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Whittingham Drive, Stafford, ST17 9TG

Offers Around  
£170,000



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

A well presented two bedroom detached property occupying a corner plot within a popular and highly sought after part of Stafford. Close to local amenities including town centre, train station and schools for all ages.

Leading from the entrance hallway is the spacious sitting room with plenty of space for seating and an abundance of natural light from the bay window. Adjacent, the open plan kitchen/diner allows space for a table and chairs together with the kitchen offering a range of wall and eye level units.

Upstairs, the master bedroom benefits from fitted wardrobes with a further good sized bedroom. To finish the first floor there is a bathroom hosting a corner shower, W/C and hand wash basin.

Outside the property offers a good sized rear garden laid to patio and lawn along with a driveway for two vehicles.

## Accommodation

Entrance Hallway

Sitting Room

Kitchen /Diner

Bedroom One

Bedroom Two

Family Bathroom

4.10 x 3.22 (13'5" x 10'6")

4.15 x 2.41 (13'7" x 7'10")

4.19 x 3.75 (13'8" x 12'3")

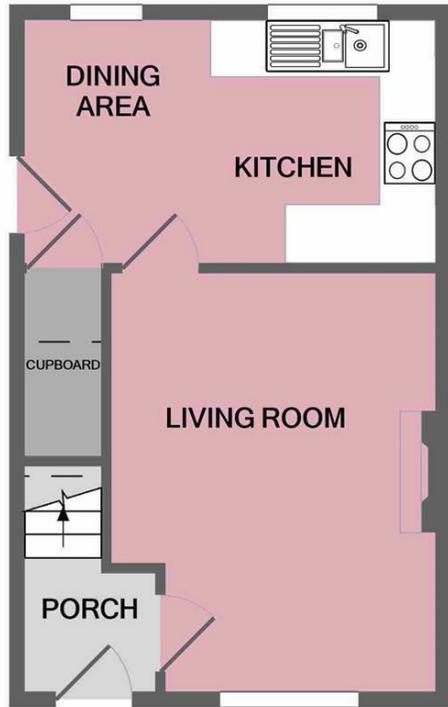
2.79 x 2.29 (9'1" x 7'6")

2.14 x 1.80 (7'0" x 5'10")

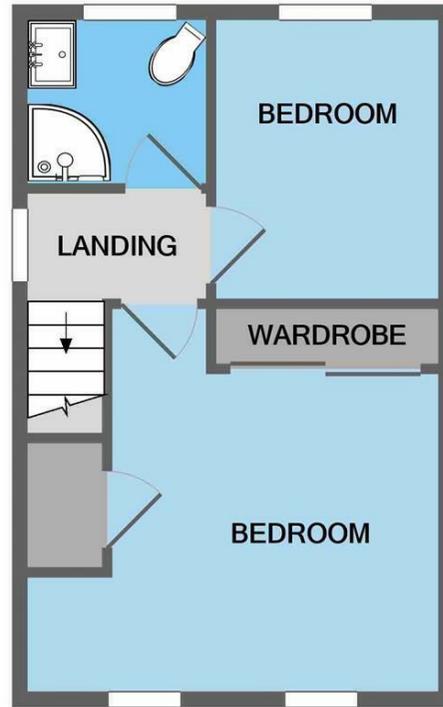
**Tenure: Freehold**



# Floor Plan: Whittingham Drive, Stafford, ST17 9TG



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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**8am - 8pm Mon - Fri**  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

