

£185,000

 TENURE: **Freehold**

 EPC RATING: **D**

 COUNCIL TAX BAND: **B**

Trinity Fields Stafford

Redhill Trinity Fields
Stafford Staffordshire



Discover the charm and convenience of Redhill, This three bedroom home nestled on an inviting estate where the perfect blend of modern living and community warmth awaits you. Situated in a very well regarded and convenient location, within walking distance to nearby amenities and schooling as well as being close to Stafford Town Centre and excellent nearby commuter links this three bedroom family home is ideal for anyone looking to put their own stamp on it.

Externally, the property is approached over a long driveway providing ample off road parking and has a garage. There is also landscaped lawned garden with a private garden to the rear. Internally the property comprises of an entrance hall, living room, dining room and kitchen. To the first floor you will find three bedrooms and a shower room. This property may need some renovation, but this has all the potential to be a truly lovely family home! So do not delay and give us a call today!

- Three Bedroom Semi-Detached House
- Living Room With Views Of Private Rear Garden
- Kitchen & Dining Room
- Good Size Driveway With A Garage
- Close To Stafford Town Centre & M6
- No Onward Chain

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 storm porch with double glazed entrance door which opens into the entrance hallway, having stairs off, rising to the First Floor Landing & accommodation, a built-in cupboard housing a wall mounted central heating boiler, radiator, and internal door(s) off, providing access to;

Dining Room 11' 5" x 12' 10" (3.48m x 3.92m)

A spacious reception room, having a double glazed window to the side elevation, and a radiator.

Living Room 17' 5" x 15' 1" (5.31m x 4.61m)

A second spacious reception room which features an Adams style fire surround with with hearth, a useful understairs storage cupboard, radiator, and a double glazed sliding door to the rear elevation.

Kitchen 6' 7" x 9' 2" (2.00m x 2.79m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset stainless steel single bowl sink/drainer with chrome mixer tap, and having spaces for appliances. There is ceramic splashback tiling to the walls, wood effect flooring, a double glazed window to the front elevation, and a double glazed door to the side elevation.



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First Floor Landing

Having a built-in cupboard, and internal doors off, providing access to;

Bedroom One 13' 4" x 9' 9" (4.06m x 2.97m)

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

Bedroom Two 11' 0" x 9' 8" (3.36m x 2.95m)

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

Bedroom Three 9' 7" x 6' 2" (2.93m x 1.87m)

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

Bathroom 5' 7" x 0' 7" (1.69m x .184m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a shower cubicle housing an electric shower. There is part-ceramic tiled walls, wood effect flooring, a radiator, and a double glazed window to the front elevation.

Outside Front

The property sits behind a lawned & decorative gravelled garden with centre feature bordered by panelled fencing and link chain fencing and is approached over a tarmac driveway providing ample off-road parking for several vehicles, and continuing to the side of the property providing access to the main entrance door and Garage.

Garage 15' 1" x 8' 4" (4.61m x 2.54m)

Having twin timber garage doors to the front elevation, and a further pedestrian access door providing access to/from the rear garden. The garage also benefits from having electrical power installed.

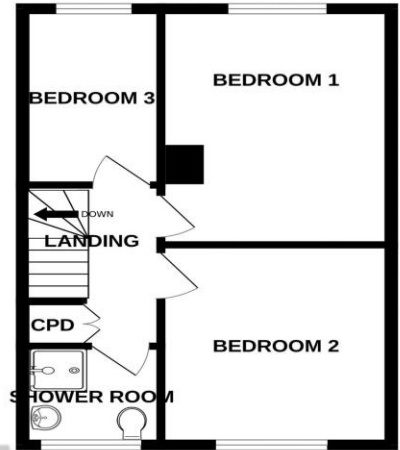
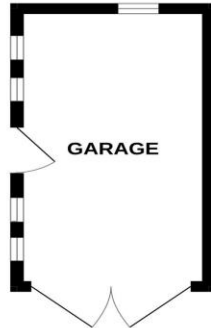
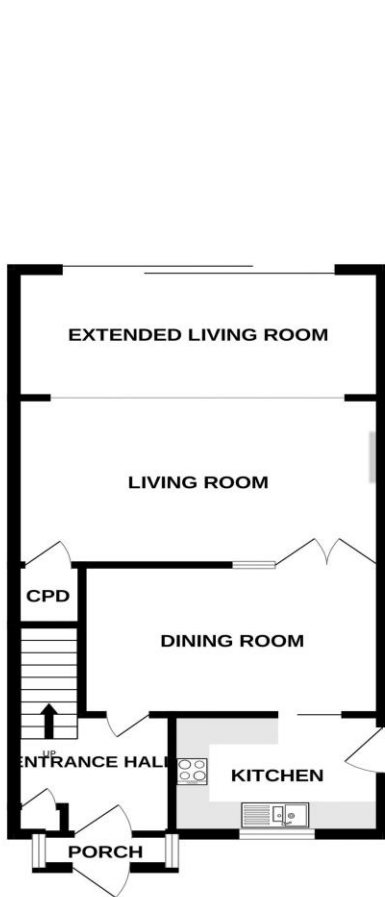
Outside Rear

An enclosed and low-maintenance garden, with a lawned garden area with decorative stone borders. There is an outdoor paved seating/entertaining area, and the garden is enclosed by panelled fencing.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

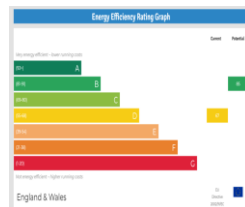
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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