



Connells

Oakbrook Close,
Stafford



Internally

Entrance Hall

Having a Composite door to front, radiator, carpet flooring and stairs leading to first floor landing.

Cloakroom

Having a W.C wash hand basin, radiator and tile flooring

Lounge

17' 11" x 12' 10" (5.46m x 3.91m)

Having a bay fronted UPVC double glazed window, double doors leading into lounge from entrance hallway, gas fireplace with marble surround and hearth with wooden mantle, radiator, TV point and carpet flooring.

Dining Area

15' 11" x 9' 9" (4.85m x 2.97m)

Having UPVC double glazed patio doors leading into rear garden. This dining area is open plan to the kitchen which offers a radiator, TV point and tile flooring.

Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)

Having a UPVC double glazed window to rear. This fitted kitchen offers wall and base units incorporating work surfaces over, sink drainer, electric oven and six ring gas hob with cooker hood over with integrated lighting, splash back tiling, integrated dishwasher, integrated fridge and freezer and tile flooring.

Utility Room

5' 11" x 8' 7" (1.80m x 2.62m)

Having a composite door to rear garden, wall and base units with work surfaces over, space for washing machine and dryer, splash back tiling and tile floor.

First Floor Landing

Having stairs leading from entrance hallway to first floor landing, UPVC double glazed window to side, airing cupboard and carpet flooring.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

Having a UPVC double glazed window to front, radiator, TV point, carpet floor and door leading to En-suite.

En-Suite

Having a UPVC double glazed window to front, shower cubicle with mains shower over, extractor fan, W.C, part tiled walls, radiator and tile floor.

Bedroom Three

11' 1" x 12' (3.38m x 3.66m)

Having UPVC double glazed window to rear, fitted built in wardrobe, radiator and carpet flooring.

Bedroom Four

11' 2" x 10' 10" (3.40m x 3.30m)

Having UPVC double glazed window to front, fitted built in wardrobe, radiator and carpet flooring.

Bedroom Five

11' 8" x 8' 11" (3.56m x 2.72m)

Having UPVC double glazed window to rear, fitted built in wardrobe, radiator and carpet flooring.

Family Bathroom

Having a UPVC double glazed window to rear, radiator, bath with mixer taps, shower cubicle with mains shower over, wash hand basin, extractor fan, W.C, part tiled walls and tiled flooring.

Second Floor

Master Bedroom

11' 11" x 23' 3" (3.63m x 7.09m)

Having three Velux part balcony windows to rear, three low level radiators, TV point, His & Hers built in wardrobes, carpet flooring and door to En-suite.

En-Suite

Having a UPVC double glazed window to side, bath with mixer taps, shower cubicle and mains shower over, wash hand basin, extractor fan, W.C, radiator and carpet flooring.

Externally

Front

The property is situated on a private development only accessed through double gates controlled by an intercom entry system, the front of the property offers a tarmac driveway with a low level hedge row and access to the garage via up and over door.

Rear

The rear garden offers mainly laid lawn, slab patio area leading from dining room with slab pathways leading to the side of the property with gated access to the front.

Garage

17' 5" x 8' 9" (5.31m x 2.67m)

Having up and over door, power and lighting and concrete base floor.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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