



OFFERS IN THE REGION OF

**£385,000**

**Kitlings Lane**

Stafford, ST17 0LE

## PROPERTY SUMMARY

Set back along the highly desirable Kitlings Lane, this detached family home offers generous, well-balanced accommodation and is priced to reflect the clear opportunity for modernisation. Built in the mid-1970s, the property has been well maintained over the years and now provides an excellent chance for a new owner to update and personalise to their own taste.

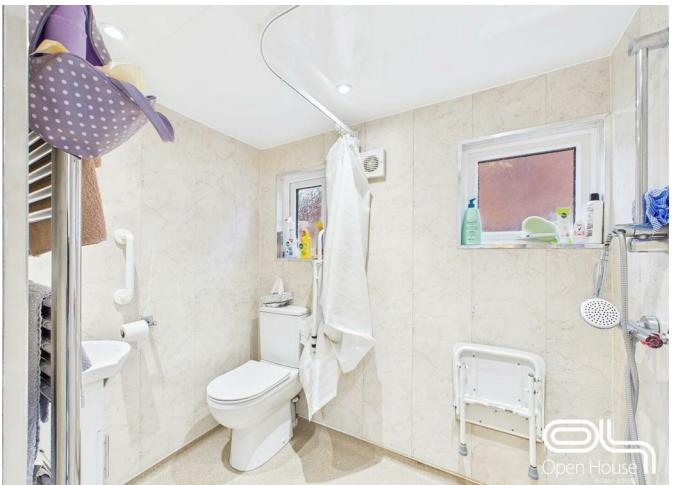
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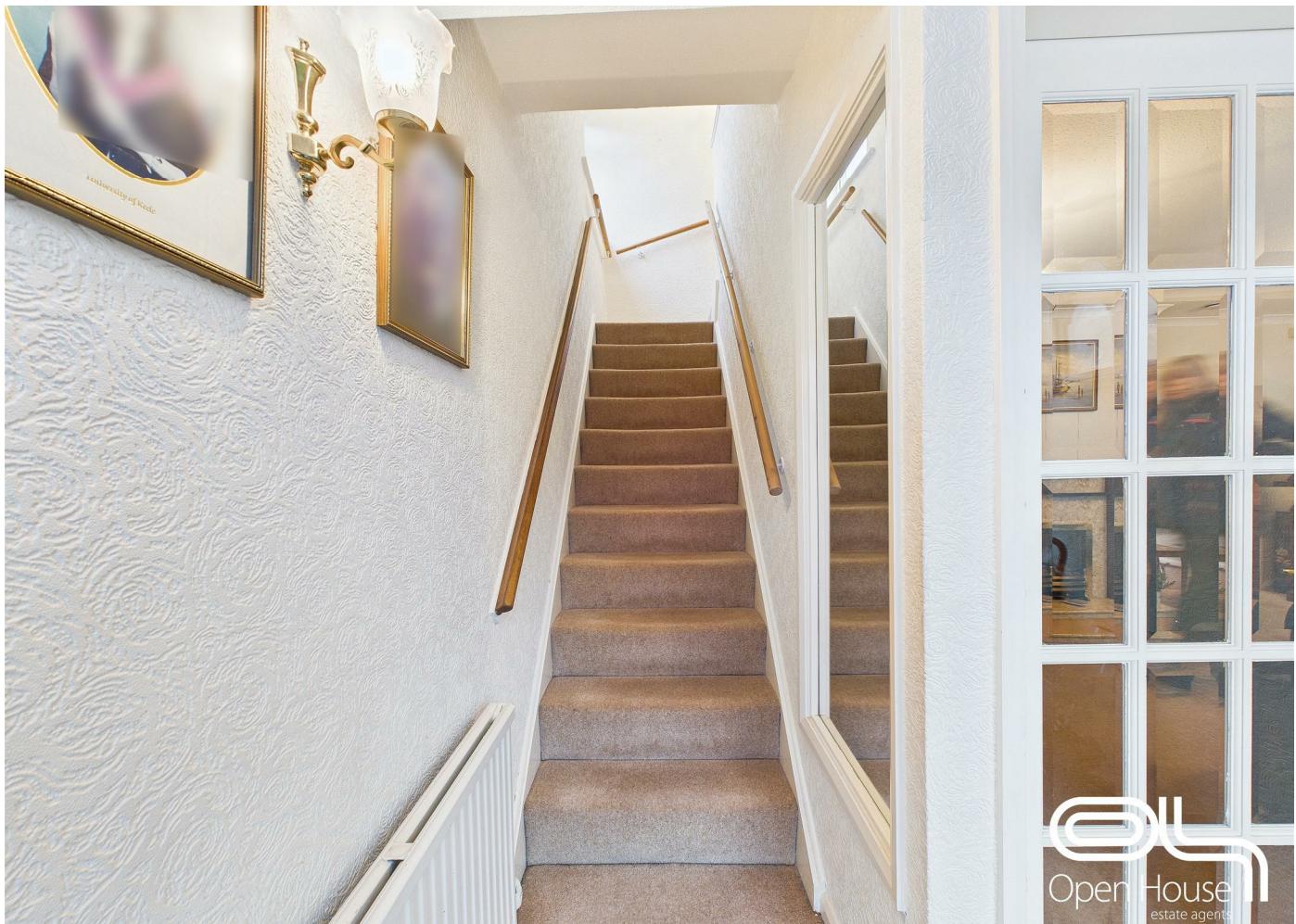


