



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **C**

## Weeping Cross Stafford

Sidmouth Avenue Weeping Cross  
Stafford Staffordshire



*Join us for a journey to Sidmouth Avenue in Weeping Cross. While it may not be the picturesque coastal town on the Jurassic coast, it offers its own charm. Similar to its namesake this home is situated only a short drive from Cannock Chase, an area renowned for its natural beauty where you can spend hours walking and admiring Staffordshire's very own stunning scenery!*

This inviting home is perfect for a family seeking a spacious accommodation. It features an entrance porch, hallway, living room, dining room and a kitchen. Upstairs, discover the three bedrooms and a family shower room with a separate WC. Outside, the property rests on a generous plot with off-street parking a long garage and a delightful southerly facing large garden. Don't miss the opportunity to view this remarkable home – call us today to schedule a visit before it's gone!

- Semi-Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Shower Room & Separate WC
- Driveway & Long Garage
- Large Rear Garden

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 Porch

Being accessed through a double glazed sliding door and having an entrance door leading to:

## Entrance Hall

Having stairs leading to the first floor accommodation with an understairs storage cupboard, radiator and an internal window to the side elevation into the garage.

## Living Room 13' 8" into bay x 11' 7" (4.16m into bay x 3.54m)

A bright and spacious reception room having a living flame gas fire set within a contemporary fire surround, radiator and double glazed bay window to the front elevation.

## Dining Room 11' 5" x 9' 2" (3.47m x 2.79m)

A second good-sized reception room having wood effect flooring, radiator, double glazed window to the rear elevation and a double glazed door giving views and access to the rear garden.



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## **Kitchen** 11' 2" max x 9' 2" (3.40m max x 2.80m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink drainer and mixer tap. Spaces for appliances, useful pantry / larder cupboard, wall mounted gas central heating boiler, radiator and double glazed window to the rear elevation.

## **First Floor Landing**

Having access to a partially boarded loft space with power and fitted loft ladders, double glazed window to the side elevation.

## **Bedroom One** 14' 2" into bay x 10' 8" (4.32m into bay x 3.26m)

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

## **Bedroom Two** 11' 5" x 11' 3" (3.47m x 3.43m)

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

## **Bedroom Three** 9' 0" x 7' 8" (2.74m x 2.34m)

Having a useful built-in wardrobe, radiator and double glazed window to the front elevation.

## **Shower Room** 5' 5" x 7' 1" (1.65m x 2.15m)

Having a suite which includes a tiled shower cubicle with mains fed shower and pedestal wash hand basin. Tiled effect floor, airing cupboard, heated chrome towel radiator and double glazed window to the rear elevation.

## **Separate WC**

Having a WC and double glazed window to the side elevation.

## **Outside - Front**

The garden is mainly laid to lawn with a driveway providing off-road parking for two cars and leading to:

## **Garage** 32' 2" x 7' 9" (9.81m x 2.35m)

Having an electronic up and over door to the front, two windows, door to the rear garden, power and lighting installed.

## **Outside - Rear**

A large, southerly facing enclosed garden which features a patio seating area with steps leading up to a long lawned garden with planting beds having a variety of shrubs and trees.

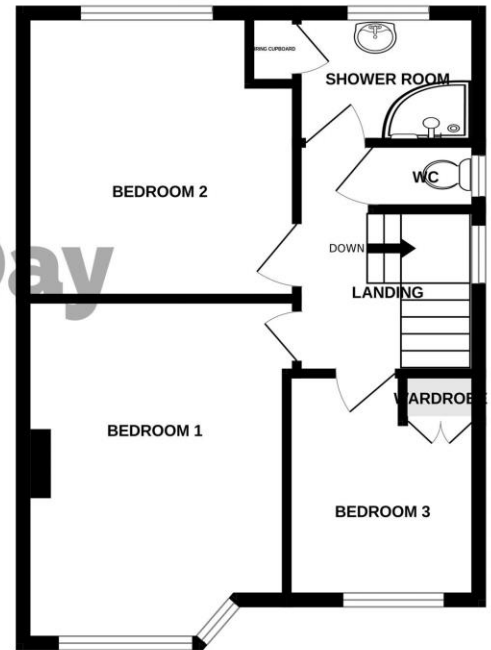
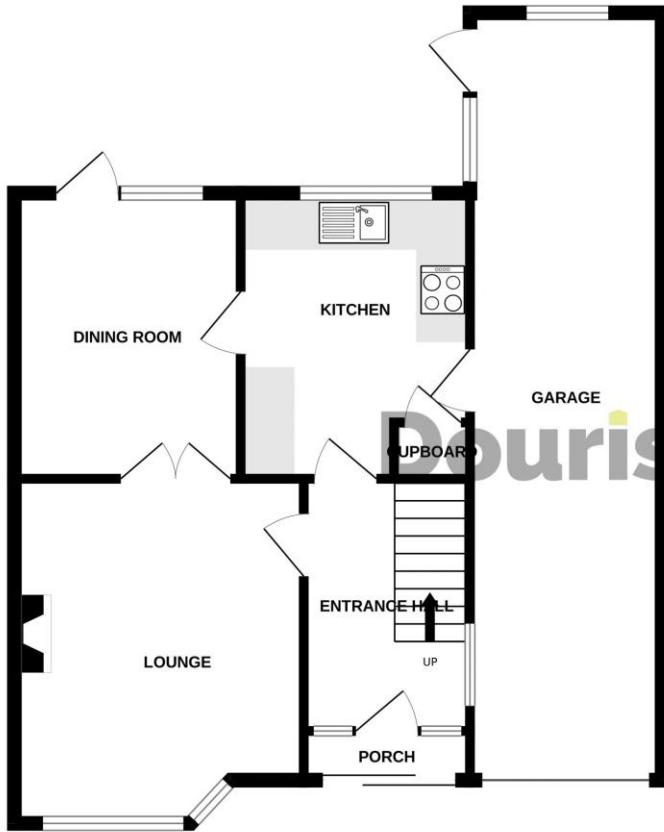
## **Agents Note**

We understand that probate has been granted.

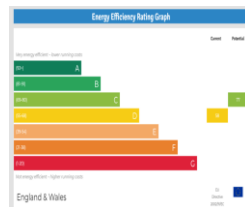


GROUND FLOOR

1ST FLOOR



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