



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Stafford

Shannon Road  
Stafford Staffordshire



**Discover a haven of space in this remarkable link-detached house.....**

The ground floor welcomes you with generous proportions, featuring a spacious entrance hall, a roomy living room, a modern fitted kitchen, and an inviting conservatory. Upstairs, three bedrooms and a family bathroom ensure comfort and convenience. Outside, a driveway leading to the garage and a private rear garden complete the picture of this expansive property. Homes in this price range are in high demand, so act swiftly to secure your viewing appointment and claim this spacious haven as your own. Don't miss the chance to make this property your home!

- Three Bedroom Detached House
- Open plan Lounge/Dining Room
- Fitted Kitchen & Utility Room
- Driveway & Gardens Front & Rear
- Well Regarded Location
- Close To Great Schooling & Local Shops

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 entrance door, having stairs off, rising to the First Floor Landing & accommodation, radiator, porcelain tiled flooring, internal door(s) off, providing access to;

## Living Room 16' 6" x 12' 1" (5.02m x 3.68m)

A spacious reception room, having feature electric fire inset within a decorative surround on a matching hearth, radiator, and double glazed bow window to front elevation.

## Kitchen 9' 9" x 15' 1" (2.96m x 4.60m)

Fitted with a modern range of wall, base & drawer units with work surfaces over incorporating an inset single bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances including; electric double oven/grill, 6-ring gas hob with extractor canopy above, integrated refrigerator & freezer. There is under cupboard lighting, porcelain tiled flooring throughout, useful pantry area, space to accommodate a dining table & chairs in the dining area, porcelain tiled flooring throughout, and a double glazed sliding patio door leads through into the Conservatory.



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## **Conservatory** 9' 6" x 8' 5" (2.90m x 2.57m)

A brick based double glazed conservatory, having porcelain tiled flooring, double glazed windows & double glazed doors providing views and access to the rear garden.

## **First Floor Landing**

Having a double glazed window to side elevation, built-in airing cupboard housing a gas central heating boiler, access to loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 12' 7" x 8' 5" (3.83m x 2.57m)

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

## **Bedroom Two** 10' 1" x 8' 5" (3.07m x 2.56m)

A second double bedroom, having built-in wardrobe, radiator, double glazed window to rear elevation.

## **Bedroom Three** 8' 8" x 6' 6" (2.65m x 1.98m)

A third bedroom, having fitted double wardrobe, radiator, double glazed window to front elevation.

## **Bathroom** 6' 4" x 6' 6" (1.92m x 1.98m)

Fitted with a white suite comprising; low-level WC with concealed cistern, wash hand basin set into top with chrome mixer tap & cupboard beneath, and a P-shaped panelled bath with chrome mixer tap & mains-fed shower over. There is porcelain tiled flooring, ceramic tiled walls, chrome towel radiator, and double glazed window to rear elevation.

## **Outside Front**

The property is approached over a driveway providing off-street parking & access to the attached Garage. There is a paved pathway to the side of the driveway providing pedestrian access to the front entrance door. There is a small lawned garden directly to the front of the property with a variety of plants & shrubs to the borders.

