



£350,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **D**

## Stafford

Tixall Heath Cottages Tixall Road  
Stafford Staffordshire



***If you're looking for a property with immense potential that you can truly make your own, then look no further than this three-bedroom semi-detached home. Nestled in a rural countryside area of outstanding natural beauty, this property offers breathtaking views of the surrounding countryside.***

Step inside to discover a living room, kitchen, dining room, downstairs bathroom, and a utility room. Upstairs, there are three bedrooms, each boasting stunning views of the landscape. Externally, the property is set on a large plot, offering ample space and endless potential for your creative touch. The front garden leads to a large quadruple garage, and the expansive rear garden provides plenty of room for outdoor activities and landscaping ideas. Properties like this rarely come to market, so take full advantage of this fantastic opportunity. Call us today to arrange your viewing!

- Three Bedroom Semi Detached Property
- Living Room, Dining Room & Kitchen
- Family Bathroom & Good Size Utility
- Large Plot With A Large Garden & Large Garage
- Located In The Area of Outstanding Natural Beauty
- Some Updating Required

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



**Dining Room** 11' 11" x 10' 3" (3.64m x 3.12m)

Being accessed through a double glazed entrance door and having a tiled floor, double glazed window to the side elevation and double glazed patio doors giving views and access to the rear garden.

**Kitchen** 15' 6" x 10' 6" (4.73m x 3.21m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. The Rayburn is included in the sale and in addition, there is a separate double oven, electric hob and cooker hood over and dishwasher. Further appliance space, tiled walls, double glazed windows to the front and side elevations.

**Hall**

Having stairs to the first floor landing, with understairs storage area, further understairs storage cupboard and radiator.

**Living Room** 12' 0" x 15' 10" (3.66m x 4.83m)

Having a gas fire set within a decorative surround with a marble hearth, radiator and double glazed window to the front elevation.



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## **Utility Room / Guest WC** 3' 10" x 5' 0" (1.18m x 1.52m)

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

## **Bathroom** 7' 0" x 8' 8" (2.13m x 2.65m)

Having a white suite comprised of a panelled bath with electric shower over and glazed screen and a chrome mixer tap with mixer shower attachment, pedestal wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, radiator and double glazed window to the rear elevation.

## **First Floor Landing**

Having a double glazed window to the rear elevation.

## **Bedroom One** 15' 7" x 10' 10" (4.74m x 3.29m)

A good-sized main bedroom having a two radiator and double glazed windows to the front and side elevations.

## **Bedroom Two** 12' 1" x 8' 2" (3.68m x 2.48m)

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

## **Bedroom Three** 12' 1" x 7' 7" (3.68m x 2.32m)

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

## **Outside - Front**

The property is situated on a prominent corner plot having a large front garden with a double width driveway which leads to the large double garage. The drive provides ample off-road parking for several vehicles.

## **Large Double Fronted Garage** 45' 8" x 20' 0" (13.93m x 6.09m)

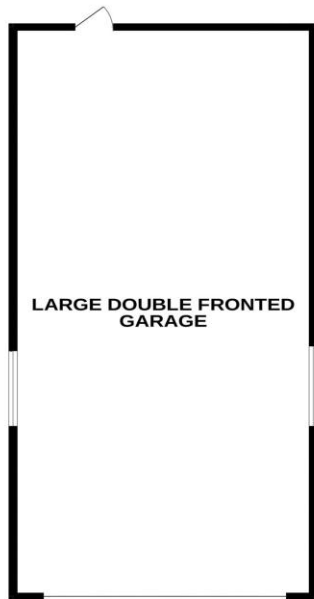
The large garage provides power and lighting and would make a perfect garage/workshop and has windows to the side and rear elevations

## **Outside - Rear**

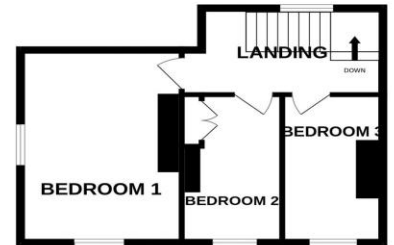
Again, a further large rear garden which is mainly laid to lawn with a variety of mature shrubs and trees.



GROUND FLOOR  
1531 sq.ft. (142.3 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

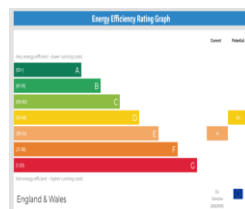


## Dourish&Day



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 sq.m.) approx.

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