



Connells

Silkmore Lane
Stafford



Property Description

Connells Estate Agents are delighted to present this charming two-bedroom detached home, offering both comfortable living and an exceptional development opportunity.

Ideally located, the property is within easy reach of Stafford town centre, mainline train station, highly regarded schools, and a range of local amenities, making it perfectly suited to a variety of buyers.

What truly sets this property apart is the rare and exciting additional plot of land with planning for a detached house to the side, which already benefits from granted planning permission. This presents a fantastic opportunity for buyers looking to self-build, develop for resale, or create a multi-generational living arrangement—a highly desirable and increasingly hard-to-find prospect in this location.

The existing accommodation is well-proportioned and versatile, briefly comprising of an Entrance Porch and Hallway, Lounge, Dining Room, Kitchen, W.C and Study all located on the ground floor, with stairs leading to First Floor Landing, Master Bedroom with Dressing Room, Second Bedroom and Family Bathroom.

Externally there is a private driveway with ample parking space for multiple cars and wraparound garden with lawn and mature shrubbery.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Internally

Entrance Porch And Hallway

Having double glazed windows to front and side and door to front.

Lounge

Having double glazed windows to front, gas fireplace, radiator and carpet flooring.

Dining Room

Having internal window to rear, radiator and carpet flooring.

Study

Having radiator and carpet flooring.

Kitchen

Having double glazed windows to rear and side and sliding doors to rear, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, oven with induction hob and cooker hood, stainless steel sink and drainer and laminate wood flooring.

First Floor Landing

Having double glazed window to front, storage cupboard and doors into;

Bedroom One

Having double glazed window to rear, built in wardrobes, radiator and carpet flooring.

Dressing Room

With access via master bedroom, built in wardrobes and double glazed window to side.

Bedroom Two

Having double glazed bay window to front, built in storage, radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin, bath and tiled splashbacks.

Externally

Externally there is a private driveway with ample parking space for multiple cars and wraparound garden with lawn and mature shrubbery.









Total floor area 114.0 m² (1,227 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Awaiting
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STD107444



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD107444 - 0004