



1



3



1



D



Property Description

Situated in this convenient location and pleasant cul-de-sac, this semi detached house offers three bedrooms, a first floor bathroom, lounge, through diner, conservatory, entrance hall and a kitchen. Externally there are front and rear gardens along with a driveway that leads to the garage. There are local popular schools, shops and amenities with great access to the town center and Junction 14 of the M6 motorway.

Accommodation

Entrance Hall	
Lounge Diner	7.2m x 3.3m max 2.7m min (23'7" x 10'9" max 8'10" min)
Conservatory	3.6m x 3m (11'9" x 9'10")
Kitchen	3.4m x 2.2m (11'1" x 7'2")
First Floor Landing	
Bedroom One	3.9m x 2.9m (12'9" x 9'6")
BedroomTwo	3.4m x 3.2m (11'1" x 10'5")
Bedroom Three	2.9m x 2.1m (9'6" x 6'10")
Bathroom	2.1m x 1.7m (6'10" x 5'6")
Outside Front	
Garage	
Outside Rear	

Tenure: Freehold



Floor Plan: Fernwood, Stafford, ST16 1NN



Made with Metropix ©2019

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
18 Salter Street, Stafford, ST16 2JU

To book a viewing
Call us on **01785 255800**



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		
(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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	80

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.

