



£170,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Western Downs Stafford

Weaver Drive Western Downs
Stafford Staffordshire



This fantastic two bedroom semi detached home is brimming with potential, its ready to move into, but is screaming out for the new owner to make their own!

Situated in the well regarded area of Western Downs, within a cul-de-sac location enjoying excellent access into Stafford Town Centre and nearby shops and amenities. Internally the accommodation comprises of an entrance hallway, living room and breakfast kitchen. To the first floor there are two bedrooms and a refitted bathroom. Externally the property has a driveway, larger than average single garage and a good sized rear garden. This property is being offered with No Upward Chain.

- Two Bedroom Semi Detached House
- Ample Parking, Garage & Good Sized Garden
- Living Room & Breakfast Kitchen
- Well Regarded & Convenient Location
- Ideal For First Time Buyers
- No Upward Chain!

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hall

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

Lounge 13' 4" x 10' 3" (4.06m x 3.12m)

Having a wall mounted electric log effect fire, coving, radiator and double glazed window to the front elevation.

Breakfast Kitchen 9' 4" x 13' 3" (2.84m x 4.03m)

Having a range of matching Shaker style units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of integrated appliances including an oven/grill, four ring gas hob with stainless steel cooker hood over. Space for appliances, wall mounted gas central heating boiler, bevelled edge splashback tiling, understairs storage cupboard, radiator, double glazed window and double glazed door leading to the rear elevation.

First Floor Landing

Having access to loft space and airing cupboard with shelving.



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Bedroom One 9' 7" x 13' 3" inc recess (2.91m x 4.05m inc recess)

Having a built-in double wardrobe with sliding mirror front doors, radiator and two double glazed windows to the front elevation.

Bedroom Two 11' 3" x 6' 9" (3.42m x 2.07m)

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

Bathroom 5' 5" x 6' 2" (1.65m x 1.88m)

Having a contemporary style suite including a panelled bath with chrome mixer tap, electric shower over and glazed shower screen, pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, radiator and double glazed window to the rear elevation.

Outside - Front

The property has a lawned front garden with a driveway providing off-road parking and leads to:

Garage 24' 5" x 7' 9" (7.44m x 2.37m)

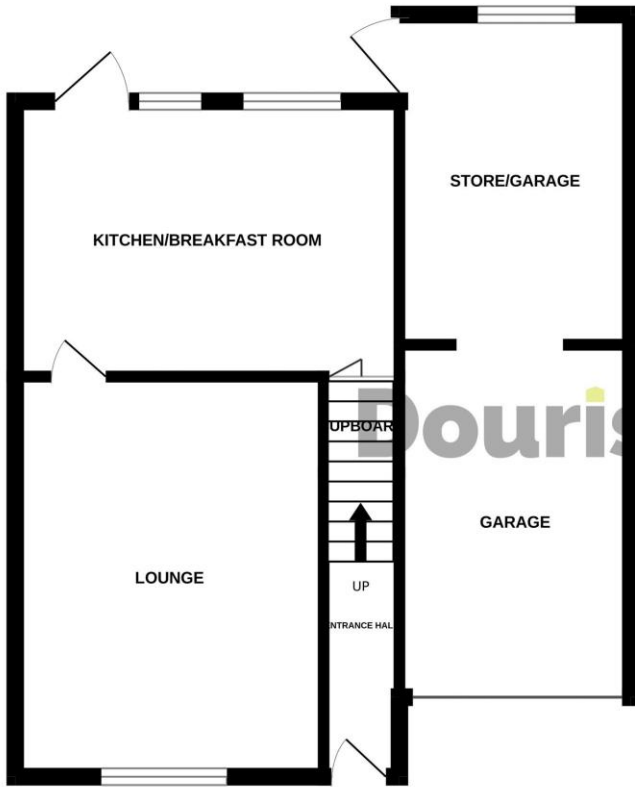
Being longer than average, the garage includes power, lighting and up and over door to the front elevation. There is a double glazed window and door leading to the rear garden.

Outside - Rear

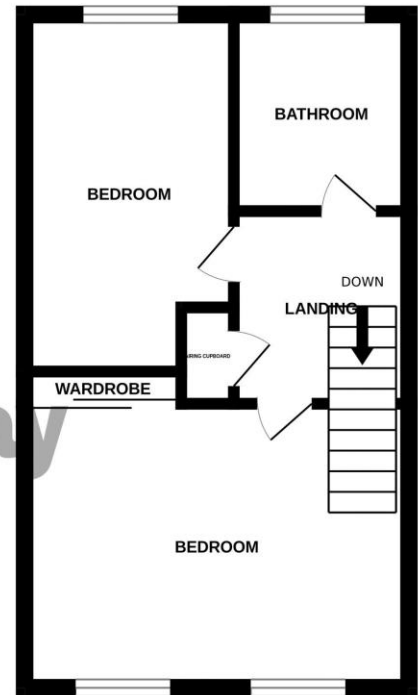
A good-sized private rear garden which includes a gravelled seating area and the remainder of the garden is mainly laid to lawn.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(0-16)	G		
		70	88
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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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