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Property Description

What a lovely home this is! Having been a home to its current vendor for over twenty years, you can see why as it's noted for its well proportioned living accommodation throughout and for being conveniently placed to Stafford Town Centre and all its local amenities. The property is ideally placed for commuting with easy access to the M6 motorway network and a mainline railway station for direct access to Manchester & London.

Being well maintained throughout, the accommodation offers a welcoming entrance hallway, living room with double doors opening onto a predominately paved enclosed rear garden, breakfast kitchen, useful rear store room/utility, and downstairs shower room. To the first floor are three well proportioned bedrooms.

The property further benefits from double glazing and gas central heating and detached rear garage. A viewing is truly advised on this lovely light and airy home that offers an abundance of natural sunlight throughout.

Accommodation

WELCOMING ENTRANCE HALLWAY

LIVING ROOM

BREAKFAST KITCHEN

DOWNSTAIRS SHOWER ROOM

USEFUL STORE ROOM/UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM

BEDROOM TWO

BEDROOM THREE

DETACHED REAR GARAGE

Tenure: Freehold

4.9m x 3.5m (16'0" x 11'5")

3.4m x 2.7m (11'1" x 8'10")

2.7m x 1.3m (8'10" x 4'3")

1.8m x 1.4m (5'10" x 4'7")

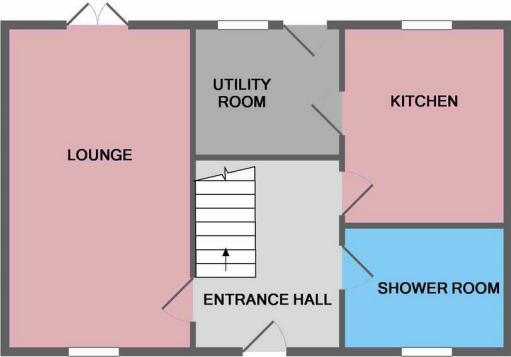
4.9m x 3.5m (16'0" x 11'5")

4.7m x 2.4m (15'5" x 7'10")

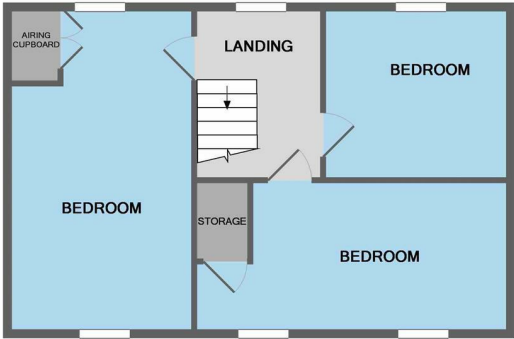
2.7m x 2.4m (8'10" x 7'10")



Floor Plan: Siemens Road, Stafford, ST17 4DT



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

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		85
(81-91) B		
(69-80) C	71	
(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		83
(81-91) B		
(69-80) C	68	
(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.

