



£165,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: B

Stafford

The Russetts
Stafford Staffordshire



It's time to hurry over to the Russetts, as properties like this are in high demand! This home is located in a sought-after area, offering convenient access to both Stafford Town Centre and the M6 motorway, perfect for commuters.

On the ground floor, you'll find an entrance porch, a comfortable living room, and a spacious kitchen/dining area. Upstairs, there are two double bedrooms and a family bathroom. Outside, the property boasts a charming garden with low maintenance frontage and a beautifully designed enclosed rear garden. What's more, it includes a garage, a rare feature in this price range! Don't wait, schedule your viewing today.

- Modern Terraced House
- Immaculately Presented Throughout
- Living Room & Kitchen/Diner
- Two Double Bedrooms & Bathroom
- Front & Rear Gardens
- Garage Located In Separate Block

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 Hall

Accessed through a double glazed entrance door with an internal glazed door leading through to the living room.

Living Room 12' 10" x 12' 10" (3.91m x 3.92m)

A cosy reception room featuring decorative painted beams to the ceiling, stairs to the first floor accommodation, radiator and a double glazed window to the front elevation.

Kitchen/Diner 9' 1" x 12' 11" (2.76m x 3.94m)

A lovely sized room fitted with a modern matching range of wall, base, and drawer units with work surfaces over which incorporates a one and a half bowl sink drainer unit with mixer tap and an integrated oven and hob with hood over with spaces for additional appliances. The room additionally benefits from having tile effect flooring, radiator, two double glazed windows to the rear elevation and a double glazed door leading to the rear garden.

First Floor Landing

Having a access to loft space and storage cupboard housing the gas central heating boiler.



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Bedroom One 10' 7" x 13' 0" (3.23m x 3.95m)

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

Bedroom Two 11' 8" x 6' 8" (3.55m x 2.04m)

A second smaller double room having a radiator and a double glazed window to the rear elevation.

Family Bathroom 6' 0" x 6' 0" (1.83m x 1.82m)

Fitted with a modern white suite which includes a panelled bath with electric shower over, pedestal wash hand basin and a WC. Tile effect flooring, radiator and a double glazed window to the rear elevation.

Outside - Front

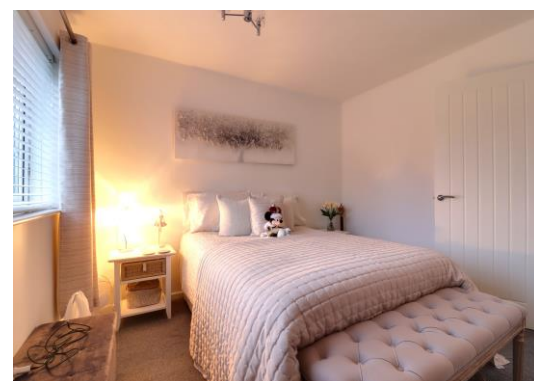
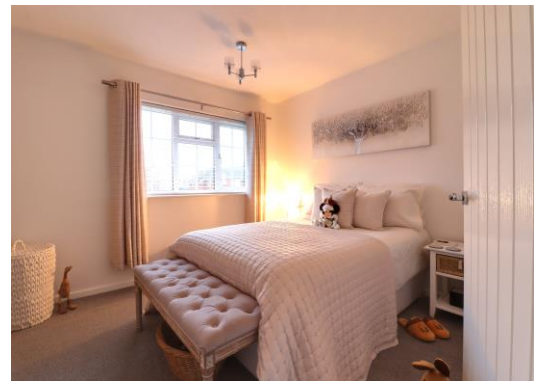
The front garden of the property is low maintenance and features a gravelled frontage with a paved pathway leading up to the main entrance door.

Outside - Rear

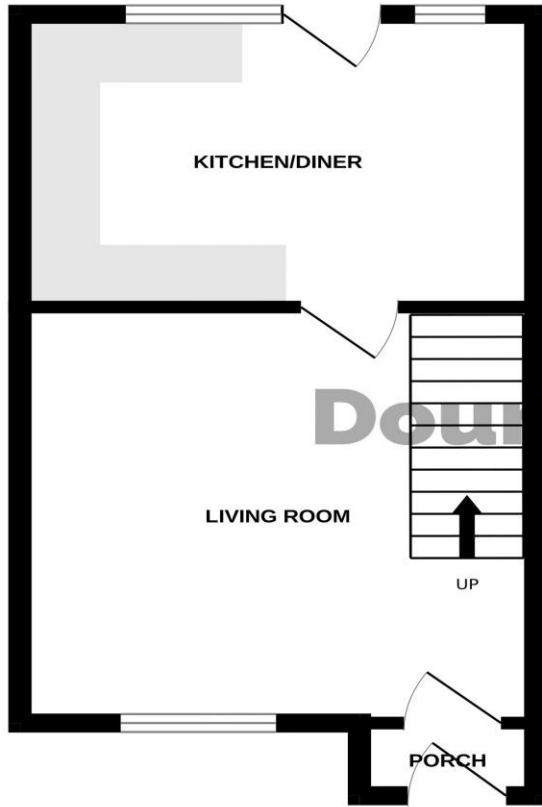
A beautifully designed rear garden which features a large decked seating area which leads onto a lawned area with a paved pathway which in-turn provides access to a rear gate.

Garage

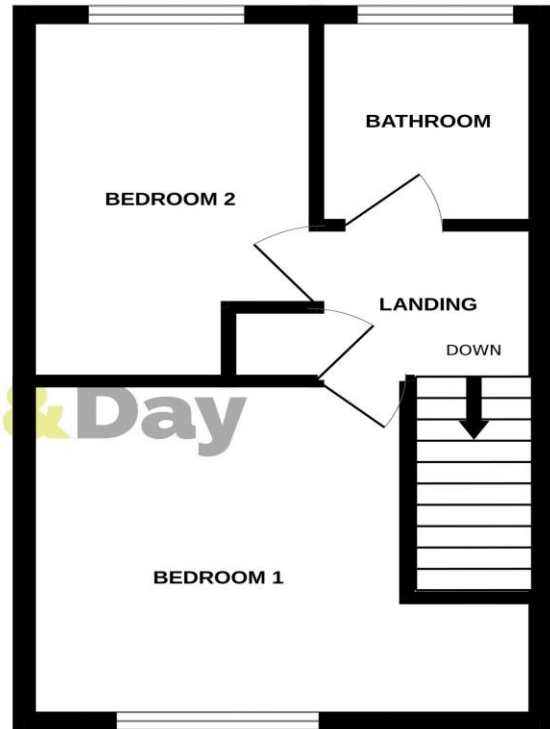
The garage for this property is situated in a separate block of garages and is accessed through a up and over garage door.



GROUND FLOOR



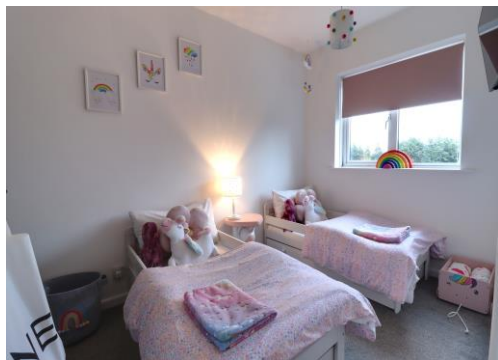
1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		71
(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	
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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