



Church Close | Stafford | ST17 4HN

Offers Over £220,000

 **Webbs**  
estate agents

## Summary

\*\* POPULAR LOCATION \*\* THREE/FOUR BEDROOMS \*\* LIVING DINING ROOM \*\* KITCHEN \*\* DOWNSTAIRS CLOAKROOM \*\* FAMILY BATHROOM \*\* CONSERVATORY \*\* REAR GARDEN \*\* DRIVEWAY \*\* CLOSE TO AMENITIES \*\* DECEPTIVELY SPACIOUS THROUGHOUT \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this deceptively spacious three/four bedroom semi detached family home, located in a popular area of Stafford on Church Close. Viewing of the property is highly advised to appreciate the size and space on offer. The property is situated close to amenities, schools and useful transport links. The internal accommodation briefly comprises; entrance hallway, living/dining room, kitchen, conservatory, downstairs cloakroom, three/four bedrooms and a family bathroom. The property also boasts a good size rear garden and off road parking. The property would be ideally suited to a first time buyer or young family looking to get their foot on the property ladder.

## Key Features

- POPULAR LOCATION
- THREE/FOUR BEDROOMS
- KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING
- DECEPTIVELY SPACIOUS
- LIVING DINING ROOM
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS

## Rooms and Dimensions

### Hallway

#### Living Dining Room

10'4 x 20'1 (3.15m x 6.12m)

#### Kitchen

11'5 x 8'6 (3.48m x 2.59m)

#### Conservatory

7'2 x 6'11 (2.18m x 2.11m)

#### WC

#### Laundry Room

9'6 x 4'8 (2.90m x 1.42m)

### Hallway

9'0 x 7'9 (2.74m x 2.36m)

### Landing

#### Bedroom 1

12'0 x 11'0 (3.66m x 3.35m)

#### Bedroom 2

10'0 x 7'10 (3.05m x 2.39m)

#### Bedroom 3

11'10 x 8'8 (3.61m x 2.64m)

#### Bedroom 4

10'0 x 8'6 (3.05m x 2.59m)

### AGENTS NOTES

### IDENTIFICATION CHECKS - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy Efficiency Rating: 68 (Current), 77 (Target)		Environmental Impact (CO <sub>2</sub> ) Rating: G (Current), G (Target)	
<small>Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</small>		<small>Environmental Impact (CO<sub>2</sub>) Rating scale: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)</small>	
<small>England &amp; Wales EU Directive 2002/91/EC</small>		<small>England &amp; Wales EU Directive 2002/91/EC</small>	

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