



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Stafford

Weston Road  
Stafford Staffordshire



***You might feel like Billy the Kid when you've dualled off all of the other buyers to secure this beautiful Home! Situated on Weston Road this beautiful three bedroom detached home offers fantastic commuter links, as well as been only a short drive to Stafford Town Centre offering an array of shops & amenities.***

Internally, you're welcomed into a spacious entrance hall which leads off to the living room, kitchen, dining room and conservatory. To the first floor the property has three bedrooms, and a family bathroom. Externally the property is approached over a spacious driveway which offers ample off-road parking and a good sized private rear garden.

- Spacious Three Bedroom Detached House
- Well Presented Throughout With Two Wood Burning Stoves
- Spacious Living Room, Stunning Kitchen & Dining Room
- Family Bathroom & Guest Shower Room
- Highly Desirable Location With Superb Access To The Hospital
- Spacious, Well Maintained Plot With Ample Parking

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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**Entrance Hallway** 13' 4" x 10' 1" (4.07m x 3.07m)

A spacious & bright reception area, accessed through a glazed composite door having glazed windows to the side. There are stairs off, rising to the First Floor Landing & accommodation, vertical radiator, and wood effect flooring.

**Living Room** 20' 0" x 10' 11" (6.09m x 3.33m)

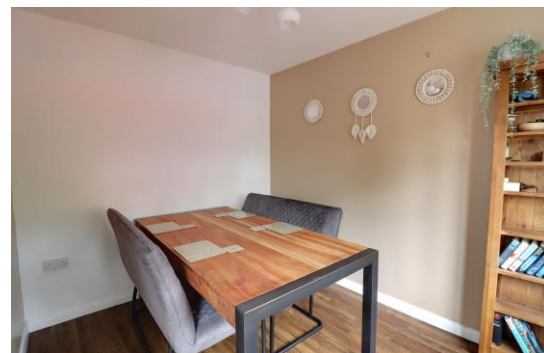
A very good sized reception room which features an Adams style fire surround housing a gas fire on a granite hearth, vertical radiator, and double glazed window to the front elevation.

**Conservatory** 9' 11" x 10' 7" (3.02m x 3.23m)

A brick based double glazed conservatory with double glazed French doors and windows providing views and access to the garden.

**Kitchen & Utility Area** 14' 3" x 14' 0" (4.35m x 4.27m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink & drainer with chrome mixer tap over, and offering space(s) for a freestanding cooker with existing stainless steel hood over, and further appliances. There is splashback tiling to the walls, tiled flooring, two double glazed windows to the rear elevation, and a double glazed door to the side elevation. There is splashback tiling to the walls, tiled flooring, plinth heating, a radiator. The utility area has fitted wall units & work surface with space(s) beneath for further appliance(s).



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## **Guest WC & Shower Room** 7' 0" x 3' 8" (2.13m x 1.11m)

Featuring a fully tiled walk-in shower cubicle housing an electric shower, and fitted with a low-level WC & wash hand basin with chrome taps. There is part-tiled walls, tiling to the floor, and a double glazed window to the rear elevation.

## **Dining Room** 10' 0" x 7' 8" (3.06m x 2.33m)

Having a radiator, wood effect flooring, and a double glazed window to the front elevation.

## **First Floor Landing**

A good sized landing having an access point to the loft space.

## **Bedroom One** 16' 9" x 10' 11" (5.11m x 3.33m) (measure INTO fitted wardrobe)

A good sized double bedroom, having a built-in wardrobe, radiator, and double glazed windows to both the front & side elevations.

## **Bedroom Two** 16' 10" x 7' 11" (5.12m x 2.41m)

A second double bedroom, having double glazed windows to both the front & side elevations, and a radiator.

## **Bedroom Three** 10' 3" x 10' 0" (3.13m x 3.06m)

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

## **Bathroom** 5' 7" x 9' 8" (1.70m x 2.94m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin, and panelled bath with an electric shower over. There is a useful built-in storage area, tiling to the walls, laminated flooring, radiator, and double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a triple width driveway with decorative planting bed areas to both sides, providing ample off-road parking and access to the front entrance door.

## **Outside Rear**

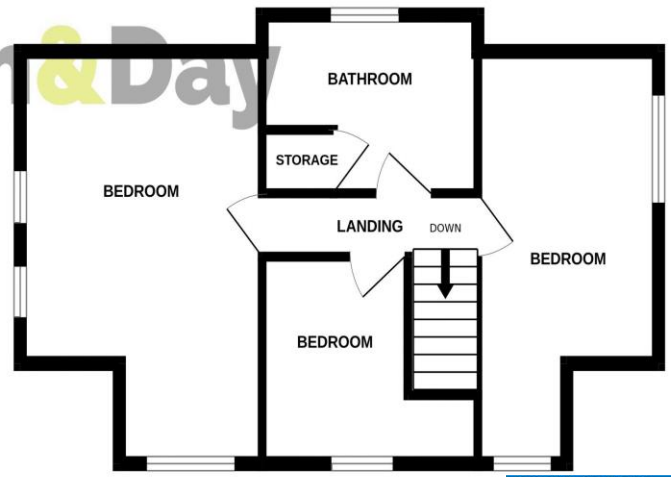
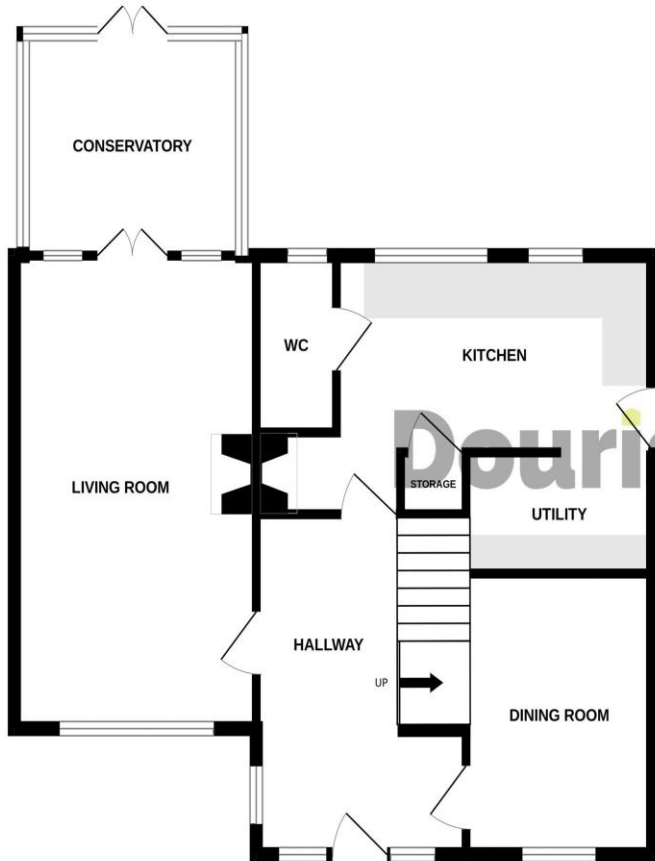
A private & enclosed rear garden featuring a paved seating area with steps leading down to a further paved seating/outdoor entertaining area, and a lawned garden.





GROUND FLOOR

1ST FLOOR



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
>80+	A		80
61-80	B		
41-60	C		
21-40	D		
1-20	E		
1-20	F		
1-20	G		

Best energy efficiency - higher monetary value

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



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