

# Abberley Grove

Stafford, ST17 4FE



A stylish modern detached house conveniently situated for Stafford town centre and amenities. Competitively priced for an early sale with an easily managed garden, side garage and driveway parking.

£245,000



John German

An attractively designed and thoughtfully planned detached modern home located at the head of a cul de sac and having a part walled garden, gas central heating and uPVC double glazing.

Step over the front door threshold and you will find yourself in a good-sized reception hall with laminate flooring, cloaks storage cupboard, stairs to first floor and access to a white and chrome fitted two-piece guest's cloakroom.

Leading off the hall is an attractive lounge with laminate flooring and windows to the front and side.

Also leading off the centrally positioned hall is a spacious and well-appointed dining kitchen with French windows within the dining area that lead directly into the garden. The kitchen has a full range of high gloss base and wall units together with contrasting worktops, inset one and a half bowl sink unit, built in electric oven/grill, four burner gas hob, extractor hood and tiled floor.

On the first floor a centre landing provides access to the three bedrooms, family bathroom and airing cupboard.

The master bedroom has built in wardrobes and access to its own en suite shower room with a three-piece white and chrome suite, and partial tiling.

Bedroom two has a built in wardrobe and side aspect window, bedroom three also has a built in wardrobe and front aspect window.

The family bathroom is fitted with a contemporary white and chrome suite to include bath with mains shower unit above, low level WC, vanity unit/wash hand basin, tiled floor and front aspect window.

Outside a single garage is located in a close neighbouring block with up and over door. Driveway parking for one car in front of the garage.

There is a part walled and gravelled garden to the right hand side of the property and a further enclosed area of garden to the left hand side.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

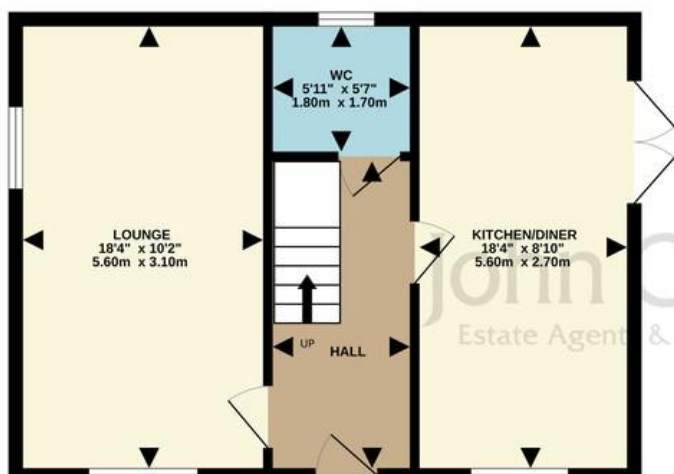
**Useful Websites:** [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

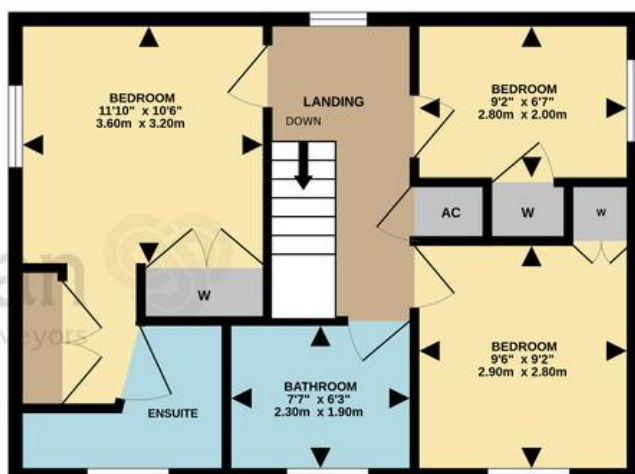
**Our Ref:** JGA/200223

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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 Burton upon Trent | Derby | East Leake | Lichfield  
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