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Manor Grove, Stafford, ST16 1QL

Offers Around
£375,000



Property Description

This superbly presented luxury detached family home is positioned in a pleasant location overlooking a green area. The area is ideally situated for local schools, amenities, shops & transport links including junction 14 of the M6 motorway.

Offering accommodation that is well designed to meet the needs of a family, due to the generous living accommodation throughout. Noted in particular for its stunning luxury kitchen/breakfast room with high quality integrated appliances and four well proportioned bedrooms. The accommodation comprises of; Entrance hallway, rear lounge with double doors opening out to the rear garden, sitting room, impressive luxury fitted kitchen/breakfast room with high quality integrated appliances, utility room, downstairs guest W.C, master bedroom with modern fitted en-suite shower room, three further spacious bedrooms and a modern family bathroom. Externally the property boasts a great rear garden with a large paved patio seating area, driveway and a garage with electric door. The property also benefits from an extensive list of upgrades which includes tiling, carpets, Amtico flooring in both the hallway and kitchen as well as CAT 6 ethernet cabling in the lounge, sitting room and two of the bedrooms. The property also has approximately just over 8 Years remaining on NHBC guarantee.

Accommodation

Entrance Hall	
Guest W/c	
Sitting Room/Games Room	3.65m x 2.50m (11'11" x 8'2")
Lounge	4.71m x 3.66m (15'5" x 12'0")
Stunning Kitchen Diner	7.26m x 3.21m (23'9" x 10'6")
Utility	1.98m x 1.97m (6'5" x 6'5")
First Floor Landing	
Bedroom One	4.79m x 4.19m (15'8" x 13'8")
En-suite	2.71m x 1.40m (8'10" x 4'7")
Bedroom Two	4.08m x 3.28m (13'4" x 10'9")
Bedroom Three	3.73m x 2.99m (12'2" x 9'9")
Bedroom Four	3.27m x 3.12m (10'8" x 10'2")
Family Bathroom	
Outside Front	

Tenure: Freehold



Floor Plan: Manor Grove, Stafford, ST16 1QL



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. Made with Metropix ©2019


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	94
(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	95
(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	

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.

