



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💰 COUNCIL TAX BAND: C

Wheaton Aston Stafford

High Street Wheaton Aston
Stafford Staffordshire



Looking for a new home? Then Buy on the High Street! With exceptionally popular schooling, local shops and amenities the village of Wheaton Aston in conjunction with this outstanding opportunity really will tick every box!

Having undergone extensive refurbishment to an outstanding level of quality, homes like this don't come along very often, in particular those that enjoy a sought after village with superb canal walks in a countryside setting. In addition there is vacant possession & No upward chain. This semi detached offers three bedrooms and a first floor stunning contemporary refitted bathroom, while the ground floor provides a living room, superb contemporary refitted kitchen diner, entrance porch and a useful garage/store accessed via a driveway.

- Superb Refurbished Semi-Detached
- Three Bedrooms & Stunning Bathroom
- Stunning Contemporary Kitchen Diner
- Utility & Guest WC
- Landscaped Garden & Driveway
- Garage Store With Roller Door

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Entrance Hallway

With single groove architrave & skirting, stairs to first floor, double glazed window to front, and internal door to:

Living Room 12' 6" x 11' 7" (3.81m x 3.53m)

With feature media wall, single groove architrave & skirting board, radiator, double glazed window to front & internal door to:

Contemporary Kitchen/Diner 15' 7" x 9' 11" (4.76m x 3.01m)

A stunning refitted white contemporary kitchen, fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset sink/drain unit with chrome mixer tap having an extendable attachment, and splashback tiling. Appliances include; fitted oven & hob with stainless steel hood over, integrated fridge/freezer & integrated dishwasher, and additional features include; ceiling spotlights, laminate flooring, double glazed French doors & windows to the landscaped rear garden, radiator, single groove architrave & skirting board, and internal door to:



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Utility 9' 3" x 4' 1" (2.82m x 1.25m)

Smart refitted utility with base & eye-level units. Fitted work surfaces incorporating a sink unit with a chrome mixer tap & tiled splashbacks. There is space for a washing machine, laminate flooring, a radiator, extractor single groove architrave & skirting board, and internal door to;

Guest WC

Refitted with low-level flush WC, vanity wash hand basin with a cupboard beneath and a chrome mixer tap. There are tiled splashbacks, chrome towel radiator, laminate flooring, single groove architrave & skirting board.

First Floor Landing

Having loft access hatch, single groove architrave & skirting board, double glazed window to side elevation, and internal doors to;

Bedroom One 12' 10" x 9' 8" (3.92m x 2.94m)

Having a radiator, and a double glazed window to front elevation. Single groove architrave & skirting board.

Bedroom Two 10' 0" x 7' 11" (3.05m x 2.41m)

With a radiator, single groove architrave & skirting board, and a double glazed window to rear elevation.

Bedroom Three 8' 8" x 5' 9" (2.65m x 1.74m)

With a radiator, single groove architrave & skirting board, and a double glazed windows to the front & side elevations.

Contemporary Refitted Bathroom 7' 5" x 5' 7" (2.25m x 1.69m)

A smart refitted bathroom comprising of a white suite, having a panelled bath with shower over & screen to side, and a mixer tap, a low-level flush WC, and a pedestal wash hand basin with mixer tap. There is part-tiled walls, laminate flooring, radiator, single groove architrave & skirting board, extractor fan, and a double glazed window to the rear elevation.

Outside Front

There is a low-maintenance gravelled area, and a block paved driveway providing off-road parking and access to the garage/store.

Garage/Store & Passageway 7' 7" x 6' 1" (2.30m x 1.86m)

With single groove architrave & skirting board, wall mounted gas central heating boiler, electric remotely operated roller shutter door, double glazed door to rear garden.

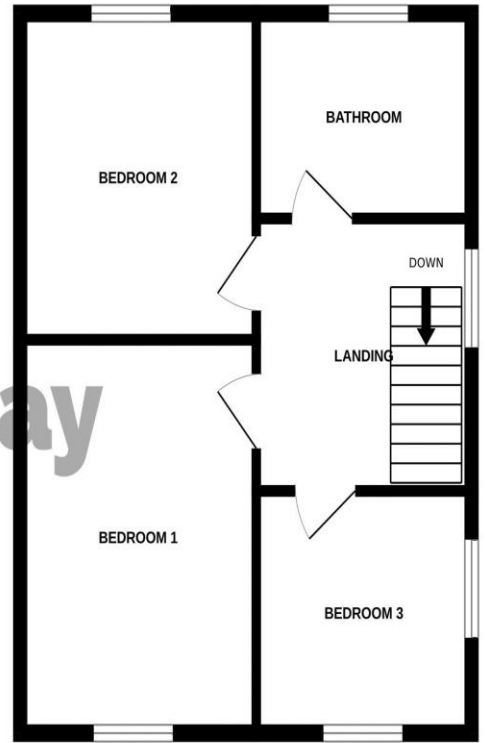
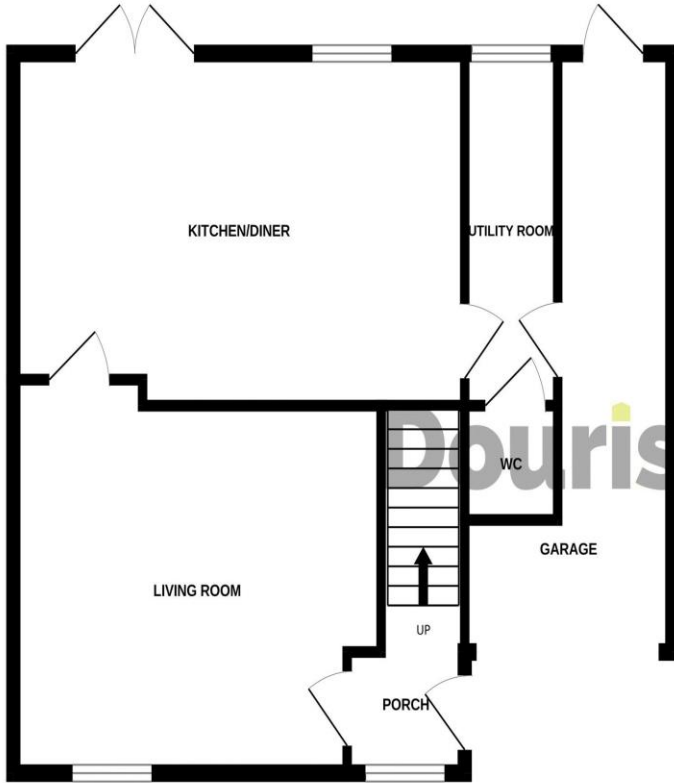
Outside Rear

Being landscaped & improved with a block paved patio seating area, recently laid turf lawn area, enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			



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