



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Rising Brook Stafford

Merrivale Road Rising Brook  
Stafford Staffordshire



*Whether you're searching for your perfect first home, considering a savvy investment in the rental market, this beautifully presented traditional bay-fronted home ticks all the boxes. Boasting ample space and a private rear garden, it offers endless possibilities for a variety of lifestyles.*

Step inside to discover a welcoming entrance hallway, setting the tone for the warmth and charm that permeate throughout. The living room provides a comfortable retreat, while the open-plan kitchen/dining room offers a versatile space for gatherings and culinary adventures. A convenient utility and guest WC add to the practicality of daily living. Upstairs, three bedrooms await, accompanied by a family bathroom, ensuring ample accommodation for family or guests. Outside, the property impresses with both a front garden and a large, private rear garden, complete with a brick-built garage and a parking area, providing off-road convenience.

- Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Living Room & Open-Plan Kitchen/Diner
- Family Bathroom & Guest WC
- Front Garden & Private Rear Garden & Garage
- Close To Stafford's Town Centre

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 Hall

Being accessed through a double glazed composite door with stairs leading to the first floor with understairs storage cupboard, wood effect flooring, radiator and double glazed window to the side elevation.

## Living Room 14' 4" x 13' 1" (4.38m x 3.99m)

A spacious living room having a gas fire set within the chimney breast, wood effect flooring, radiator and double glazed bay window to the front elevation.

## Kitchen / Dining Room 9' 11" x 18' 0" (3.01m x 5.49m)

Having a range of matching units extending to base and eye level with fitted quartz work surfaces with an inset composite sink unit with chrome mixer tap. Range of integrated appliances including a double oven, four ring gas hob with cooker hood over. Kitchen island with matching quartz top, further integrated appliances including a fridge/freezer and dishwasher. Tiled floor, radiator, useful storage cupboard and double glazed window to the side elevation and double glazed double doors giving views and access to the rear garden.



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## **Utility Room** 11' 9" x 13' 11" (3.57m x 4.24m)

Having a range of matching units extending to base and eye level and fitted work surfaces with stainless steel single bowl sink unit with chrome mixer tap. Spaces for appliances, radiator, tiled floor and double glazed windows to the front, side and rear elevation. A double glazed barn style door leads to the rear garden.

## **Guest WC** 4' 4" x 2' 7" (1.33m x 0.78m)

Having a suite comprising of a close coupled WC with a built-in wash hand basin with chrome mixer tap. Tiled walls, tiled floor and double glazed window to the rear elevation.

## **First Floor Landing**

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

## **Bedroom One** 12' 10" x 10' 2" (3.92m x 3.11m)

A large double bedroom having two double fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## **Bedroom Two** 10' 0" x 11' 1" inc robes (3.04m x 3.38m inc robes)

A second double bedroom having triple fitted wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 0" x 7' 9" (3.06m x 2.36m)

Having double fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## **Bathroom** 5' 5" x 7' 7" (1.66m x 2.30m)

Having a white suite comprising of a panelled bath with mains shower over and glazed screen and chrome mixer tap and mixer shower attachment, wash hand basin in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached through a wooden gate with pathway leading to the entrance door. There is a lawned garden.

## **Outside - Rear**

The low maintenance rear garden includes an extensive paved seating area with a Astro turf lawned area. In addition, there is a further paved seating area and there is off-road parking being accessed through double wooden gates.

## **Garage** 19' 9" x 9' 9" (6.01m x 2.96m)

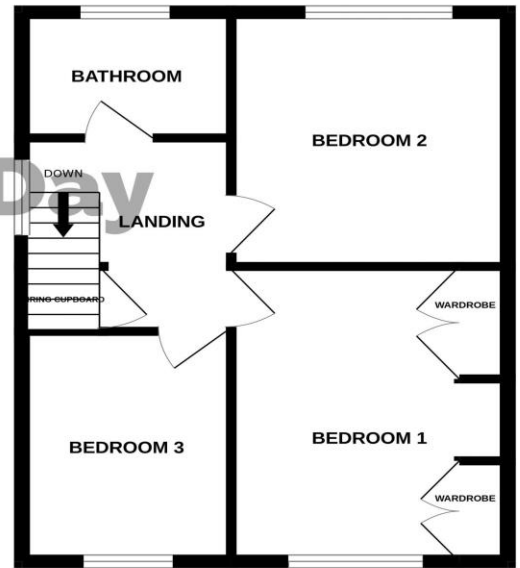
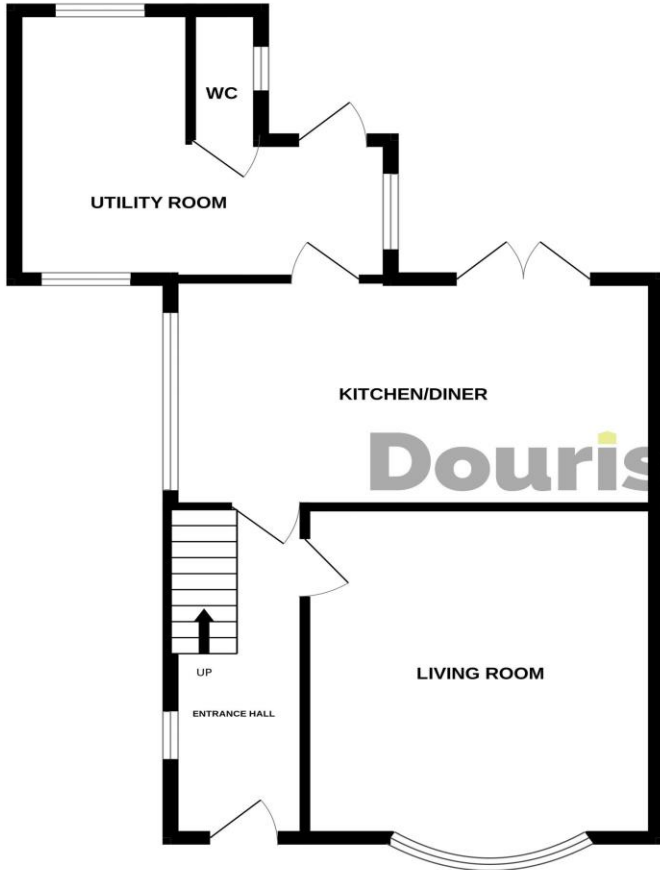
Having timber double doors, power and lighting, two windows to the rear garden.





GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
Low energy efficient - higher running costs			
England & Wales		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. Made with Metropix ©2024



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