## **Garage** 17' 4" x 8' 3" (5.28m x 2.52m)

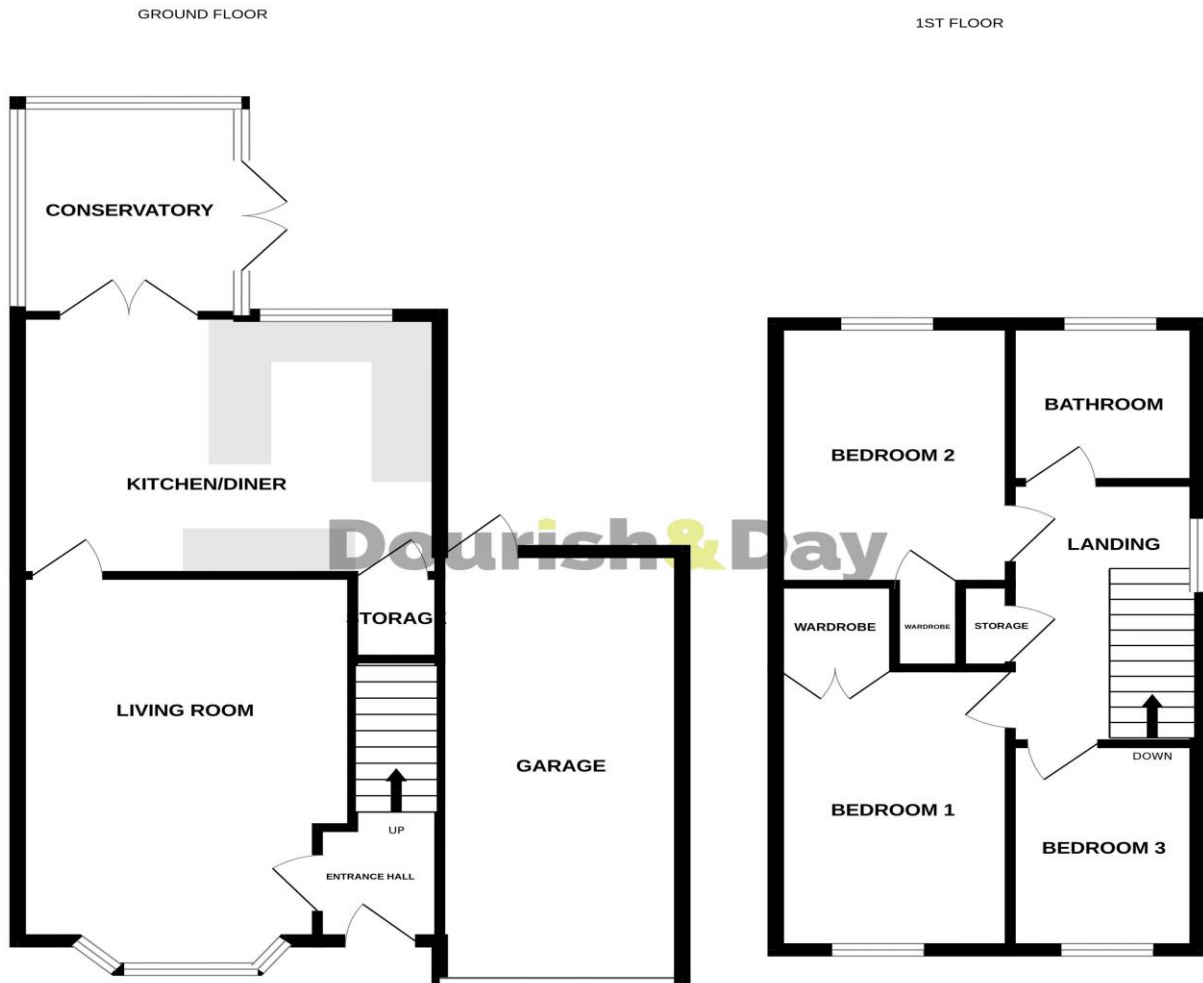
A single attached garage having; garage doors to the front elevation, a pedestrian access door to the rear elevation leading to/from rear garden, and having electrical power installed.

## **Outside Rear**

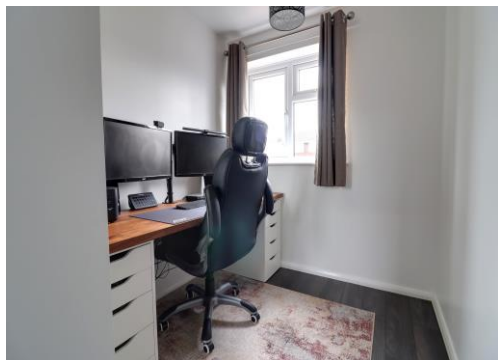
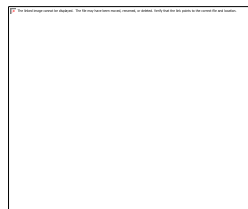
A good size private & enclosed rear garden being laid mainly to lawn with a cut stone patio seating area adjacent the Conservatory, and a stepping-stone pathway through the length of the lawned garden area. The garden is enclosed by panelled fencing, and includes a garden shed.







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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