

Patron Grove, Stafford, ST16 3WP
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Council Tax Band: C

****Modern 3-Bed End-Terrace Home in Stafford | 50% Shared Ownership | Private Garden & Parking****

Located on the sought-after Patron Grove development in Stafford, this modern three-bedroom end-terrace home offers an excellent opportunity to step onto the property ladder through 50% shared ownership. Built in 2012, the home combines contemporary design with everyday practicality, ideal for first-time buyers, small families, or professionals.

Inside

The property spans approximately 775 sq. ft., offering a light and spacious layout throughout. The welcoming living room provides plenty of space for relaxing or entertaining, while the modern kitchen is fitted with stylish units and ample workspace, perfect for everyday cooking and dining. Upstairs, there are three good-sized bedrooms, each filled with natural light, along with a family bathroom finished in a modern style.

Outside

The property benefits from a private rear garden, with bar and shed, ideal for outdoor dining or a safe play area for children, along with allocated parking to the front.

Location

Patron Grove is a popular residential area with easy access to local schools, parks, and amenities, as well as excellent transport links into Stafford town centre and nearby commuter routes, including the M6 and A34.

****Local Area Information – Patron Grove, Stafford****

Patron Grove is a modern and friendly development located just a short distance from Stafford town centre. The area offers an excellent balance of convenience, community, and connectivity—making it an ideal location for first-time buyers, families, and professionals.

****Transport Links****

Stafford Railway Station is less than a mile away, providing regular direct services to Birmingham, Manchester, and London Euston. The M6 (Junctions 13 and 14) and A34 are also easily accessible, making it perfect for commuters.

****Schools****

The area is well served by highly regarded local schools including John Wheeldon Primary Academy, St Patrick's Catholic Primary School, and King Edward VI High School. Walton High School, another popular secondary option, is also nearby.

****Amenities and Lifestyle****

Stafford town centre offers a wide range of shops, restaurants, and leisure facilities, including the Riverside Shopping Centre and Guildhall Shopping Centre. There are also several parks and green spaces nearby, such as Victoria Park and Stafford Common, perfect for walks and outdoor activities.

****Community and Connectivity****

The development has a strong sense of community, with a mix of homeowners and shared ownership properties creating a welcoming atmosphere. High-speed broadband is available in the area, supporting modern work-from-home lifestyles.

****Key Local Highlights****

- * Less than 1 mile from Stafford railway station
- * Easy access to the M6 and A34
- * Excellent local schools and nurseries
- * Walking distance to town centre amenities
- * Nearby supermarkets including Tesco, Asda, and Aldi
- * Local parks, gyms, and leisure centres within easy reach
- * Fast broadband (up to gigabit speeds)
- * Safe and friendly residential neighbourhood

Patron Grove offers a great combination of modern living, strong transport links, and access to everyday essentials—all within one of Stafford's most popular and well-connected areas.

Living Room

17'10" x 11'1" (5.46 x 3.38)

This living room offers a spacious and comfortable area with neutral tones and ample seating, creating a welcoming environment. The room benefits from natural light through the window, complemented by soft ceiling lighting, making it ideal for relaxation or entertaining guests.

Kitchen

9'4" x 13'10" (2.85 x 4.23)

The kitchen is thoughtfully designed with white cabinetry and wood-effect countertops, providing plenty of storage and workspace. It features integrated appliances and space for a washing machine and dishwasher. French doors open out to the garden, allowing natural light to fill the room and offering easy access to outdoor dining.

Bathroom

5'7" x 7'7" (1.71 x 2.32)

The bathroom is fitted with a white suite including a basin, toilet, and a bath with a rainfall shower above. The walls around the bath are tiled in a white brick pattern, giving the room a clean and contemporary feel. A large mirror and bright lighting enhance the space, creating a fresh and functional bathroom.

Bedroom 1

10'4" x 13'11" (3.16 x 4.26)

The main bedroom is a generously proportioned room with three windows that flood the space with natural light. It offers plenty of room for a large bed and additional furniture, creating a calm and restful retreat.

Bedroom 2

10'8" x 6'0" (3.27 x 1.85)

This bedroom is a smaller, well-lit room with space for a double bed and storage. It is ideal as a child's bedroom or guest room.

Bedroom 3

11'2" x 7'6" (3.41 x 2.31)

A compact bedroom featuring a window that allows natural light to enter. It is currently arranged with a single bed and desk, making it suitable as a study or a small bedroom.

Landing

10'6" x 2'7" (3.22 x 0.80)

The landing upstairs is bright and airy, with white walls and carpeted flooring. It provides access to all the bedrooms and the bathroom.

Rear Garden

The rear garden is a private and tidy outdoor space, featuring a paved patio area with outdoor seating and a small lawn. The garden is enclosed with fencing and includes a shed for storage which has power. It is perfect for relaxing or entertaining in the fresh air. There is a bar area, ideal for entertaining.

Front Exterior

The exterior of the property is a traditional red brick end terrace, with white window frames and a bright blue front door. There is parking available directly outside the home on a paved driveway. The setting is part of a quiet, well-kept residential area.









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