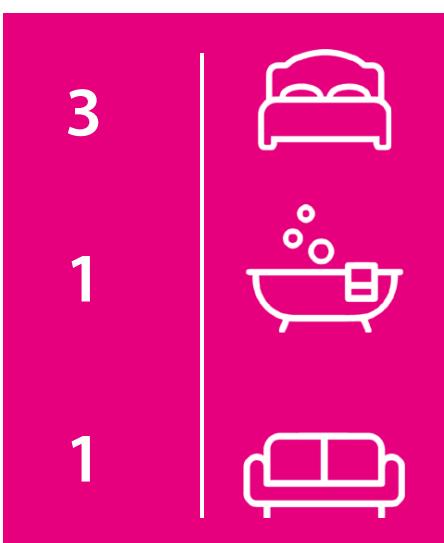
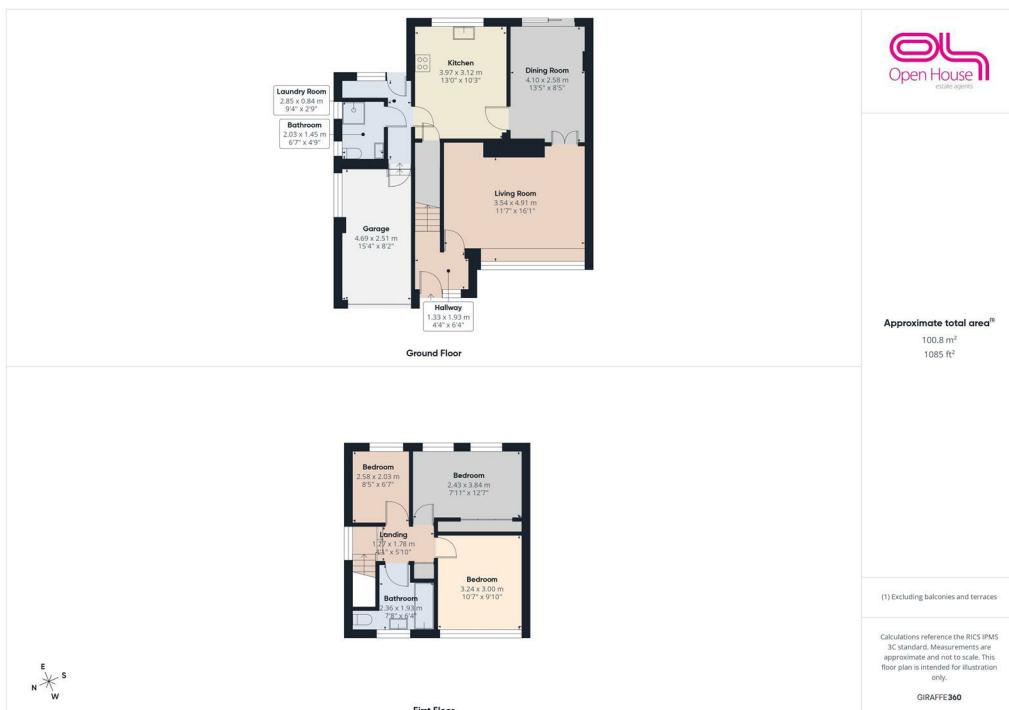
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the