



Offers Over £200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Stafford

14 Henry Street  
Stafford Staffordshire ST16 3JE



***Indulge in a symphony of character at this vibrant four-bedroom haven on Henry Street. Brace yourself for an explosion of bold design and personality that will leave you breathless!***

Step into an inviting entrance hall, discover a guest WC, a stylish kitchen/dining room, a lively living room, and a dynamic study—all on the ground floor. Upstairs awaits a quartet of generously sized bedrooms, with an ensuite for the master, and a family bathroom. Outside, a private rear garden beckons, while a communal parking area at the rear ensures convenience. This property is a visual feast, so unique that it demands your attention. Embrace the maximalist lifestyle—call us today to arrange a viewing of this captivating masterpiece on Henry Street!

- Characterful Four Bedroom Property
- Bathroom & Guest WC & En-suite
- Four Good Size Bedrooms
- Spacious Living Room With Study
- Extended Kitchen & Dining Area
- Conveniently Located for Stafford Town Centre

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hallway

Accessed through a double glazed front entrance door, and having; stairs off, rising to the First Floor Landing & accommodation, wood flooring.

## Guest WC 3' 11" x 5' 7" (1.19m x 1.71m)

Fitted with a white suite comprising; wash hand basin set into top with chrome mixer tap and cupboard beneath, low-level WC. There is a radiator, wood flooring, double glazed window to front elevation.

## Study 8' 0" x 10' 5" (2.43m x 3.18m)

A versatile room having, reading nook, wood flooring, double glazed window to front elevation. There are glazed internal sliding doors to Kitchen.

## Living Room 13' 9" x 10' 6" (4.19m x 3.20m)

A spacious reception room, having a provision for an electric fire set into chimney breast with feature wood panelling to the surrounds, radiator, hardwood bi-folding doors to Kitchen & Dining Area.

## Kitchen & Dining Area 23' 8" x 18' 9" (7.21m x 5.72m)

A superb size kitchen & dining area, having a range of matching wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl sink unit with chrome mixer tap. Appliances include; double oven, electric induction hob with cooker hood over, integrated dishwasher. There is an understairs



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pantry cupboard, dining area to accommodate a dining table & chairs, splashback tiling to the walls, tiled flooring, vertical panel radiator, double glazed window to rear elevation, double glazed French doors to rear elevation, roof skylight.

## First Floor Landing

A spacious landing, having access to the loft space, and internal doors off to all four Bedrooms & Bathroom.

## Bedroom One 11' 5" x 10' 10" (3.47m x 3.31m)

A spacious double bedroom, having fitted double wardrobes with mirrored sliding doors, and sliding door into En-suite.

## En-suite (Bedroom One) 4' 11" x 4' 7" (1.49m x 1.40m)

Fitted with a white suite comprising of a shower cubicle with screen housing electric shower, wash hand basin with chrome tap, low-level WC. There is ceramic splashback tiling, tiled flooring, chrome towel radiator.

## Bedroom Two 10' 9" x 10' 6" (3.28m x 3.21m)

A second double bedroom, having radiator, double glazed window to front elevation.

## Bedroom Three 10' 6" x 7' 7" (3.21m x 2.30m)

A third double bedroom having, radiator, wood effect flooring, double glazed window to rear elevation.

## Bedroom Four 8' 0" x 7' 3" (2.45m x 2.20m)

Having a radiator, double glazed window to rear elevation.

## Bathroom 11' 6" x 4' 9" (3.51m x 1.44m)

Fitted with a white suite comprising of a panelled bath with screen, electric shower & chrome mixer tap, pedestal wash hand basin with chrome mixer taps, low-level WC. There is part-ceramic tiling to the walls, chrome towel radiator, tiled flooring, double glazed window to rear elevation.

## Outside Front

The property sits behind a decorative courtyard styled front garden area with a pathway providing pedestrian access to the front entrance door. There are a variety of mature shrubs & plants.

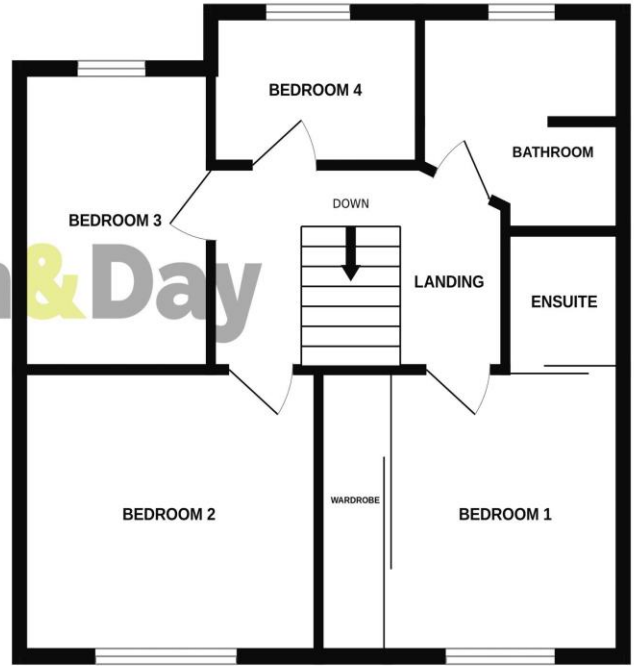
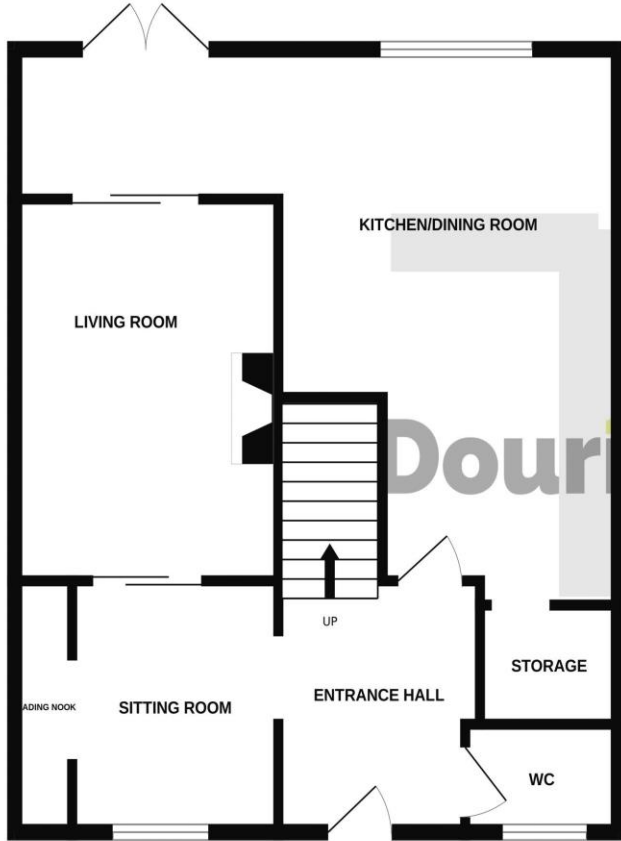
## Outside Rear

An enclosed rear garden having a decked seating area with a block paved walkway leading to rear gate. There is a garden shed, an artificial lawned garden area, a variety of mature shrubs, and communal parking area available to property.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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