



£235,000

KEY TENURE: Leasehold EPC RATING: EXEMPT COUNCIL TAX BAND: D

Stafford

The Shawms Radford Rise
Stafford Staffordshire

 **2**
 **0**
 **1**

The Shawms is a stunning example of a Grade II listed, Arts & Crafts property, built in 1906, one of very few examples in Staffordshire. This truly stunning and substantial ground floor apartment is bursting with original architectural features throughout, particularly the Mosaic tiled floor and beautiful feature fire place.

Internally the accommodation comprises of a large living room with door leading out to the private cut stone terrace which overlooks the communal garden and elevated views over Stafford. Fitted dining kitchen, bath/shower room and two substantial double bedrooms. Externally there is off road parking, single garage and a communal store. The Shawms is situated in a highly desirable and convenient location close to Stafford Towns Centres comprehensive range of shops, amenities and mainline railway station for the commuter. This property is being offered with No Onward Chain.

- Grade 2 listed Arts & Crafts Ground Floor Apartment
- Two Substantial Double Bedrooms
- Large Living Room & Dining Kitchen
- Large Cut Stone Terrace With Elevated Views
- Garage & Ample Off Road Parking
- Beautiful Original Features Throughout

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Communal Entrance Hall

Accessed via original oak and leaded arched doors and having the stunning original mosaic flooring. A glazed door leads to the entrance hall.

Entrance Hallway

A spacious entrance hallway with high ceilings, original coving, stunning original mosaic tiled flooring, radiator, feature archway and opening into the lounge.

Lounge 19' 11" x 13' 4" (6.07m x 4.07m)

A stunning and substantial lounge having a beautiful and original oak Arts and Crafts hand crafted fire surround with feature Arts and Craft plaster work, shelving built into recess, feature arch and original coving. Stone mullion windows with original Arts and Crafts handles to the rear elevation, original glazed leaded stained panel door to the cut stone terrace and a stain leaded original door to the dining kitchen.

Kitchen/Diner 14' 5" into bay x 14' 0" (4.39m into bay x 4.27m)

Comprising of wall mounted units and plate rack with worktop incorporating a one and a half bowl sink unit and drainer with mixer tap. Matching base units with splash back tiling. Plumbing and space for appliances, oak flooring, original plaster coving, radiator and window to the side elevation and a stone mullion window to the front elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom One 17' 11" into bay x 18' 0" (5.47m into bay x 5.48m)

A substantial double bedroom having the original plaster coving, picture rail, fitted double height double wardrobes to one wall, radiator and a large bay mullion window overlooking the private communal gardens.

Bedroom Two/Reception Room 17' 11" x 18' 4" (5.47m x 5.60m)

A second substantial bedroom with flexible usage that could be used as a second sitting room. Having feature panelled walls, feature arch into the stone mullion bay window. Plaster coving, fire surround with tiled inset with feature inset housing a log effect gas fire on a tiled and marble hearth, a radiator and a window to the side elevation.

Bathroom/Shower Room 8' 8" x 0' 0" (2.65m x 0m)

Comprising of a ceramic tiled shower cubicle, panelled bath and a pedestal wash hand basin. Ceramic tiled walls and floor, radiator, fitted airing cupboard with radiator and a stone mullion window to the front elevation.

WC

Comprising of a wash hand basin with mixer tap, low level WC, ceramic tiled walls and a window to the front elevation.

Externally

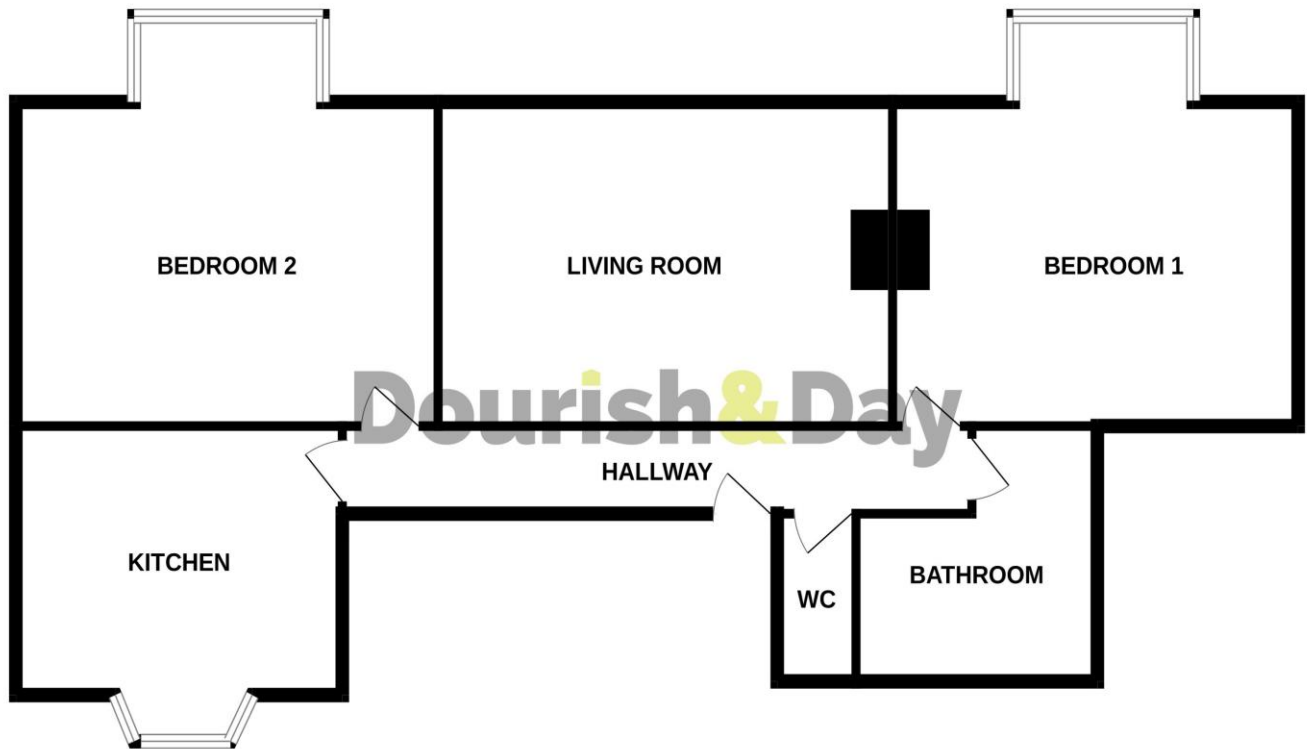
The property has a single garage with up and over door parking to the front, additional gravelled parking to the front of the property. The property also enjoys a private cut stone terrace overlooking the private lawned communal garden and enjoys elevated views of Stafford and beyond.

Leasehold:

999 year lease from January 1965. Annual service charge £900 paid monthly (£75 per month).



GROUND 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.

Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk