



£235,000

KEY TENURE: **Freehold**

EPC RATING: **D**

£ COUNCIL TAX BAND: **C**

Trinity Fields Stafford

Crab Lane Trinity Fields
Stafford Staffordshire



You'll have to be quick to get your CLAWS into this three-bedroom detached house located in a popular area between Eccleshall Road and Stone Road, making it perfect for commuters needing access to Stafford or the M6.

This spacious home offers an entrance hall, guest W.C., living/dining room, and a fitted kitchen. Upstairs, you'll find three good-sized bedrooms and a fitted family shower room. Externally, the property features off-street parking, a single garage, and a superb large rear garden. Homes like this are extremely popular, so if you're interested, call us quickly to book a viewing. This property also offers No Upward Chain and requires modernizing, presenting a fantastic opportunity to make it your own!

- Three Bedroom Detached Home
- Three Bedrooms & Bathroom
- Spacious Living/Dining Room
- Driveway & Large Rear Garden
- Modernising Required
- No Upward Chain

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, and having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, a radiator, and internal doors off, providing access to:

Guest WC 2' 3" x 6' 2" (0.68m x 1.88m)

Fitted with a white suite comprising of a low-level WC & wash hand basin with tiled splashbacks, and a double glazed window to the front elevation.

Living Room & Dining Space 23' 1" x 11' 9" (7.03m x 3.57m)

A spacious living room having space for a dining area, and featuring a decorative fire surround with tiled hearth, a radiator, a double glazed window to the front elevation, and a double glazed sliding door to the rear elevation.

Kitchen 10' 4" x 8' 9" (3.16m x 2.66m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset stainless steel single bowl sink/drainer with chrome taps, space & plumbing for appliances, and cooker. In addition, there is a useful understairs storage cupboard, part-tiled walls, a double glazed window to the rear elevation, and a double glazed door to the rear elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

First Floor Landing

Having loft access, an airing cupboard housing a wall mounted gas central heating boiler, a double glazed window to the side elevation, and internal doors off, providing access to:

Bedroom One 12' 3" x 10' 5" (3.73m x 3.17m)

A spacious double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Two 10' 7" x 10' 5" (3.22m x 3.18m)

A second double bedroom, having a double glazed window to the rear elevation & radiator.

Bedroom Three 12' 3" x 7' 6" (3.73m x 2.29m)

Having a fitted wardrobe over stairs, a double glazed window to the front elevation & radiator.

Shower Room 5' 7" x 7' 5" (1.69m x 2.27m)

Fitted with a suite comprising of a glazed shower cubicle housing a mains-fed shower, a wash hand basin with chrome taps, and a low-level WC. In addition, there is part-tiled walls, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a driveway providing off-street vehicle parking and access to the main entrance door & garage. There is a low-maintenance decorative paved garden area with a variety of established plants & shrubs.

Garage 17' 9" x 8' 7" (5.40m x 2.61m)

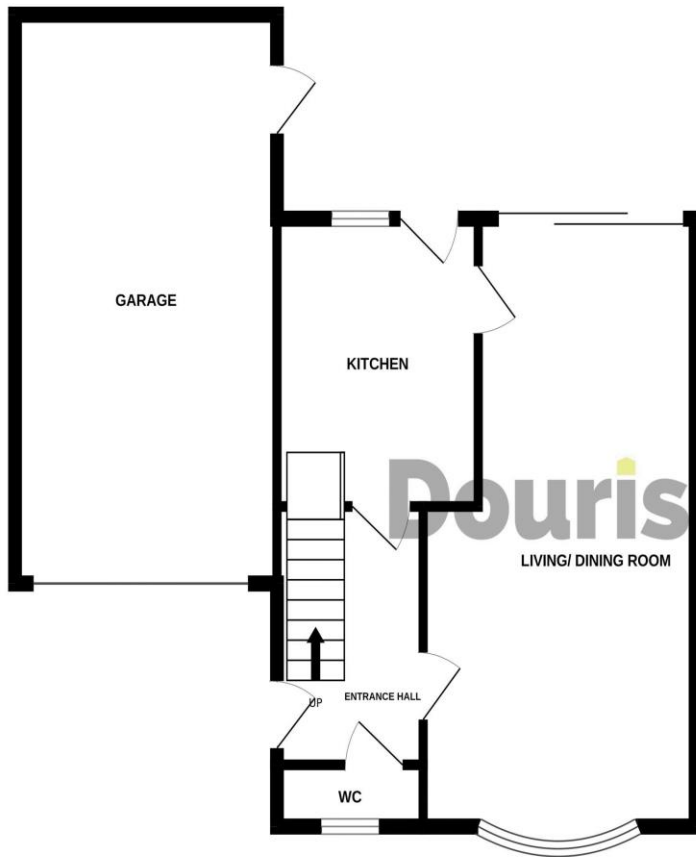
Having an up and over garage door to the front elevation, a further pedestrian door to the rear elevation, providing access to/from the garden, and a double glazed window, also to the rear elevation. Additionally, the garage benefits from having both power & lighting installed.

Outside Rear

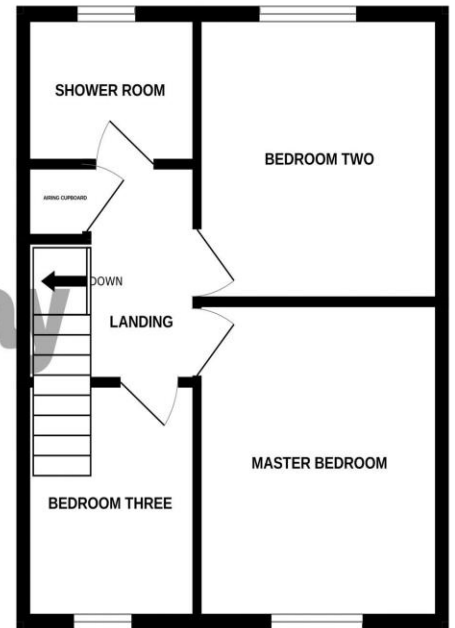
A large, private & enclosed rear garden which features large paved outdoor seating areas with a variety of planting beds housing established plants, shrubs & trees. To the rear of the garden is a greenhouse, and is enclosed by panelled fencing.



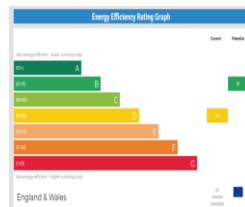
GROUND FLOOR



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.
Made with Metropix ©2024



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.

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk