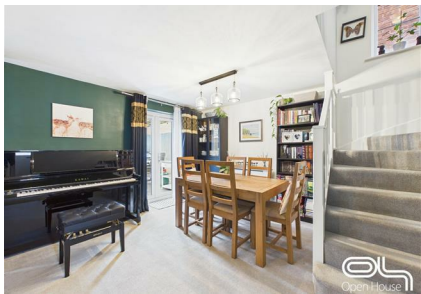


**Andrus Way, Stafford, ST16 1WP**  
**Offers In The Region Of £300,000**  
**Council Tax Band: D**



Nestled in the charming area of Andrus Way, Stafford, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is spread over an impressive 947 square feet, providing ample space for families or those seeking a little extra room.

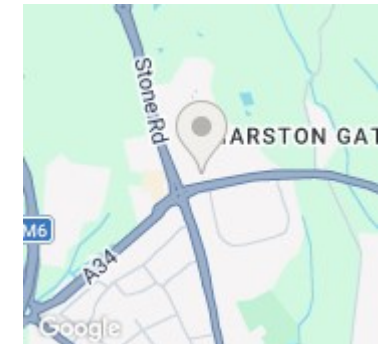
Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, including an en-suite, convenience and privacy are assured for all occupants.

The property is situated in a desirable location, making it an excellent choice for those looking to enjoy the benefits of suburban living while remaining close to local amenities and transport links. The modern build ensures energy efficiency and low maintenance, allowing you to spend more time enjoying your new home.

This house is not just a place to live; it is a lifestyle choice that offers comfort, style, and practicality. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this beautiful house your new home.



Open House Staffordshire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	
(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	