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Property Description

This three bedroom, semi detached property is set in the desirable location of Western Downs and offers an excellent first time home. The property is well placed to Stafford Town Centre where a wide range of amenities are available including good public transport links locally via bus routes and to elsewhere via an intercity railway station; as well as a wide range of shops and restaurants.

Stafford also offers good access to the M6 motorway via junctions 13 and 14. Being sold with NO UPWARD CHAIN, the accommodation comprises of :- Entrance hallway with stairs to the first floor landing, spacious living room, conservatory, kitchen that offers a matching range of base and eye level units with work surfaces over incorporating various integrated appliances, and useful pantry area.

The first floor landing gives access to three bedrooms, two of the larger bedrooms both accommodating double beds and fitted wardrobes, whilst the single third bedroom is still well proportioned. The landing also gives access to a boarded loft space. The first floor bathroom comprises of a coloured suite with W.C, vanity wash hand basin and panelled bath.

Outside the frontage is slightly elevated with steps up to front entrance door and established front garden with gated access to side leading to a pleasant enclosed lawn and patio rear garden and useful outside brick store.

Accommodation

ENTRANCE HALL

LIVING ROOM

5.6m x 4.0m/3.4m (18'4" x 13'1"/11'1")

KITCHEN

3.2m x 3.0m/2.6m (10'5" x 9'10"/8'6")

CONSERVATORY

3.2m x 1.9m (10'5" x 6'2")

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES 4.0m x 3.0m (13'1" x 9'10")

BEDROOM TWO

4.0m x 2.5m (13'1" x 8'2")

BEDROOM THREE

3.8m x 2.0m (12'5" x 6'6")

FIRST FLOOR BATHROOM

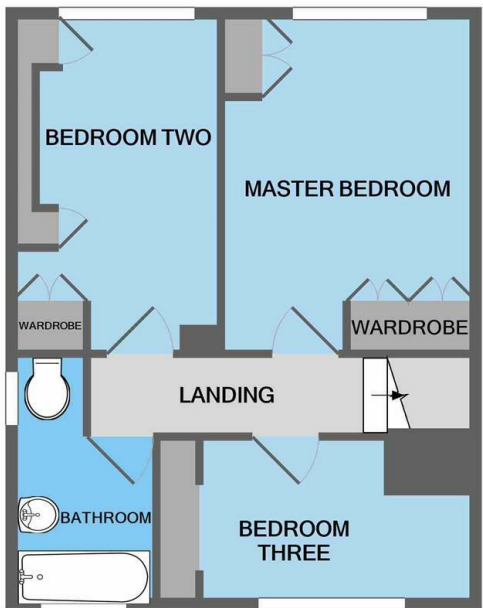
Tenure: Freehold



Floor Plan: Tennyson Road, Stafford, ST17 9SY



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
18 Salter Street, Stafford, ST16 2JU

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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		78
(81-91) B		
(69-80) C		62
(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.

