







**\*\* GARAGE \*\* THREE STOREY SEMI-DETACHED**  
**\*\* LANDSCAPED REAR GARDENS \*\***

This modern three-storey, three-bedroom semi-detached townhouse is sure to impress. It offers off-road parking for several vehicles and leads to a detached garage. Located in the popular St Mary's Gate development, it is close to Stafford Town Centre and just a short drive from the stunning Cannock Chase.

The spacious interior comprises an entrance hallway, guest WC, and an open-plan family dining kitchen with French doors leading to the rear garden. There is also a study on the ground floor. The first floor features a spacious living room that could be used as an additional bedroom if required, and a bedroom with an ensuite shower room. On the second floor, there is a bathroom and two further good-sized double bedrooms.

Externally, the property boasts ample off-road parking, a detached garage, a generous front garden, and a landscaped rear garden.

Viewing by appointment only.



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## Hallway

With staircase rising to the first floor landing, central heating radiator, doorbell chime, smoke alarm, thermostat, built-in utilities cupboard housing the fibre connection, central heating combination gas boiler, plumbing space for freestanding white goods, electrical distribution board, carbon monoxide detector and extractor fan. Internal doors from the hallway lead to:

## Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low-level WC, corner pedestal wash basin with mixer tap and tiled splashback and central heating radiator.

## Study

With a UPVC double glazed window to the front elevation and central heating radiator.

## Open Plan Living/Dining Kitchen

The open plan living/dining kitchen features a range of matching base and eye level storage cupboard and drawers with wood block effect drop edge preparation work surfaces. A range of integrated appliances include fridge, freezer, oven, grill, four ring stainless steel gas hob with matching extractor hood, stainless steel sink and drainer with mixer tap, dishwasher and spotlighting to ceiling. Useful under stairs storage cupboard with further room for appliances. The lounge/diner features a UPVC double glazed box bay rear with UPVC double glazed French doors leading to the rear patio, TV aerial point and two central heating radiators.



## Landing

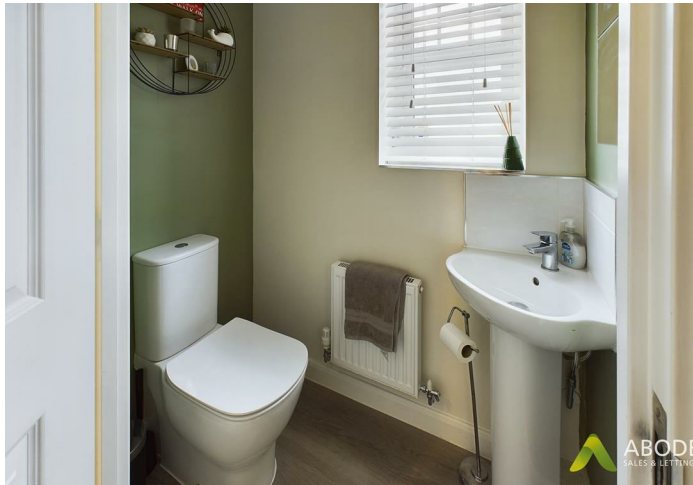
With central heating radiator, staircase rising to the second floor landing, smoke alarm, built-in double storage cupboard with eye level shelving, internal doors lead to:

## Lounge

With 2x UPVC double glazed windows to the rear elevation, two central heating radiators, TV aerial points, Ethernet and telephone points.











### Bedroom One

With 2x UPVC double glazed windows to the front elevation, central heating radiator, thermostat, internal door leading to:

### En-suite

Featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap and tiled splashback, double shower cubicle with electric shower over and tiling to wall and floor coverings, heated radiator and extractor fan.

### Second Floor Landing

With smoke alarm, doors leading into:

### Bathroom

Featuring a three piece bathroom suite comprising of low level WC, pedestal wash basin with mixer tap, bathroom unit with glass screen and tiling to both floor and wall coverings, creme heated towel radiator and extractor fan.



### Bedroom Two

With a UPVC double glazed window to the front elevation, timber double glazed skylight to ceiling with built-in blind, access to loft space through loft hatch and central heating radiator.

### Bedroom Three

With a UPVC glazed window to the rear elevation and central heating radiator.

### Outside

The Garden has been fully landscaped to provide an Indian stone paved patio area with gravel and timber sleeper borders lead to an area of artificial grass providing low maintenance upkeep. To the rear is a raised timber deck patio area with timber cladding to boundary and a further area behind the garage with an outside socket and further timber decking.















