



£250,000

KEY TENURE: Freehold

≡ EPC RATING: D

£ COUNCIL TAX BAND: B

Stafford

131 Corporation Street
Stafford Staffordshire ST16 3LS



Are you looking for a spacious, late Victorian, four bedroom, bay front terraced home with bags of character and only a short walk into Stafford Town Centre's comprehensive range of shops, amenities, restaurants and mainline line railway station for the daily commuter?

Look no further, Dourish & Day have you covered! This deceptively large and well presented home would suite a variety of buyers and internally comprises of a storm porch, large entrance hallway with the original Minton tiled floor, living room, dining room and fitted kitchen. To the first floor there are four good sized bedrooms and a family bathroom. Externally the property has a forecourt, secure double width driveway to the rear and rear garden with large garden shed and garden store.

- Spacious Four Bedroom Victorian Property
- Large Entrance Hallway & Living Room
- Dining Room & Fitted Kitchen
- Secure Parking To The Rear & Garden
- Close To Stafford Town Centre Amenities
- Walking Distance To Mainline Railway Station

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

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01785 223344

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Storm Porch

Being accessed through a double glazed door and having a tiled floor and further double glazed door leading to:

Entrance Hall

A substantial entrance hall having a stunning, original Minton tiled floor, original coving, feature arch, radiator, stairs leading to the first floor landing with understairs storage cupboard.

Lounge 14' 7" into bay x 12' 4" (4.44m into bay x 3.76m)

A spacious lounge having the original coving, pine fire surround with cast iron inset and granite tiled hearth with open fire grate. Radiator and double glazed walk-in bay window to the front elevation.

Dining Room 12' 1" inc recess x 11' 0" (3.69m inc recess x 3.35m)

A spacious second reception room having fitted shelving and storage cupboards built into the chimney recess, art nouveau style fire surround housing an open fire grate with a tiled hearth. Wood effect laminate floor, radiator, coving, dado rail and double glazed window to the rear elevation.



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Kitchen 13' 6" x 8' 8" (4.11m x 2.65m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset ceramic one and a half bowl sink drainer with brushed copper mixer tap. Range of integrated appliances including and eye level double oven/grill, four ring gas hob with cooker hood above. Further spaces for appliances, bevelled edge splashback tiling, tiled floor, radiator, two double glazed windows and double glazed door to the side elevation leading to the rear garden.

First Floor Landing

Having access to a substantial loft space and radiator.

Bedroom One 13' 1" x 10' 10" (3.99m x 3.31m)

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

Bedroom Two 13' 0" x 7' 7" (3.97m x 2.32m)

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

Bedroom Three 10' 2" x 9' 8" (3.09m x 2.94m)

A good-sized third bedroom having a spacious storage cupboard / wardrobe, further cupboard which houses the gas central heating boiler, radiator and double glazed window to the front elevation.

Bedroom Four 7' 3" x 8' 10" (2.21m x 2.69m)

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

Family Bathroom 7' 3" x 5' 6" (2.21m x 1.67m)

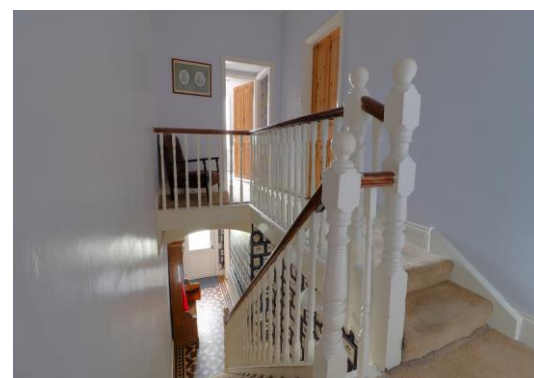
Having a suite comprising of a panelled bath with folding shower screen, traditional style chrome taps and an electric shower over, pedestal wash hand basin with traditional style chrome taps and low level WC. Wood effect flooring, radiator, tiled walls and double glazed window to the side elevation.

Outside - Front

There is forecourt garden with a path leading to the property.

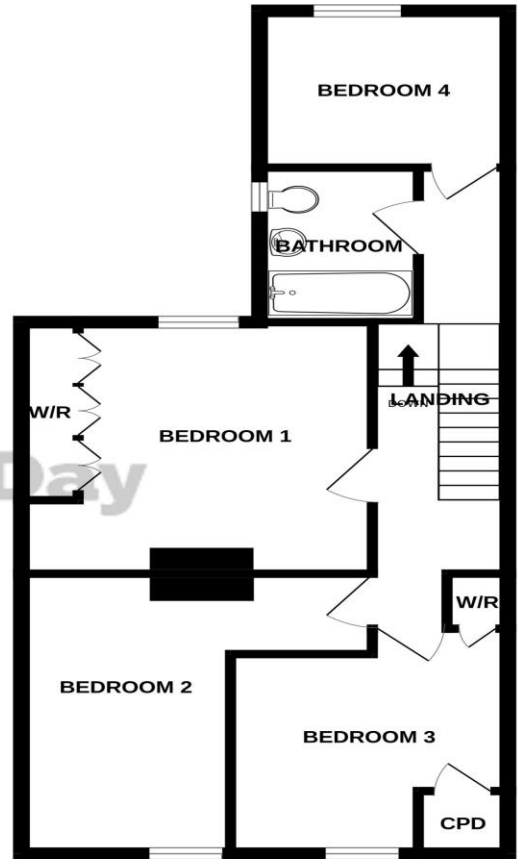
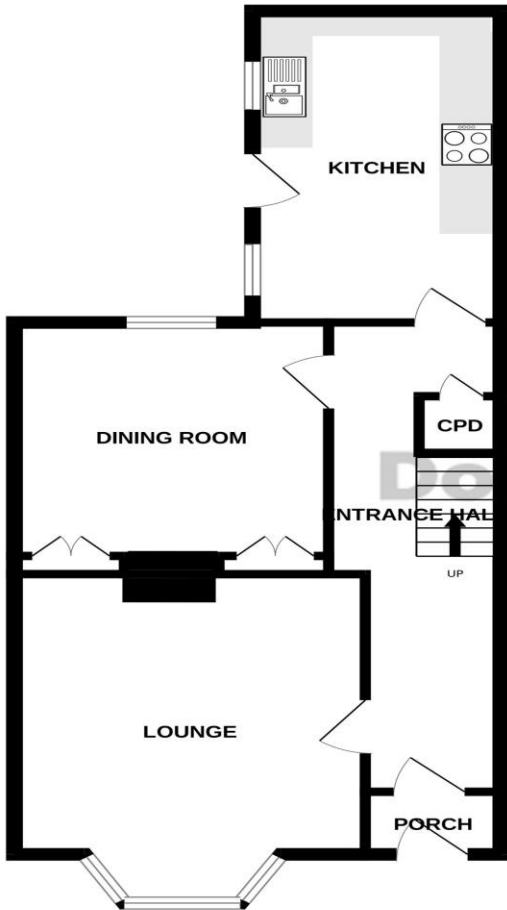
Outside - Rear

The rear garden benefits from rear vehicular access and leads to a paved double width parking area and there is a paved rear garden with block paved seating area and raised vegetable bed. In addition, there is an outside garden store and garden shed both with power and lighting and there is a useful log store.



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

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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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	83

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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