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Property Description

Situated on the borders of Stafford town centre and offering great access to the train station and M6 motorway, this well presented modern detached house is gem of a property. Located in a pleasant cul-de-sac and on a private road the property offers; three bedrooms with an en-suite to master, further family bathroom and guest w/c, lounge, kitchen diner and conservatory. To the exterior there is a garage and driveway along with pleasant gardens.

Accommodation

Entrance Hall

Guest W/c

Lounge

Kitchen Diner

Conservatory

First Floor Landing

Bedroom One

En-suite

Bedroom two

Bedroom Three

Bathroom

Outside Front

Garage

Outside Rear

FLOORPLAN & SPACE PLANNER

Tenure: Freehold

5.67m x 3.15m (18'7" x 10'4")

5.63m x 2.75m (18'5" x 9'0")

3.79m x 3.48m (12'5" x 11'5")

4.81m x 3.23m (15'9" x 10'7")

2.83m x 1.40m (9'3" x 4'7")

2.95m x 2.81m (9'8" x 9'2")

2.81m x 2.04m (9'2" x 6'8")

2.29m x 1.87m (7'6" x 6'1")

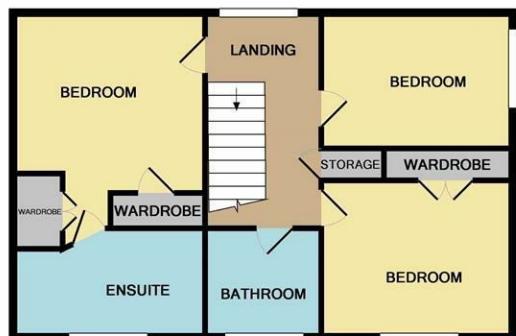
5.31m x 2.53m (17'5" x 8'3")



Floor Plan: Marston Grove, Stafford, ST16 3HZ



GROUND FLOOR



1ST 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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DB Roberts Stafford Branch

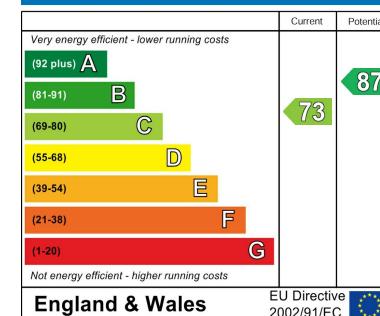
18 Salter Street, Stafford, ST16 2JU



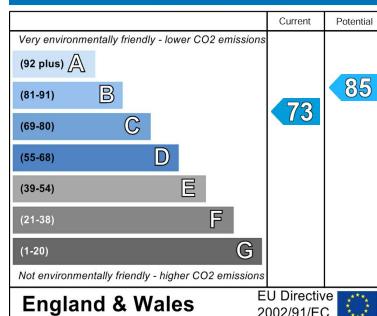
To book a viewing
Call us on **01785 255800**

We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