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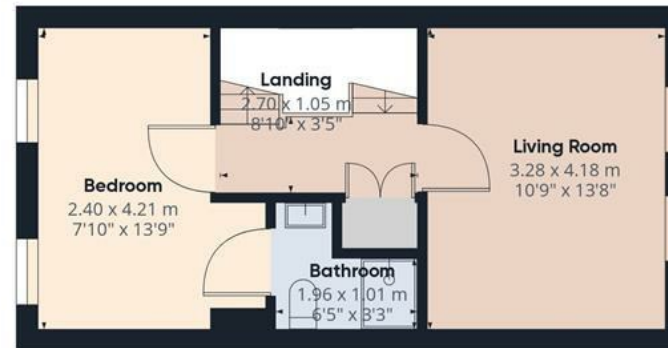


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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

117.79 m<sup>2</sup>  
1267.88 ft<sup>2</sup>

Reduced headroom

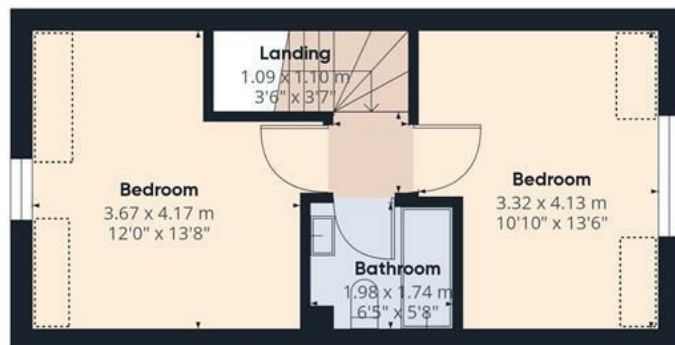
2.98 m<sup>2</sup>  
32.1 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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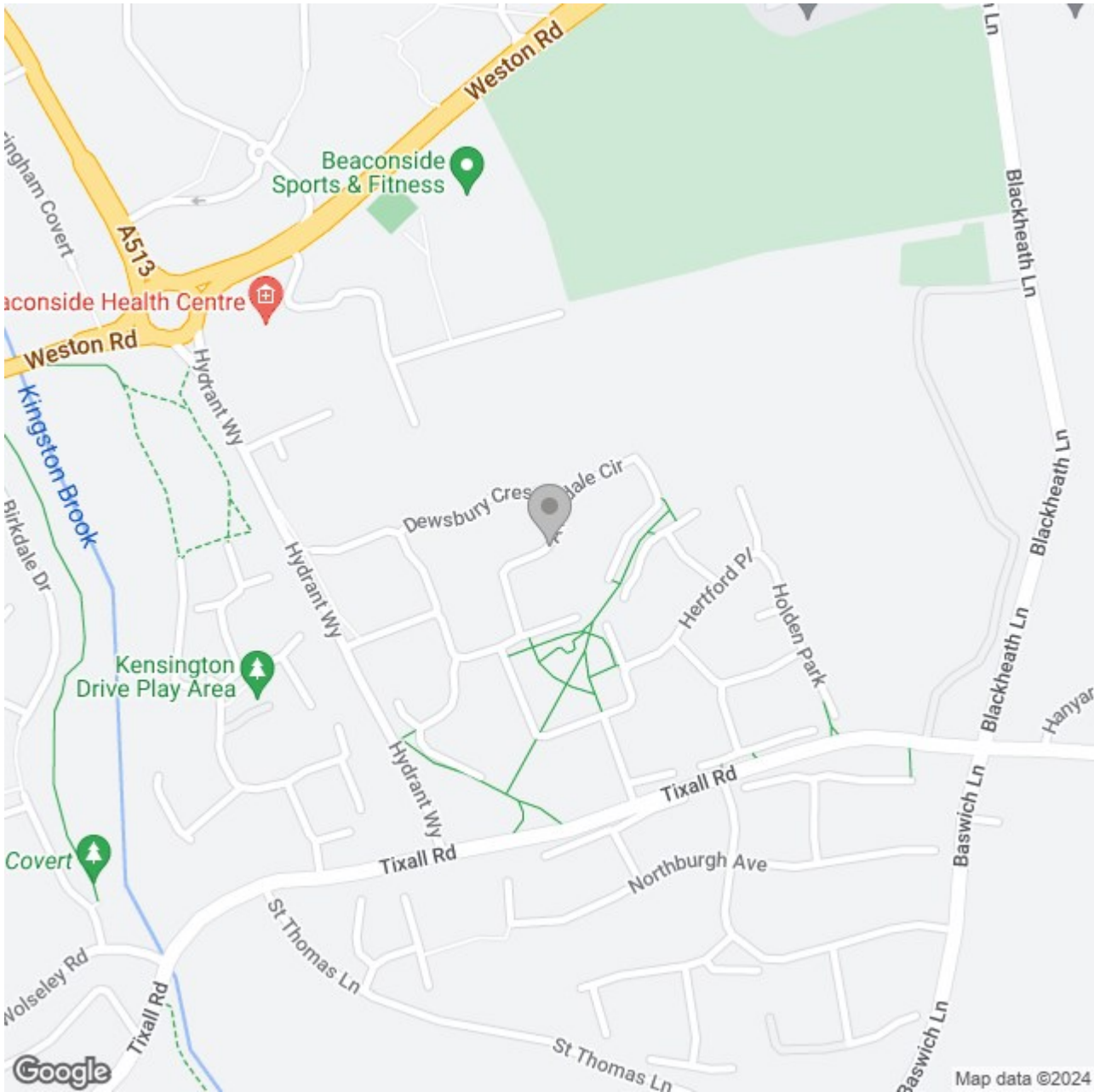


Floor 2 Building 1



Floor 0 Building 2





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	