



£315,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Weeping Cross Stafford

Dawlish Avenue Weeping Cross
Stafford Staffordshire

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ONE TO MAKE YOUR OWN!... This delightful, three-bedroom detached family home which boasts an abundance of space to modernise and really make your own- perfect for growing families to make memories for years to come.

Not only that, but this home is located in one of the most desirable areas of Stafford, in the catchment area for Walton High School. Internally the accommodation comprises an entrance porch, hallway, large through living/dining room, kitchen, utility, and guest WC. Upstairs is where you will find the three well proportioned bedrooms and a shower room with separate WC. Externally the property boasts a lovely plot with ample parking a garage with rear workshop area and a well-established private rear garden.

- Spacious Three Bedroom Detached House
- Highly Regarded Location with Walton High School Catchment
- Excellent Potential To Create something Very Special
- Large Living/Dining Room, Kitchen & Utility Room
- Large Driveway & Garage
- Private Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed via a double glazed entrance door featuring tiled flooring, and a further double glazed door leading through into the Entrance Hallway.

Entrance Hallway

Having stairs rising to the First Floor Landing & accommodation, a radiator, and internal door(s) off, providing access to;

Living & Dining Room 24' 6" x 11' 5" (7.46m x 3.48m) (maximum measurements)

A large, bright & spacious reception room that features a decorative surround housing a gas fire, two radiators, a double glazed bow window to the front elevation, and a double glazed sliding patio door providing views and access out to the rear garden.

Kitchen 10' 8" x 8' 1" (3.25m x 2.46m) (maximum measurements)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and having spaces to accommodate kitchen appliances. In addition, there is also a pantry cupboard, and a double glazed window to the rear elevation.

Lobby/Utility 5' 4" x 7' 10" (1.62m x 2.39m)

Fitted with wall, base & drawer units with a work surface over, incorporating an inset sink with drainer, and having spaces to accommodate appliances. In



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In addition, there is also a large storage cupboard, tiled flooring, two double glazed windows to the rear elevation, and a double glazed door leading out to the rear garden.

Guest WC 2' 9" x 4' 11" (0.84m x 1.50m)

Fitted with a low-level WC, and having tiled flooring, and a double glazed window to the side elevation.

First Floor Landing

Having a double glazed window to the side elevation, and internal door(s) off, providing access to;

Bedroom One 13' 10" x 10' 7" (4.22m x 3.23m)

A double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Two 11' 2" x 10' 6" (3.41m x 3.21m)

A second double bedroom, having a built-in cupboard which houses a gas central heating boiler, and also having an access point to the loft space, radiator, and a double glazed window to the rear elevation.

Bedroom Three 9' 11" x 7' 3" (3.01m x 2.21m)

Having a double glazed window to the front elevation, and a radiator.

Shower Room 5' 5" x 7' 3" (1.64m x 2.20m)

Fitted with a suite comprising of a pedestal wash hand basin, and a tiled shower cubicle housing an electric shower. In addition, there is a double glazed window to the rear elevation, and a radiator.

Separate WC 2' 6" x 4' 6" (0.77m x 1.36m)

Fitted with a low-level WC, and having a double glazed window to the side elevation.

Outside Front

The property is approached over a large tarmac driveway allowing for ample off-street parking, and sits behind a lawned front garden area.

Garage/Workshop 26' 8" x 8' 7" (8.13m x 2.62m) (max. length INTO workshop area)

Accessed through an electrically operated roller shutter garage door to the front elevation, benefiting from having both power & lighting installed, a double glazed window & door leading through into the main living accommodation.

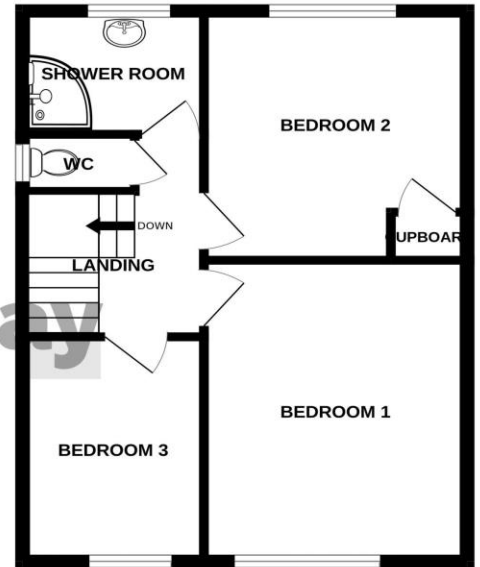
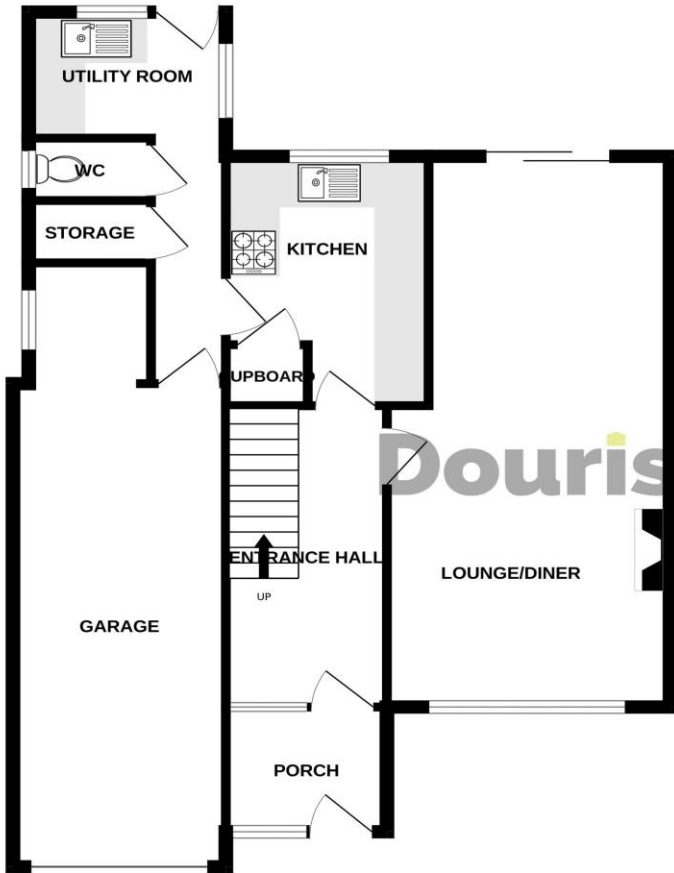
Outside Rear

A well established & private garden which features a patio seating area, a lawned garden, and a variety of low-level & raised planting beds.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		66	81

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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