

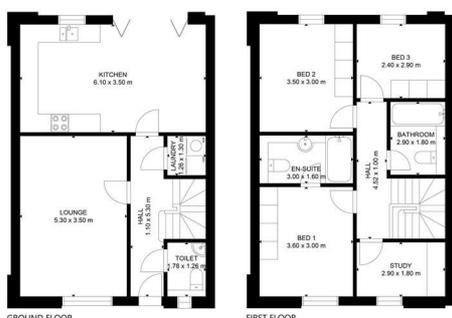


Plot 10 Chetwynd Court Friars Road Stafford ST17 4FQ

Asking Price £275,000



Brand new contemporary style semi-detached and town houses in a courtyard setting on the edge of Stafford town centre, 2 minutes walk to the railway station and a little over 1 mile from Stafford County Hospital. Spacious accommodation featuring: entrance hall, lounge, open plan dining kitchen with fitted appliances and wide patio windows opening to the gardens, 4 bedrooms, en-suite shower room to the main bedroom and family bathroom. Quality specification with high efficiency double glazed windows and gas central heating, choice of kitchens with fitted appliances. Two reserved parking spaces per property. Private rear gardens. The properties are part of the re-development of the landmark former King Edward VI grammar school at the heart of the town, set around a landscaped central courtyard with secure gated access from both Friars Road and Newport Road. Completions May 2023.



Entrance hall

Cloakroom & WC

Utility Room

Lounge 17'4" x 11'5" (5.30 x 3.50m)

Dining Kitchen 20'0" x 11'5" (6.10 x 3.50m)

Landing

Bedroom 1 11'9" x 9'10" (3.60 x 3.00m)

En-Suite Shower Room 9'10" x 5'2" (3.00 x 1.60m)

Bedroom 2 11'5" x 9'10" (3.50 x 3.00m)

Bedroom 3 9'6" x 7'10" (2.90 x 2.40m)

Bedroom 4 9'6" x 5'10" (2.90 x 1.80m)

Family Bathroom 9'6" x 5'10" (2.90 x 1.80m)

Specification

Doors & Windows: Grey powder coated high performance double glazed windows. Composite front door

Gas central heating

Fitted kitchen with built in oven, hob, extractor, fridge, freezer & dish washer. Choice of kitchen cabinet doors and work surfaces (dependent on stage of construction)

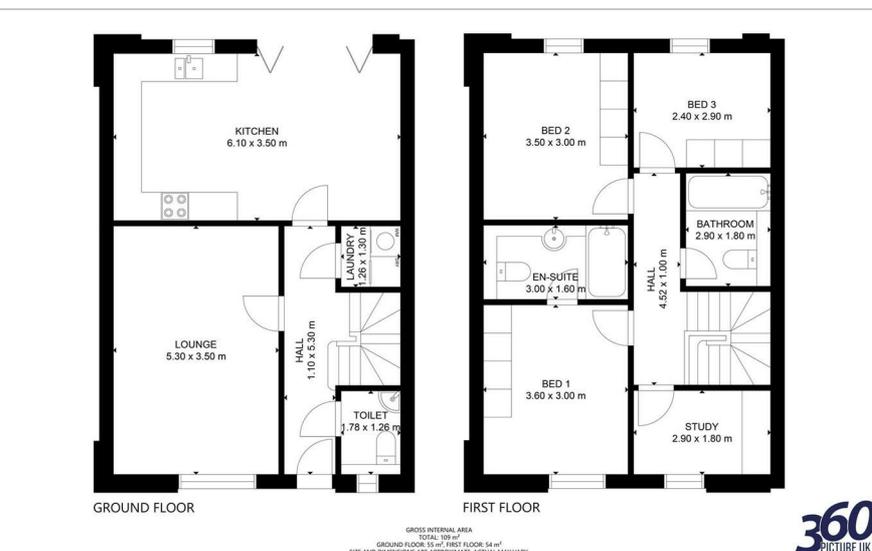
Two private parking spaces for each property

Tenure: Freehold

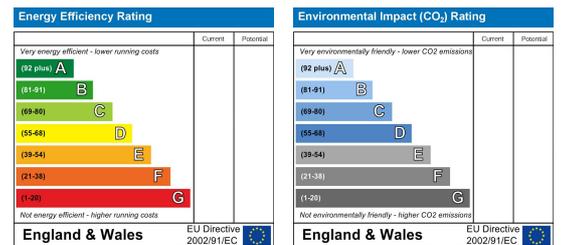
Predicted Energy Rating B

Council Tax Band to be confirmed.

Area Map



Energy Efficiency Graph



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