



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Salt Stafford

The Hollies Cottages Salt  
Stafford Staffordshire

*You've probably discovered that trying to find a cottage in a sought after village location is like trying to find a needle in a haystack.*

If that's what you after, then your property search ends now as we have only gone and done it again, by pulling this extended cottage out of our magicians hat which is bursting with charm and character and to top it off – it's situated in one of Stafford's most desirable villages. Be quick though – we expect it to be very popular and the cottage includes a spacious living room with the original inglenook fire housing a large cast iron wood burner, fitted shaker style oak breakfast kitchen / utility room and guest WC. To the first floor there are three bedrooms, box room / study and a bathroom / shower room whilst outside to the rear there is a private lawned garden area.



- Character Three Bedroom Cottage
- Large Living Room With Wood Burner
- Fitted Kitchen/Utility & Guest WC
- Three Bedrooms & Study/Box Room
- Private Rear Garden & Spacious Bathroom
- Highly Desirable Semi-Rural Village

You can reach us 9am to 9pm, 7 days a week

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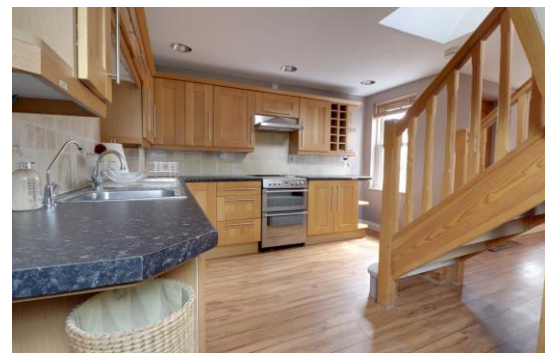


**Lounge** 17' 5" x 14' 3" (5.32m x 4.34m)

Being accessed through the original wood panelled door, the substantial lounge features the original exposed beams, Inglenook fire with exposed brick chimney breast housing a large cast iron 'Cotswold' wood burner on a quarry tiled hearth, part exposed stone walling, radiator and two secondary glazed sash windows to the front elevation. The lounge opens into:

**Breakfast Kitchen** 27' 6" max x 12' 4" max (8.37m max x 3.76m max)

A spacious open plan fitted breakfast kitchen which also has a breakfast/utility area. There are a range of matching 'Oak' fronted 'Shaker' style units extending to base and eye level with under cupboard lighting and fitted work surfaces having an inset stainless steel sink drainer with mixer tap and additional purified water tap. Built-in wine rack, space for cooker with stainless steel cooker hood over, space and plumbing for dishwasher. Wood effect flooring, splash back tiling, radiator, double glazed window to the side elevation and double glazed sash window to the rear elevation. A split level staircase leads to the first floor landing and a latch style door leads to the guest WC. The kitchen opens into:



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## Breakfast / Utility Area

Again having matching eye level storage units and fitted work surfaces with space and plumbing for washing machine beneath and further space for fridge/freezer. Floor mounted oil fired central heating boiler, dual aspect double glazed sash windows to the side and rear elevations and stable door to the rear garden.

## Guest WC

Having a suite comprising of a low level WC, wash hand basin, radiator and wood effect flooring.

## First Floor Landing

The following lead off:

### Bedroom One 11' 4" x 8' 11" (3.46m x 2.73m)

Having feature glass block wall, radiator, double glazed window to the rear elevation and skylight window with built-in blind to the side elevation.

### Bedroom Two 10' 0" x 10' 0" (3.05m x 3.04m)

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

### Bedroom Three 8' 9" x 7' 3" (2.67m x 2.22m)

Having a vaulted ceiling being dual aspect with double glazed skylight windows with built-in blinds to the side elevation and further double glazed window to the rear elevation, radiator and airing cupboard with shelving.

### Study / Box Room 7' 1" x 4' 3" (2.16m x 1.29m)

Having radiator and sash window to the front elevation.

