

**The Garthlands, Stafford, ST17 9ZP**

**Offers Over £480,000**

**Council Tax Band: F**





Five Bedroom Detached House with Double Garage, The Garthlands, Stafford – Chain Free

Set within the sought-after Garthlands development, this substantial detached family home offers over 1,962 sq ft of versatile accommodation arranged across three floors, plus a detached double garage. The property is vacant, chain free, and ready for immediate occupation.

The ground floor is designed around everyday living and entertaining. A generous lounge diner spans the depth of the house, while the separate kitchen provides ample workspace and storage, complemented by a utility room and ground floor WC. A further reception room, ideal as a study, snug, or home office, adds flexibility that modern buyers increasingly value.



Open House Staffordshire



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