



**Eccleshall Road | Great Bridgeford, Stafford | ST18 9PS**  
**Offers Over £270,000**





## Summary

**\*FABULOUS TWO BEDROOM PROPERTY\*\*DOWNSTAIRS WC\*\*STUDY ROOM\*\***

WEBBS ESTATE AGENTS offer this charming two-bedroom house offers a perfect blend of modern living and traditional comfort. Recently refurbished including an electrical rewire, the property boasts a spacious layout that is ideal for both families and professionals alike.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the refitted kitchen, which is both stylish and functional, making it a delight for any home cook. Adjacent to the kitchen, the conservatory invites natural light, creating a warm and welcoming atmosphere throughout the day.

The property features two generously sized bedrooms, providing comfortable accommodation for residents. The modern bathroom has also been thoughtfully updated, ensuring convenience and style. The loft is also boarded.

## Key Features

- A refurbished and spacious two bedroom house
- Lounge
- Study
- Two good sized bedrooms
- Good sized rear garden, Driveway, carport and garage
- POPULAR VILLAGE LOCATION
- Refitted open plan kitchen/diner
- Conservatory
- refitted shower room
- \*\*\*\*\*Viewing highly Recommended\*\*\*\*\*

## Rooms and Dimensions

### Lounge

15'0" x 13'0" (4.59 x 3.97)

### Kitchen/diner

18'3" x 9'10" (5.57 x 3.00)

### Conservatory

17'4" x 7'7" (5.29 x 2.33)

### Utility room

9'3" x 7'2" (2.84 x 2.19)

### Bedroom one

10'9" x 9'3" (3.28 x 2.82)

### Bedroom two

9'11" x 7'7" (3.04 x 2.32)

### Bathroom

9'11" x 6'11" (3.03 x 2.12)

### Garage

18'6" x 9'0" (5.66 x 2.76)

### Carport

26'10" x 8'8" (8.20 x 2.66)

### Identification checks - C

### Agents Note C







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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