

67 The Garthlands, Stafford, Staffordshire, ST17 9ZP



5 2 2

Offers Around £360,000

- Three Storey Detached House
- Five Bedrooms
- Two Receptions
- Utility & Double Garage
- Two En-suites & Two Family Bathrooms
- EPC = TBC





Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. 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, D B 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.



DB Roberts Stafford Branch, 18 Salter Street, Stafford, ST16 2JU

Tel: 01785 255800 | Email: stafford@dbroberts.co.uk

Property description

Superbly presented and spacious detached home in ever popular and convenient location, with handy access to town center and junction 13 of M6. The property has accommodation spread over three floors.

The property comprises of, entrance hall, downstairs WC, kitchen/breakfast room, dining room, lounge and utility on the ground floor. On the first floor there is the master bedroom with en-suite, a further bedroom with en-suite, a further bedroom and a family bathroom. To the second floor there are two further bedrooms and a second family bathroom. Outside there is a lawned garden and patio area, with a detached double garage to the side.

Accommodation

Entrance Hall	
Guest W/c	
Lounge	6.51m x 3.54m (21'4" x 11'7")
Family Room	3.24m x 2.89m (10'7" x 9'5")
Breakfast Kitchen	4.29m x 3.22m (14'0" x 10'6")
Utility	2.01m x 1.82m (6'7" x 5'11")
First Floor Landing	
Bedroom One	4.74m x 3.23m (15'6" x 10'7")
En-suite	3.22m x 1.69m (10'6" x 5'6")
Bedroom Two	3.54m x 3.71m (11'7" x 12'2")
En-suite	2.02m x 1.46m (6'7" x 4'9")
Bathroom	1.99m x 1.67m (6'6" x 5'5")
Bedroom Five	2.70m x 2.70m (8'10" x 8'10")
Second Floor Landing	
Bedroom Three	5.46m x 3.62m (17'10" x 11'10")
Bedroom Four	4.96m x 3.30m (16'3" x 10'9")
Bathroom	2.04m x 1.86m (6'8" x 6'1")
Double Garage	5.42m x 5.33m (17'9" x 17'5")
Outside Front	
Outside Rear	

FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/12046980>

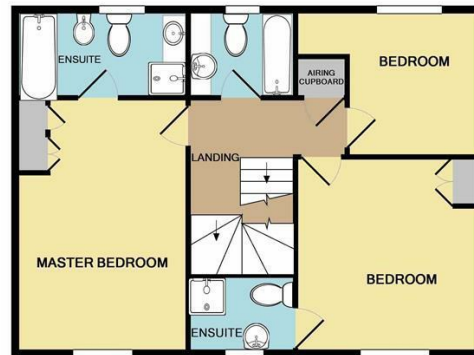
Tenure: Freehold

To view the property plan in amazing 3D go to the Property Search at www.dbroberts.co.uk

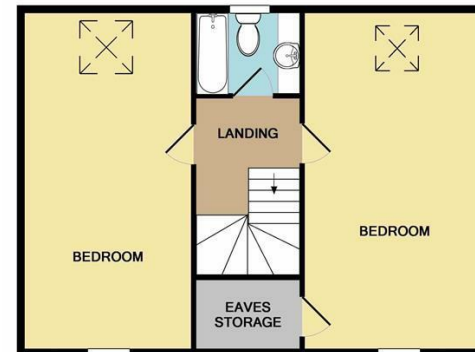
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GROUND FLOOR




1ST FLOOR



2ND FLOOR

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.
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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 