



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

Stafford

Sherwood Avenue
Stafford Staffordshire



Get ready and take aim, you should be setting your sights and stealing this property before Robin Hood does! A fantastic opportunity to purchase this semi-detached family home. Situated in a highly regarded part of Stafford close to local amenities and superb transport connections.

Internally the property comprises with an entrance hallway with a spacious living room and sperate dining room, a kitchen, and a utility with a guest WC. The property also has a garage with power and lighting and in integral door leading to the utility. To the first floor you will find three spacious bedrooms and a family bathroom. Externally the property comprises of a low maintenance lawned garden with a paved seating area with a paved side access down the side of the property. To the front of the property offers a double width driveway with a lawned garden to the side. Don't delay, call us today! And book in your appointment.

- Semi-Detached Property
- Spacious Living Room, Separate Dining Room
- Three Well Proportioned Bedrooms & Family Bathroom
- Offering Off Road Parking With Garage
- A Short Drive To Stafford's Town Centre
- 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 an entrance door to the front elevation, having stairs off, rising to the First Floor Landing & accommodation, and radiator.

Living Room 12' 1" x 13' 1" (3.69m x 4.00m)

A good sized reception room, featuring a marble fire surround housing a gas fire set onto a matching marble hearth, radiator, and double glazed bow window to the front elevation. There are glazed internal French doors leading through into the Dining Room.

Dining Room 11'1" x 10' 8" (3.38m x 3.25m)

A further good sized reception room, having a radiator, and double glazed French doors with glazed side panels providing views and access out to the rear garden.

Kitchen 7' 10" x 8' 8" (2.38m x 2.65m)

Fitted with a matching range of wall, base & drawer units, with fitted work surfaces over to two sides incorporating an inset stainless steel sink with chrome mixer tap over, and offering space(s) for kitchen appliance(s). There is tiling to the walls, tiled flooring, radiator, and a double glazed window to the rear elevation. There is a further glazed internal door leading through into the Utility Room.



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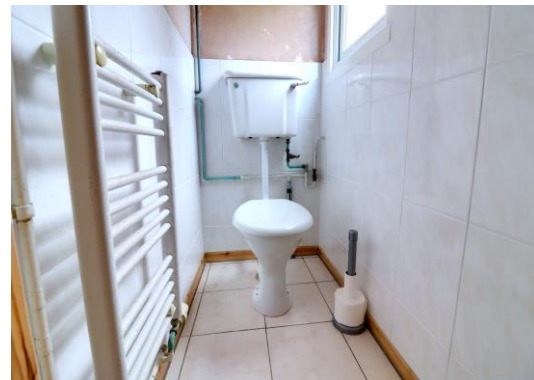
Utility Room 10' 7" x 7' 7" (3.23m x 2.30m)

Having space & plumbing for a washing machine, base & drawer units to either side of a Belfast style sink. There is part tiling to the walls, tiled flooring, radiator, and double glazed window to the side elevation.



Guest WC 2' 9" x 4' 8" (0.85m x 1.41m)

Having a low-level WC, part-tiled walls, tiled flooring, radiator, and double glazed window to the rear elevation.



First Floor Landing

A spacious landing having a double glazed window to the side elevation, a built-in airing cupboard, and an access hatch to the loft space.

Bedroom One 11' 2" x 10' 6" (3.40m x 3.21m)

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

Bedroom Two 12' 2" x 10' 8" (3.70m x 3.25m)

A second double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the front elevation.



Bedroom Three 8' 9" x 8' 10" (2.66m x 2.69m)

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

Bathroom 7' 2" x 8' 8" (2.18m x 2.64m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with a mains-fed mixer shower over. There is part-tiled walls, wood effect flooring, radiator, and two double glazed windows to both the rear & side elevations.

Outside Front

The property sits behind a lawned front garden area and is approached over a double width driveway providing off-street parking and access to the garage and front entrance door.

Garage 17' 0" x 7' 8" (5.19m x 2.33m)

Having a garage door to the front elevation, an internal door leading through to the Utility room, a further pedestrian access door & window to the rear elevation, and benefitting from having power & lighting installed. The garage also houses a gas central heating boiler.

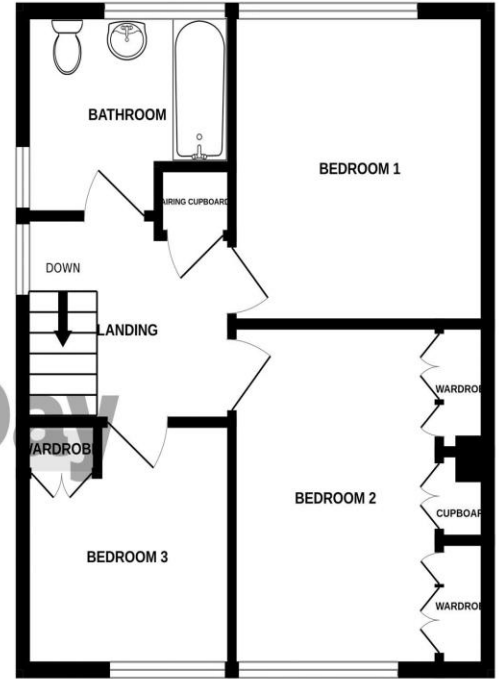
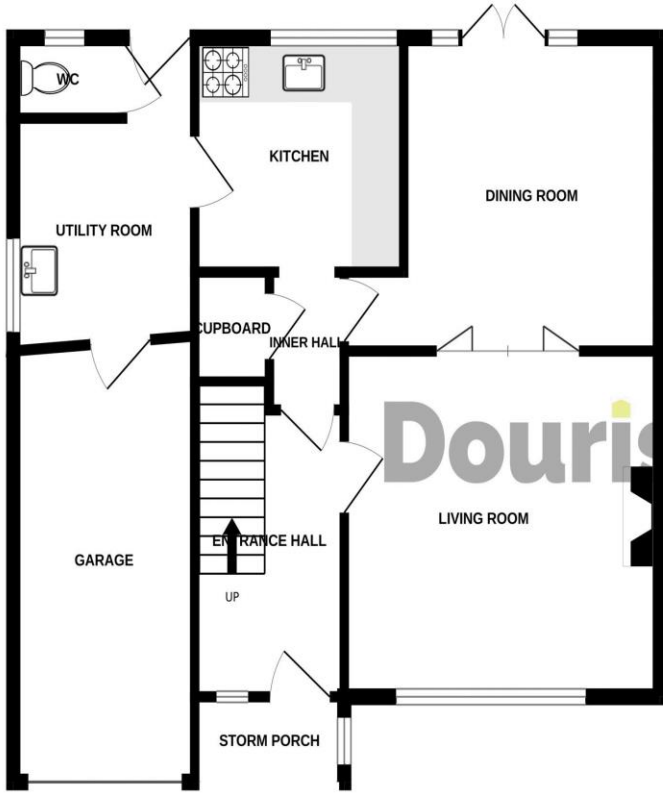


Outside Rear

An enclosed & good sized rear garden, being laid mainly to lawn with a variety of planting beds to the side, and enclosed by panelled fencing.

GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Low energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu



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