



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Stafford

Corporation Street
Stafford Staffordshire



Discover the allure of this captivating four-bedroom Victorian property, situated near City Hospital and Stafford's bustling town centre. Boasting a wealth of nearby shops, amenities, and excellent transport links via the mainline train station, this home offers the perfect blend of convenience and charm.

Step inside to find an inviting entrance hall leading to a living room, sitting room, guest WC, open-plan kitchen/diner and a cellar. Upstairs, four generously sized bedrooms await, along with a family bathroom featuring an ensuite to the master bedroom. Outside, the property impresses with a double driveway offering ample off-road parking and a spacious rear garden. With the added benefit of No Onward Chain, this property presents a rare opportunity not to be missed. So, don't delay—call us today to arrange your exclusive viewing appointment and seize the chance to make this delightful property your own!

- Traditional Victorian Bay Fronted Family Home
- Four Bedrooms With En-suite To Master Bedroom
- Living Room, Sitting Room & Open Plan Kitchen/Diner
- Large Family Bathroom & Guest WC
- Close To Stafford's Town & Mainline Train Station
- No Onward Chain

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

Accessed through a double glazed entrance door, featuring Minton ceramic tiled flooring, with a further feature stained glass door with stained glass panel to the side leading through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, feature Minton ceramic tiled flooring, radiator and internal door(s) off, providing access to;

Living Room 15' 5" x 13' 6" (4.69m x 4.12m)

A spacious reception room which features the original cast-iron fireplace inset within the chimney breast & tiled hearth, a double glazed bay window to the front elevation & radiator.

Sitting Room 12' 1" x 16' 9" (3.69m x 5.10m)

A second spacious reception room which features an inset gas fire set within a decorative wood surround on a tiled hearth, a double glazed bay window to the side elevation & radiator.

Guest WC 3' 3" x 7' 11" (1.00m x 2.41m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome taps over. There is also feature Minton tiled flooring, radiator, and a double glazed window to the side elevation.

Kitchen & Dining Space 14' 8" x 19' 11" (4.48m x 6.08m)

A spacious kitchen & dining area which features a cast-iron burner inset within the chimney breast on a tiled hearth, and a great kitchen space which is fitted with a



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matching range of eye-level, wall & base units with fitted work surfaces over incorporating an inset stainless steel sink/drainers with chrome mixer tap over, space to accommodate a freestanding cooker with existing hood over, further space(s) for kitchen appliances, ceramic splashback tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation & double glazed French doors to the rear elevation.

Cellar 12' 7" x 16' 5" (3.84m x 5.00m)

A useful space accessed via stairs leading down into the cellar which also benefits from having both power & lighting installed.

First Floor Landing

Having a glazed window to the side elevation, access to the loft space, and internal doors off to all bedrooms & bathroom.

Bedroom One 14' 1" x 12' 0" (4.30m x 3.65m)

A double bedroom featuring a inset cast-iron decorative fireplace inset within the chimney breast with a tiled hearth, and benefitting from also having two fitted wardrobes. There is a double glazed window to the rear elevation & radiator.

En-suite (Bedroom One) 3' 4" x 9' 4" (1.02m x 2.85m)

Fitted with a suite comprising of a low-level W/C, a pedestal wash hand basin with chrome mixer tap over, and a walk-in screened shower cubicle housing a mains-fed shower. There is part-ceramic tiling to the walls, wood effect flooring, double glazed window to the side elevation & radiator.

Bedroom Two 13' 0" x 14' 3" (3.96m x 4.35m)

A second spacious double bedroom which also features a decorative cast-iron fireplace inset within the chimney breast with a tiled hearth. The room also benefits from having a double fitted wardrobe, a double glazed window to the side elevation & radiator.

Bedroom Three 11' 7" x 10' 2" (3.54m x 3.10m)

A third double bedroom, again featuring an inset cast-iron decorative fireplace with a tiled hearth, a fitted double wardrobe, radiator & double glazed window to the rear elevation.

Bedroom Four 8' 9" x 9' 4" (2.67m x 2.84m)

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

Bathroom 14' 1" x 7' 5" (4.30m x 2.26m)

A spacious bathroom fitted with a period styled white suite comprising of a feature bathtub with chrome taps, a walk-in screened shower cubicle housing a mains-fed shower, a pedestal wash hand basin with chrome taps over & high-level flush WC. The room also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation & period style contemporary radiator.

Outside Front

The property is approached over a double width driveway which provides off-street parking for several vehicle, continuing to provide access to the front entrance porch door, with timber gated access to the rear garden & workshop at the side. To the front of the property if a variety of matured shrubs & hedging.

Workshop

A useful addition to the property which benefits from having both power & lighting installed. Size TBC. There are double glazed doors & window to the rear elevation providing access to/from the rear garden.

Outside Rear

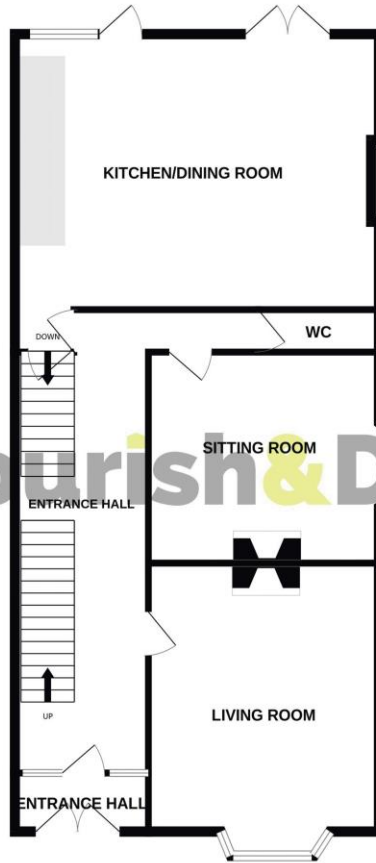
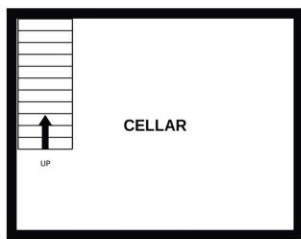
Having a paved seating area leading onto a lawned garden having a variety of mature shrubs & trees with a further paved seating area to the far rear of the garden where there is an outbuilding.



BASEMENT

GROUND FLOOR

1ST FLOOR



Dourish&Day

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		69	84
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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