### Bathroom / Shower Room 6' 4" x 10' 2" (1.92m x 3.10m)

A spacious refitted bathroom/shower room having a suite comprising of a panelled bath, tiled shower cubicle with main shower, pedestal wash hand basin with traditional style chrome taps and low level WC. Splashback tiling, wood effect flooring and radiator.

## Outside – Front

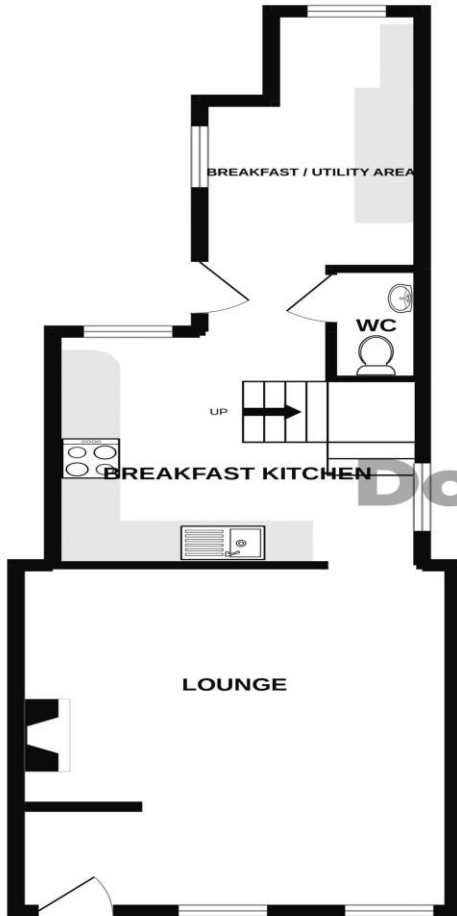
There is a small forecourt garden with decorative wrought iron railings.

## Outside – Rear

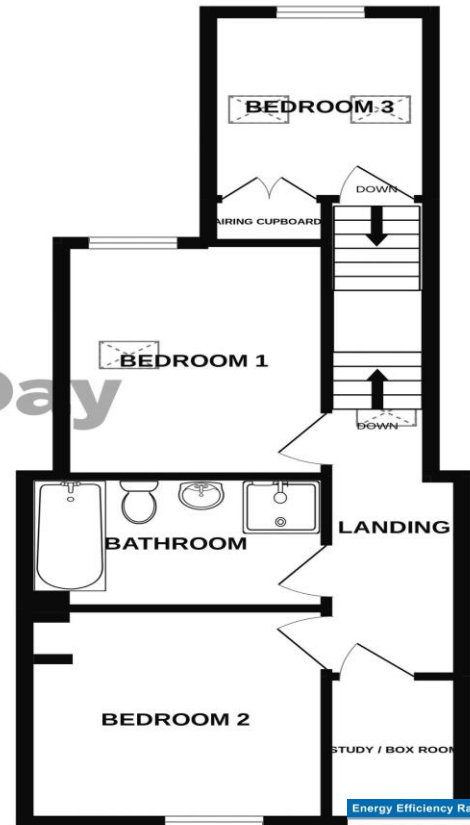
There is an extensive patio area which leads to the elevated garden area being mainly laid to lawn.



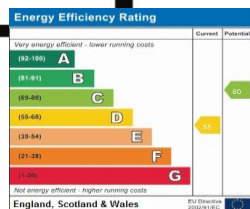
GROUND FLOOR



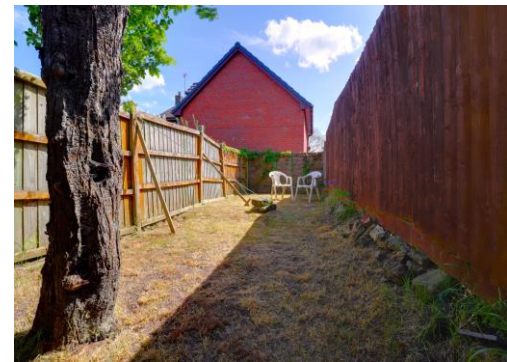
1ST FLOOR



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