



Deere Furrow,
Stafford, ST16 1WG

£260,000

Paul Carr Estate Agents are delighted to present this beautifully appointed three-storey family home, located on the sought-after Marston Grange development in Stafford. The property benefits from excellent access to local amenities, reputable schools and convenient transport links.

Internally, the home is immaculately presented throughout. The ground floor welcomes you with an entrance hall featuring hydraulic understairs storage and porcelain tiled flooring, a generous lounge with double French doors opening onto the rear garden, and a convenient downstairs cloakroom. The standout feature of the home is the impressive kitchen-diner, showcasing stylish shaker-style cabinetry, a central breakfast island and a comprehensive range of integrated appliances, including a full-height fridge and freezer, double combination ovens and a five-ring gas hob.

The first floor offers two well-proportioned bedrooms, both served by a modern family bathroom. Occupying the entire second floor is the impressive principal suite, complete with a walk-in wardrobe and a contemporary en-suite bathroom.

Externally, the property is set within a quiet residential setting and benefits from an attractive frontage with a slabbed pathway, decorative graveled area and a private side driveway with gated access to the rear garden. The landscaped rear garden is both spacious and well maintained, featuring a lawn, decorative borders, a slabbed seating area and an insulated summerhouse with power and lighting.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



Entrance Hall

Kitchen

18' 1" x 9' 4" (5.51m x 2.84m)

Lounge

12' 4" x 12' 10" (3.77m x 3.92m)

Downstairs Cloakroom

5' 11" x 3' 3" (1.80m x 0.98m)

First Floor Landing

Bedroom Two

12' 5" x 12' 10" (3.78m x 3.92m)

Bedroom Three

11' 1" x 6' 2" (3.39m x 1.89m)

Family Bathroom

6' 8" x 6' 2" (2.02m x 1.89m)

Bedroom One

17' 8" x 12' 10" (5.39m x 3.92m)

Master En-Suite

7' 9" x 7' 6" (2.36m x 2.28m)

Walk-In-Wardrobe

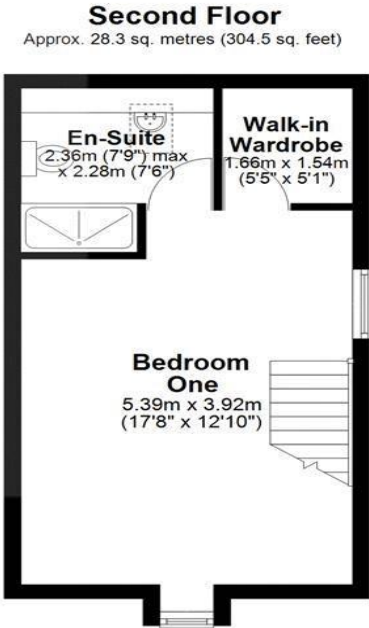
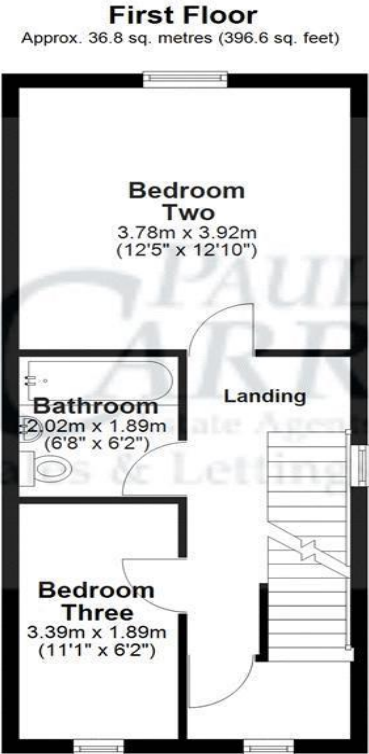
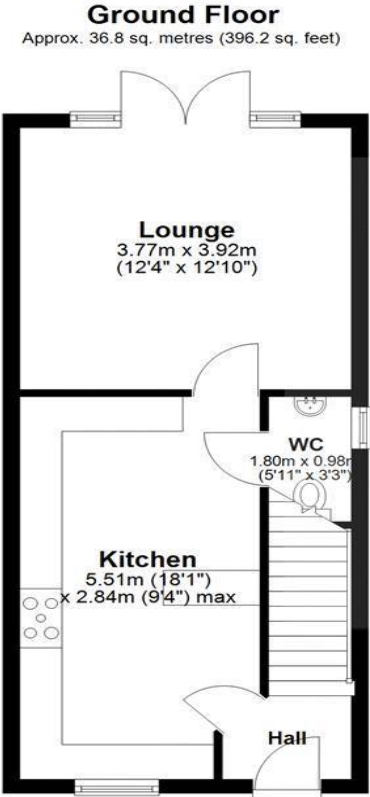
5' 5" x 5' 1" (1.66m x 1.54m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

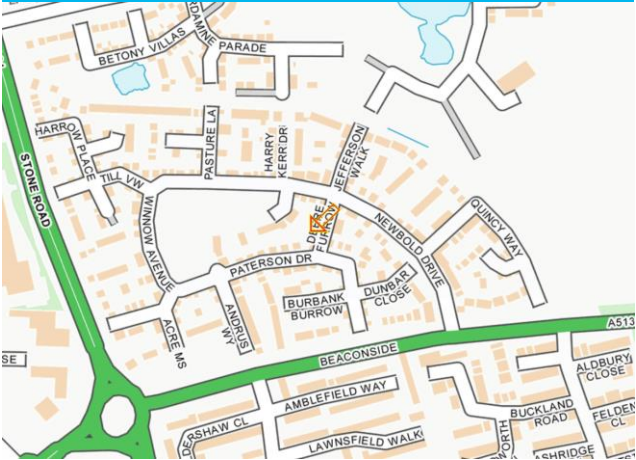


Total area: approx. 101.9 sq. metres (1097.3 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 2nd January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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