



£235,000

KEY TENURE: **Freehold**

EPC RATING: **B**

£ COUNCIL TAX BAND: **B**

## Crooked Bridge Road Stafford

Westbourne Villas Crooked Bridge Road  
Stafford Staffordshire



**Breaking News Alert! We're thrilled to share an incredible opportunity with you. Presenting a magnificent three-bedroom, three-story townhouse with a rear garage.**

Step into a front-facing living room featuring a cosy log burner, followed by a beautifully renovated kitchen/diner equipped with an array of appliances, a rear lobby, conservatory/utility area, and a convenient ground floor bathroom. The first-floor hosts two bedrooms, while the top floor is dedicated to the principal bedroom with its En-suite shower room. Outside, discover a charming rear garden boasting a lawn, paved, and decked seating areas, all leading to the garage. Ideal for first-time buyers or those seeking an upgrade, this property is sure to capture attention. Don't miss out on this front-page-worthy opportunity – contact us now to schedule your viewing!

- Three-Story Townhouse with Rear Garage
- Living Room with Log Burner
- Renovated Kitchen with Integrated Appliances
- Three Bedrooms, Bathroom & En-Suite
- Rear Garden with paved & Decked Seating Areas
- Perfect for First-Time Buyers & Families

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



**Living Room** 11' 11" x 14' 2" (3.63m x 4.32m) maximum measurements  
Accessed through a secure composite entrance door, having a feature chimney breast with inset stove. There is also wood effect flooring, a radiator, door access to the stairs rising to the first floor accommodation, and a double glazed window to the front elevation with fitted plantation style shutters.

**Kitchen & Dining Space** 10' 0" x 12' 4" (3.06m x 3.76m)  
Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainer with chrome mixer tap over, and including an array of integrated appliances consisting of a microwave oven, oven, 4-ring gas hob with hood above, dishwasher, fridge/freezer & wine cooler. The room also benefits from recessed downlighting, wood effect flooring, towel radiator, and a double glazed window to the rear elevation.

**Lobby**  
Having wood effect flooring.

**Conservatory & Utility** 8' 10" x 7' 7" (2.70m x 2.32m)  
Having fitted base units with a fitted work surface over which incorporates a sink/drainer unit with mixer tap over, and offering spaces for appliances beneath. There is also wood effect flooring, two double glazed windows, and a double glazed door leading out to the garden.



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## **Bathroom** 6' 2" x 5' 8" (1.89m x 1.72m)

Fitted with a contemporary white suite comprising of a low-level WC, a wash hand basin, and a panelled bath with chrome telephone style mixer taps & hand-held shower attachment, and a mains-fed shower over. There is also a towel radiator, wood effect flooring, and a double glazed window.

## **First Floor Landing**

Having a radiator & stairs rising up to the second floor.

## **Bedroom Two** 11' 11" x 13' 0" (3.63m x 3.97m) measured into wardrobes

A double bedroom with fitted wardrobes, a radiator, and a double glazed window to the front elevation with fitted Plantation style shutters.

## **Bedroom Three** 9' 11" x 8' 2" (3.02m x 2.49m)

Having a double glazed window to the rear elevation & radiator.

## **Second Floor**

Having a skylight window to the rear elevation and a door leading into bedroom one.

## **Bedroom One** 13' 1" x 14' 2" (3.98m x 4.31m)

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

## **En-suite (Bedroom One)** 5' 10" x 7' 8" (1.79m x 2.33m) maximum measurements

Fitted with a white suite comprising of a low-level WC, a wash hand basin, and a tiled shower cubicle with mains-fed shower. There is also a radiator & skylight window.

## **Externally**

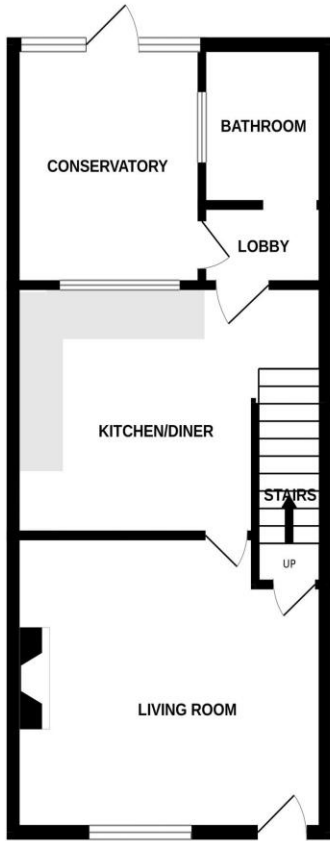
The property benefits from a well established rear garden which features a lawned garden with planting beds, and having both paved & decked seating areas.

## **Detached Garage** 15' 6" x 12' 2" (4.72m x 3.71m)

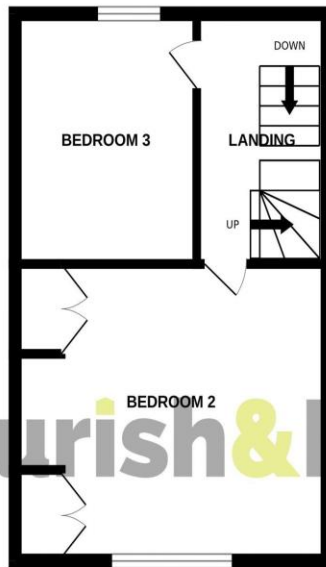
Having an electrically operated roller shutter garage door to the front elevation, and a further pedestrian access door to the rear elevation providing access to/from the garden. The garage is accessed via a rear service road at the back of the property.



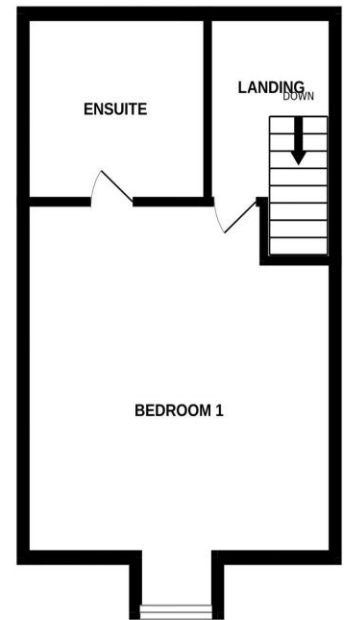
GROUND FLOOR



1ST FLOOR



2ND FLOOR

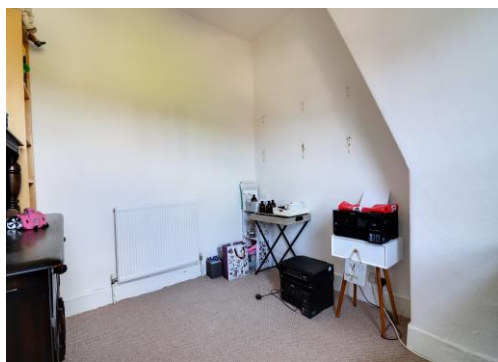


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
		58	83

EU energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC  
www.epcrea.com



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