



£300,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: C

Stafford

Highfield Grove
Stafford Staffordshire



The 1930's have a lot to answer for, because everyone loves these three-bedroom semi-detached homes, but they just did not build enough to satisfy the 21st century demand! This fabulous home which is packed with character and sits on a huge plot, with space for all the family.

The property comprises an entrance hall, lounge, a large extended kitchen/dining room and a guest WC, whilst upstairs are three bedrooms and a family bathroom. Outside is a most amazing plot, with extensive tarmac driveway to the front providing plenty of off-road parking and a vast rear garden with paved seating area and well stocked borders to the lawn with a garage and workshop. What's more, the property sits in a popular location with good access. Pretty homes like this are always popular so you'll have to be quick booking in to see this impressive home.

- 1930's Three Bedroom Semi Detached House
- Large Extended Kitchen/Dining Room
- Guest WC & Family Bathroom
- Driveway & Large Private Rear Garden
- Garage With A Separate Workshop
- Well Regarded Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Being accessed through double glazed, double doors and having a tiled floor and a further original stained glass door leading to:

Entrance Hall

Having stairs leading to the first floor landing, solid oak floor and radiator.

Living Room 14' 11" x 12' 6" (4.55m x 3.82m)

A spacious living room having a log burning stove set within the chimney breast with a feature wooden surround and brick hearth. Radiator and double glazed bay window to the front elevation.

Kitchen / Diner 16' 3" x 18' 10" (4.96m x 5.75m)

Having a range of matching units extending to base and eye level and fitted solid wood work surfaces with a composite black single bowl sink unit and chrome instant hot water mixer tap. Range of integrated appliances including oven and fridge, four ring gas hob with a double cooker hood over, washing/dryer and dishwasher. Space for a dining table and chairs, vertical radiator, double glazed windows to the side and rear elevation and double glazed French doors giving views and access to the rear garden.

Guest WC 4' 5" x 2' 7" (1.34m x 0.78m)

Having a suite which includes a WC and a wall mounted gas central heating boiler.



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First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 15' 1" x 12' 6" (4.61m x 3.80m)

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

Bedroom Two 11' 5" x 11' 6" (3.48m x 3.50m)

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

Bedroom Three 7' 11" x 5' 11" (2.41m x 1.80m)

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

Family Bathroom 7' 10" x 6' 11" (2.39m x 2.10m)

Having a white suite comprising of a panelled bath with chrome mixer tap, separate shower cubicle with fitted shower and glazed screen, wash hand basin in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a double-width driveway which provides ample off-road parking and additional parking is available to the side of the house which leads to:

Garage 17' 9" x 8' 1" (05.40m x 2.46m)

Having an up and over door to the front, double glazed window and a personal door leading to the rear garden

Workshop 4' 5" x 2' 7" (1.34m x 0.78m)

A useful workshop being accessed through double glazed double doors from the rear garden.

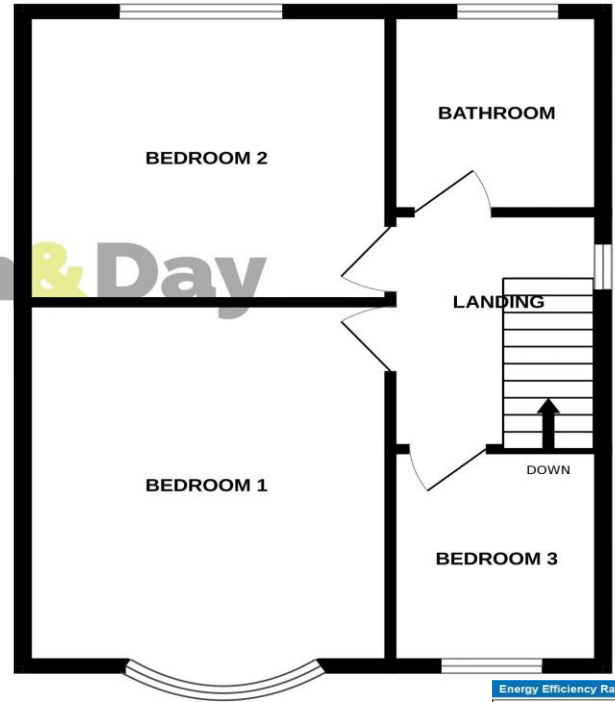
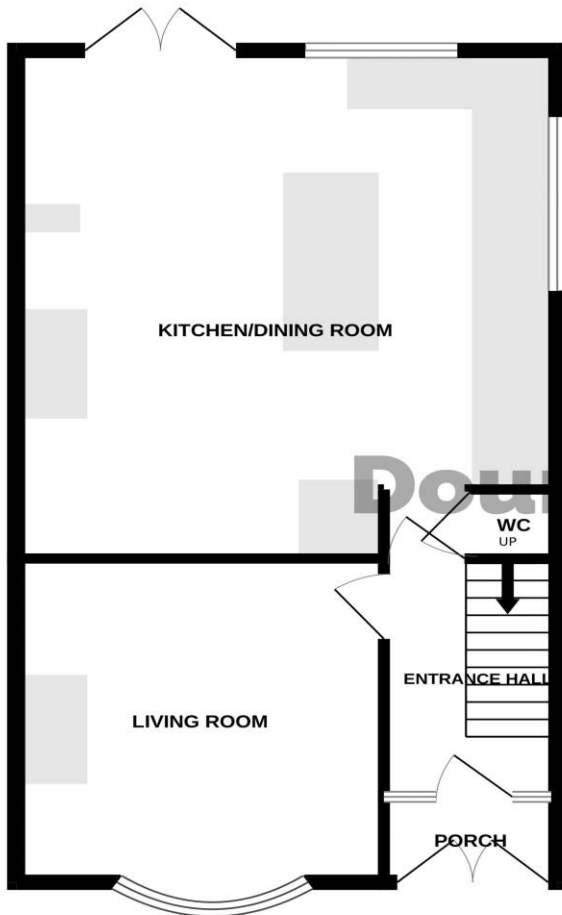
Outside - Rear

Being accessed through a wooden gate and having a paved seating area with brick steps leading down to the remainder of the garden being mainly laid to lawn with feature planting beds to the sides and a further paved seating area to the rear of the garden.



GROUND FLOOR

1ST FLOOR



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)		
Very energy efficient - higher running costs			
England & Wales		88	88
EU Directive 2002/91/EC			
www.epcrea.com			

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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