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Property Description

Perfectly ideal for the first time purchaser. Having undergone great improvements both inside and out, you would simply just have to drop your furniture in.

Internally, the property offers a stunning restyled, high gloss kitchen/diner with storage off, a rear porch with further storage, great lounge with feature walk in bay window.

The first floor is complimented by a superb restyled contemporary bathroom and two bedrooms.

The exterior has a low maintenance creteprint driveway which extends to the side and into the rear landscaped rear garden with a lawn area along with a timber decked patio area. The property is situated in this ever popular and convenient location, handy for local amenities and Junction 14 of the M6 motorway.

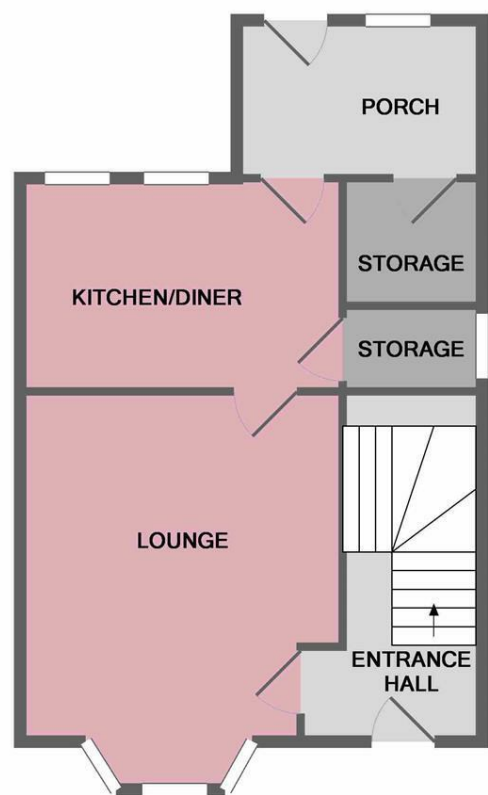
Accommodation

Entrance Hall	
Lounge	4.1m x 3.3m (13'5" x 10'9")
Restyled Kitchen Diner	4.1m x 2.9m (13'5" x 9'6")
Rear Porch	2.3m x 1.1m (7'6" x 3'7")
Storage	
First Floor Landing	
Bedroom One	3.6m x 3.4m (11'9" x 11'1")
Bedroom Two	3.28m x 2.77m (10'9" x 9'1")
Restyled Bathroom	2.9m x 2.2m (9'6" x 7'2")
Outside Front	
Outside Rear	

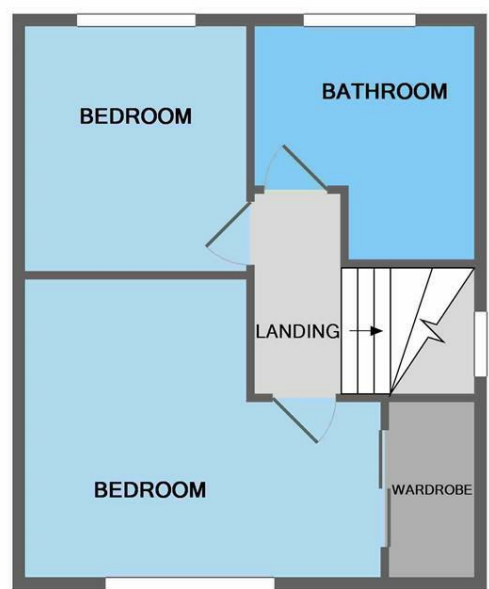
Tenure:



Floor Plan: Sayers Road, Stafford, ST16 1QD



GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

DB Roberts Stafford Branch
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We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

