



Connells

Pearl Brook Avenue
Stafford



Property Description

A beautifully presented three-bedroom semi-detached home, situated in the highly sought-after Pearl Brook development, offering stylish and versatile accommodation arranged over three floors. Ideal for first-time buyers, young families and professionals alike, this modern property combines contemporary living with excellent access to Stafford town centre, commuter links and local amenities.

Located within a popular residential development, Pearl Brook Avenue offers easy access to reputable schools, local shops, leisure facilities and major road networks including the M6, making it an excellent choice for commuters and families seeking a well-connected yet peaceful location.

Internally the property boasts spacious living across three storeys briefly comprising of an Entrance Hallway, Cloakroom, Lounge and fitted Kitchen to ground floor, with stairs leading to Two Bedrooms and Family Bathroom, with the third floor occupying the Master Bedroom and adjoining En-Suite.

Externally, the property enjoys a landscaped rear garden with patio seating areas and lawn, ideal for outdoor relaxation. To the front, there is driveway parking together with a single garage, providing valuable storage and off-road parking.

Internally

Entrance Hallway

Having front door access and doors into;

Cloakroom

With W.C, wash hand basin and tiled flooring.

Lounge/ Diner

Having double glazed patio doors into rear, radiator and wood flooring.

Kitchen

Having double glazed window to front, this modern fitted kitchen offers a range of wall and base units incorporating work surfaces over, sink and drainer, oven with induction hob and cooker hood, radiator and spotlights.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom Two

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

Bedroom Three

Having double glazed window to front, radiator and carpet flooring.

Bathroom

Having W.C, wash hand basin and bath with shower over.

Master Bedroom (2nd Floor)

Having double glazed window to front, radiator and carpet flooring.

En-Suite

With door access via master bedroom, W.C, wash hand basin and walk in shower.

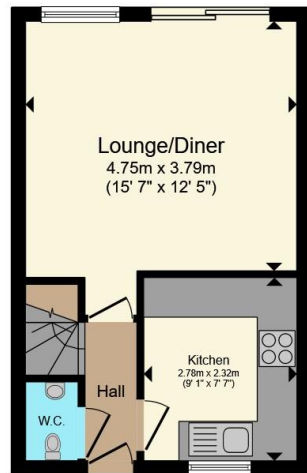
Externally

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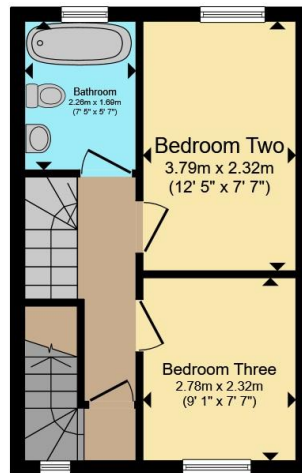








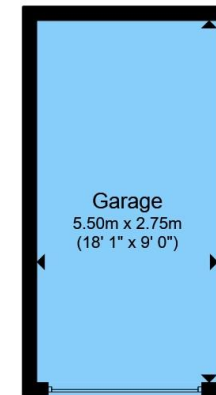
Ground Floor



First Floor



Second Floor



Garage

Total floor area 91.1 m² (981 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

Connells

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STD108063



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