



Stafford

Kingsley Close
Stafford Staffordshire

£280,000

1930's Scrase built detached in need of extensive modernisation providing a unique and rare opportunity. Located in a very sought after cul de sac in a popular location with great access to town centre, train station and junction 13 of the M6 motorway. Desirable schooling, bus routes and local shops within walking distance. Three bedroom bay fronted detached with a first floor bathroom, two reception rooms with a living room and dining room, kitchen with a pantry, entrance hall, rear lobby and store, gallery landing. Extensive rear garden, fore garden and driveway, access to the garage and workshop. With vacant possession and no upward chain, this amazing opportunity is sure to be popular so swift action is advised.

- Scrase Built Detached In Sought After Location
- In Need Of Extensive Modernisation
- Three Bedrooms & Family Bathroom
- Two Reception Rooms & Kitchen
- Large/Extensive Rear Garden
- Garage & Workshop

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Porch

Being accessed through double glazed door and having quarry tiled floor. An original stained glass entrance door with side panels leads to:

Entrance Hall

Having stairs to first floor with understairs storage cupboard and radiator.

Living Room 16' 0" x 11' 11" (4.87m x 3.64m)

Having a tiled fire surround with hearth, radiator, picture rail and double glazed walk-in bay window to the front elevation.

Dining Room 14' 1" x 11' 11" (4.28m x 3.64m)

Having a gas fire set within a tiled surround, picture rail, radiator and double glazed sliding patio door leading to the rear garden.

Kitchen 10' 8" x 9' 2" (3.24m x 2.79m)

Having a range of units extending to base and eye level and fitted work surfaces with inset one and a half bowl sink unit with chrome mixer tap. Integrated oven, hob and cooker hood over and space for washing machine.



Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09

Tiled floor, radiator and double glazed window to the side elevation. An arch leads to a pantry and a door leads to:

Rear Porch / Lobby

Having a door to the rear garden, quarry tiled floor and useful storage cupboard housing the gas central heating boiler.

First Floor Landing

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

Bedroom One 16' 6" x 12' 1" (5.03m x 3.69m)

Having a radiator and double glazed walk-in bay window to the front elevation.

Bedroom Two 16' 2" x 12' 0" (4.94m x 3.65m)

Having built-in wardrobes and storage, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 8" x 8' 0" (2.95m x 2.44m)

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

Bathroom 10' 8" x 7' 10" (3.25m x 2.39m)

Having a suite comprising of a panelled bath, pedestal wash hand basin and low level WC. Storage cupboard, radiator, part tiled walls and double glazed window to the rear elevation.

Outside - Front

There is a fore garden and a driveway providing off road parking and access to:

Garage 16' 2" x 8' 6" (4.92m x 2.58m)

Having twin doors to front and internal door leads to:

Workshop 17' 0" x 9' 3" (5.17m x 2.82m)

Having window and door to the rear garden.

Outside - Rear

Having a patio area overlooking the extensive garden being enclosed by panel fencing and hedging.



Arrange a viewing...

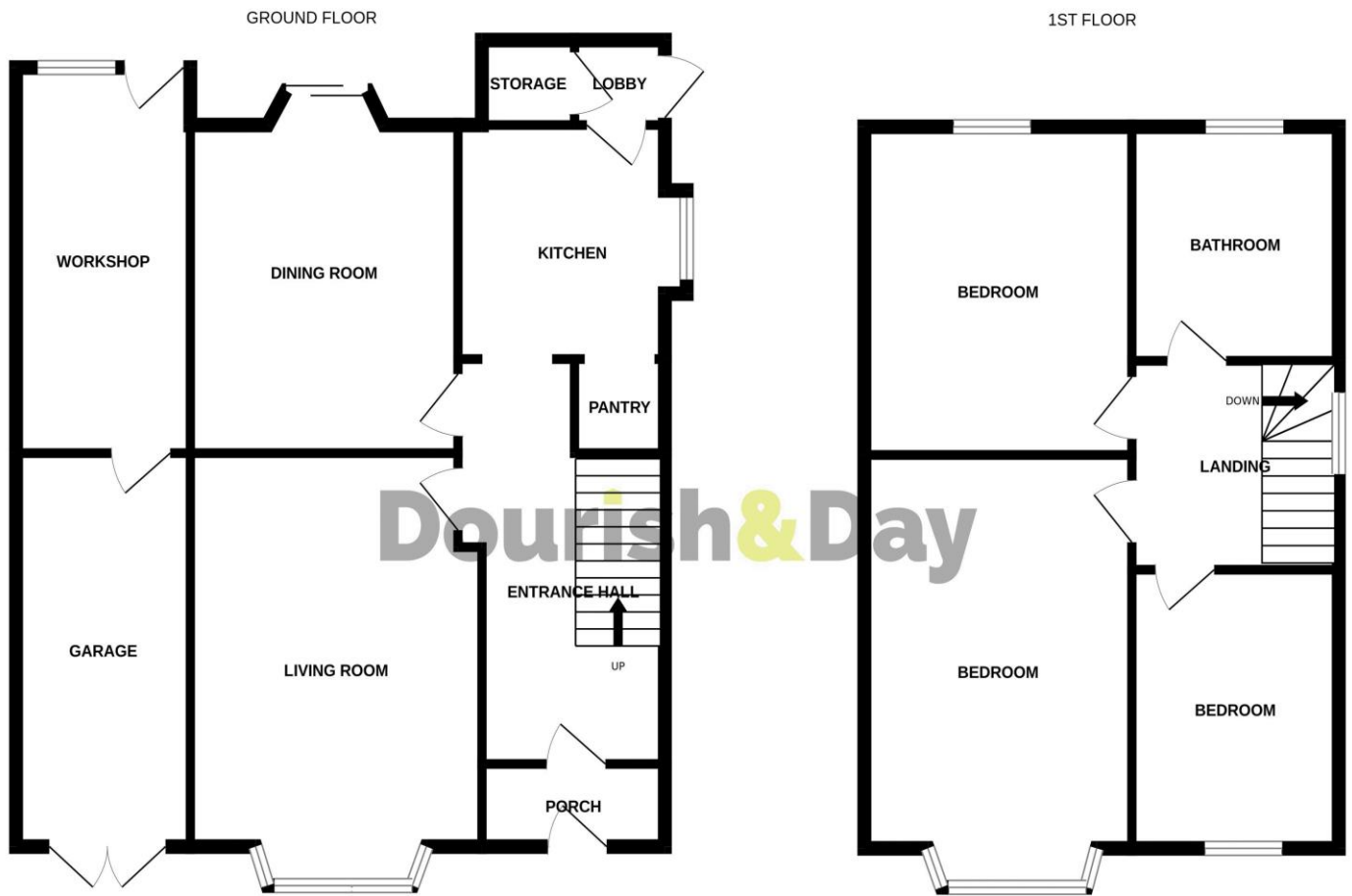
01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		100
81-91	B		100
69-80	C		100
55-68	D		100
39-54	E		100
21-38	F		100
1-20	G		100
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.
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.

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09