, three bedrooms and family bathroom.

Externally

Internally

Entrance Hallway

Having front door and doors into;

Lounge

16' 1" x 11' 7" (4.90m x 3.53m)

Having double glazed window to front and radiator.

Dining Room

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

Having double glazed window to rear and radiator.

Kitchen

13' x 9' (3.96m x 2.74m)

Having double glazed window to rear and door to side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, integrated dishwasher, oven with hob, space for appliances and radiator.

First Floor Landing

Having stairs leading from entrance hallway, double glazed window to side, storage cupboard and doors into;

Bedroom One

12' 3" + RECESS x 11' 10" (3.73m + RECESS x 3.61m)

Having double glazed window to front, storage cupboard and radiator.

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m)

Having double glazed window to rear, built in wardrobe and radiator.

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)

Having double glazed window to front and radiator.

Bathroom

Having double glazed window to rear, W.C, wash hand basin with vanity, shower cubicle, panelled bath and part tiled walls.

Externally

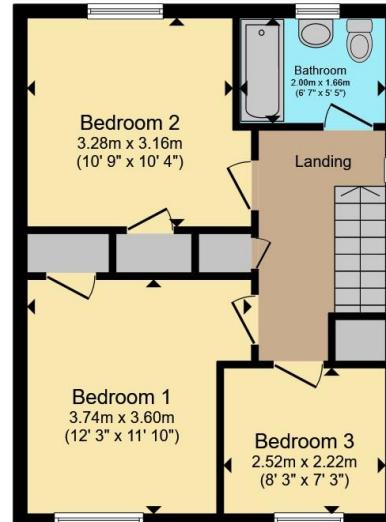




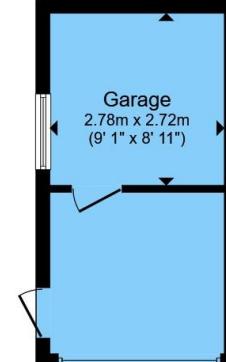




Ground Floor



First Floor



Outbuilding

Total floor area 115.1 m² (1,239 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

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Unit 3C, Salter Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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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.

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