



£259,950

KEY TENURE: Freehold

≡ EPC RATING: D

£ COUNCIL TAX BAND: C

## Baswich Stafford

Danta Way Baswich  
Stafford Staffordshire



***\*NO CHAIN\* Is it time for a change? Are you looking to move to a very well regarded location with excellent schooling, amenities and the stunning Cannock Chase on your doorstep, if the answer is yes then take a look at this three bedroom detached home situated in Baswich.***

Internally comprising of an entrance hallway, good sized living room, dining room and kitchen. To the first floor there are three bedrooms and a bathroom. Externally the property enjoys ample off road parking with secure double gates to the side leading to the rear garden and former garage which has been converted into a utility area and large store room.

- Well Presented Three Bed Detached Property
- Living Room & Dining Room With Sliding Doors
- Ample Off Road Parking & Large Store/Utility
- Rear Garden With Paved Seating Area's
- Desirable Location Close To Amenities & Schooling

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

Being accessed through a double glazed entrance door and having a radiator, wood flooring and stairs leading to the first floor landing.

## Lounge 13' 6" x 12' 6" (4.11m x 3.81m)

A good-sized lounge having wood flooring dado rail, radiator and double glazed bay window to the front elevation. An open plan archway leads to:

## Dining Room 9' 11" x 7' 10" (3.01m x 2.40m)

Having wood flooring, dado rail, radiator and double glazed double doors lead to the rear garden and paved seating area. The dining room opens into:

## Kitchen 9' 10" x 7' 6" (2.99m x 2.29m)

Having a range of Shaker style matching units extending to base and eye level with fitted work surfaces having an inset stainless steel sink drainer. Range of integrated appliances including an oven/grill, four ring gas hob with cooker hood over. Space for dishwasher, splashback tiling, tiled floor, understairs storage cupboard, double glazed window to the rear elevation and double glazed door to the side elevation.



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## First Floor Landing

Having access to loft space, airing cupboard housing the wall mounted gas central heating boiler and double glazed window to the side elevation.

## Bedroom One 13' 2" x 8' 2" (4.02m x 2.49m)

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

## Bedroom Two 9' 2" x 9' 3" (2.79m x 2.81m)

A second double bedroom having fitted double wardrobes, radiator and double glazed window to the rear elevation.

## Bedroom Three 7' 6" x 7' 2" (2.28m x 2.19m)

Having an over-stairs storage cupboard, radiator and double glazed window to the rear elevation.

## Bathroom

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled walls, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

The property is approached over a triple width tarmac driveway providing off road parking and having secure gated side access to the rear garden.

## Outside - Rear

Having a paved area to the side of the property which provides additional off road parking. The rear garden includes a paved seating area, raised gravelled and paved area, the garden is mainly laid to lawn with raised sleeper beds having a variety of plants and shrubs.

## Former Garage 16' 1" x 7' 9" (4.89m x 2.37m)

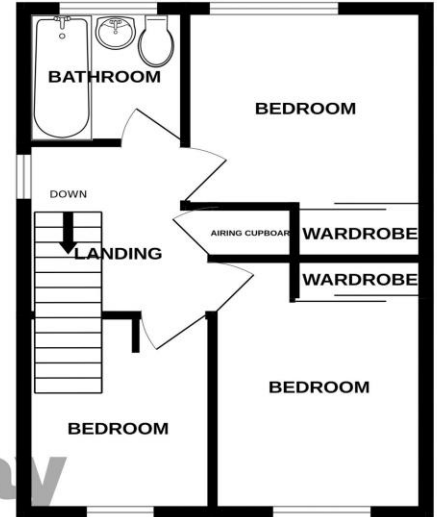
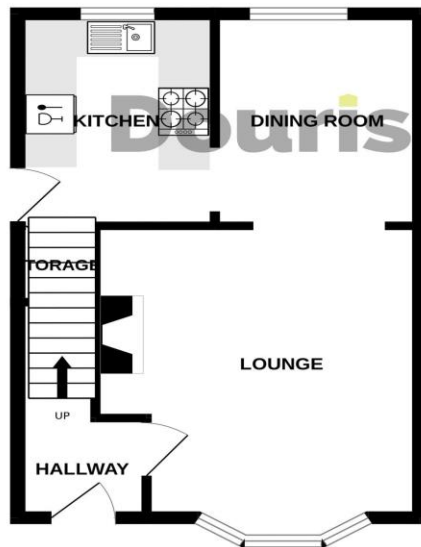
Being formerly the brick built garage, it is now utilised as a store room / utility having plumbing and space for appliances, power, lighting and a double glazed window and door to the front elevation. This could be easily converted back into a single garage if desired by the purchaser.





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
Energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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