



Offers Over £290,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Baswich Stafford

Farmdown Road Baswich
Stafford Staffordshire

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They say it's all about location, well there's no question that this three-bedroom detached property certainly benefits from that, close to shops, amenities, canal walks, Stafford town centre, schooling and the stunning Cannock Chase. This home is ready for its new family to move in and start enjoying everything that it has to offer which includes an storm porch, hallway, a bright spacious living room, kitchen/diner, utility room, conservatory, workshop and store all on the ground floor whilst upstairs you will find the three bedrooms and a modern fitted family bathroom. Outside this particular home enjoys an enviable plot with a very pleasant outlook, a drive on and off horse shoe driveway providing off-street parking and there's also a well-kept enclosed rear garden. This will certainly be popular so call us today to arrange a viewing!

- Superbly Presented Detached Family Home
- Three Bedrooms & A Family Bathroom
- Spacious Lounge & Superb Kitchen Diner
- Conservatory & Private Rear Garden
- Utility & Workshop
- Canal Walks & Nearby Shops

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

Having tiled flooring, and a timber & glazed entrance door leading through to the Entrance Hallway.

Entrance Hallway

With laminate flooring, ceiling coving, understairs storage cupboard, radiator, window to front elevation, and internal doors off, providing access to;

Lounge 14' 4" x 12' 6" (4.38m x 3.80m)

With ceiling coving, inset living flame gas fire set within a decorative surround, radiator, and double glazed window to front.

Kitchen & Dining Area 18' 10" x 8' 1" (5.75m x 2.47m)

Fitted with a range of wall, base & drawer units with Granite work surfaces over, and incorporating an inset sink with drainer & mixer tap with extendable attachment. Appliances include; oven, hob with glass splashback rising to an extraction unit above, integrated fridge & freezer, integrated dishwasher. The room also benefits from having a separate instant hot water tap, laminate flooring, ceiling spotlights, a radiator, sitting/dining area, a double glazed window to rear, and double glazed French doors to Conservatory.



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Conservatory 9' 10" x 7' 9" (3.0m x 2.36m)

With insulated room, laminate flooring, and a double glazed window and door to rear.

Utility Room 14' 6" x 6' 6" (4.41m x 1.97m)

With base & eye-level units and fitted work surfaces incorporating an inset sink with chrome mixer tap. The room also benefits from having ceramic splashback tiling to the walls, space to accommodate appliances, tiled flooring, radiator, a wall mounted gas central heating boiler, a double glazed window and door to the rear garden, and internal door leading through to a Workshop/Store area.

Workshop/Store 11' 2" x 7' 7" (3.41m x 2.30m)

Having an internal door to store.

Store 7' 7" x 4' 7" (2.31m x 1.40m)

With twin doors to the front elevation.

First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, radiator, and internal doors off, providing access to;

Bedroom One 12' 6" x 11' 7" (3.82m x 3.52m) (maximum measurements)

With ceiling coving, radiator, and double glazed window to front elevation.

Bedroom Two 11' 6" x 10' 0" (3.51m x 3.04m)

With built-in wardrobes, radiator, and double glazed window to rear.

Bedroom Three 8' 7" x 8' 2" (2.61m x 2.49m)

Having ceiling coving, radiator, and double glazed window to rear.

Bathroom 6' 8" x 5' 10" (2.04m x 1.78m)

Recently fitted with a modern white suite comprising of a P-shaped panelled bath with side mixer-fill taps & shower over with screen to side, pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having a chrome towel radiator, ceiling spotlights, radiator, and a double glazed window to the front elevation with built-in shutter blinds.

Outside Front

The property is approached over a drive-on/drive-off driveway providing ample off-road parking, and having hedging to the surrounding borders.

Outside Rear

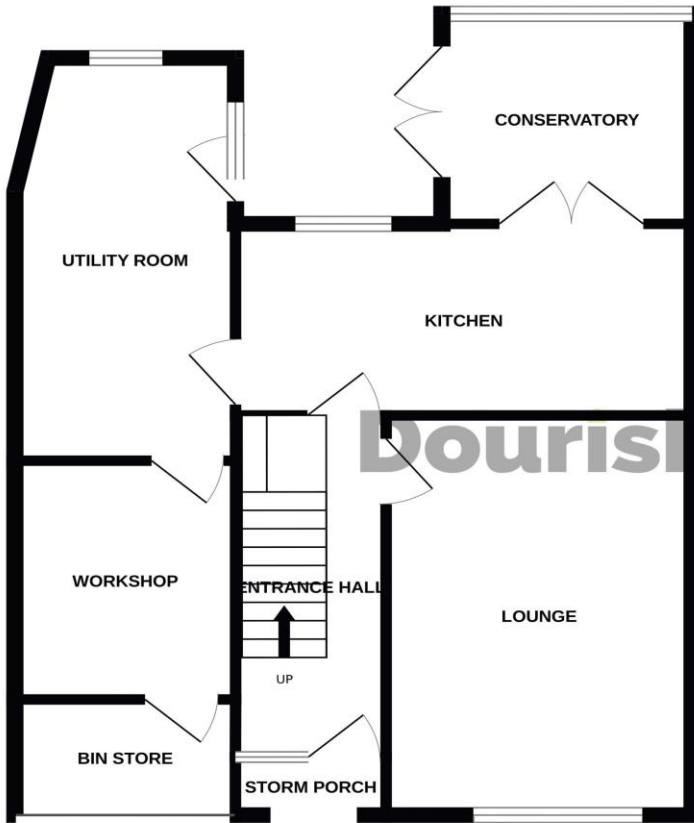
A private low-maintenance garden having a block paved seating outdoor entertaining area, a further timber decked seating area, gravel areas, flowerbeds, plants & shrubs, a further timber Pergola, panelled fencing and access to a lean-to.

Lean To 15' 11" x 7' 7" (4.85m x 2.31m)

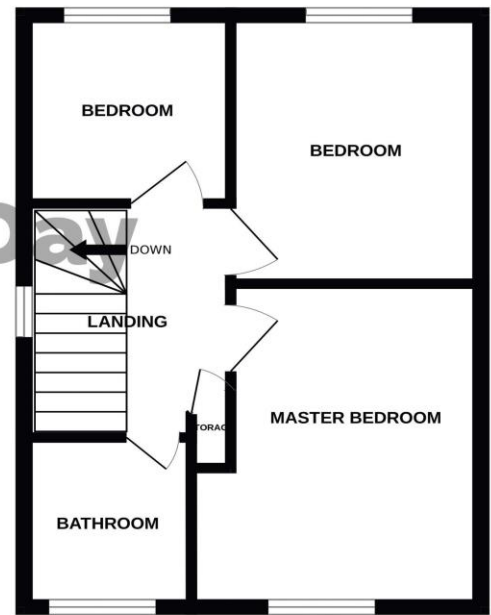
A timber lean to with timber doors to front, and door to rear garden.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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