



£263,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: D

## Baswich Stafford

Sandringham Road Baswich  
Stafford Staffordshire



***Could this three bedroom link detached home be your own Royal Residence, ready and waiting to make your own! Situated in Sandringham Road, within the highly desirable area of Baswich, having excellent nearby schooling, amenities, canal walks and the stunning Cannock Chase.***

This property also offers excellent further potential to extend, subject to planning consent. Internally the accommodation comprises of an entrance porch, entrance hallway, guest W.C, spacious lounge/diner, family room/snug and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway, single garage and private rear garden.

- Three Bedroom Link Detached House
- Good Sized Lounge Diner & Guest W/C
- Family Room/Snug & Fitted Kitchen
- Ample Off-Road Parking & Single Garage
- Desirable Location Close To Schooling
- Nearby Canal Walks & Cannock Chase

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 Porch

Accessed through double glazed double doors, having a further glazed door leading through into the Entrance Hallway.

### Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, door to utility cupboard with plumbing & space for a washing machine with shelving, door to garage, and door to Guest WC.

### Guest WC

Fitted with a suite comprising of a low-level WC, and a wash hand basin with ceramic splashback tiling. There is also a radiator, and a window to the front elevation.

### Lounge & Dining Area 11' 1" x 20' 1" (3.37m x 6.12m) (EXCLUDING BAY WINDOW RECESS)

A spacious & light open-plan lounge & dining area, having an Adams style fire surround with matching marble inset & hearth housing a coal effect gas fire, ceiling coving, two radiators, a double glazed walk-in bay window & double glazed window to the rear elevation, an internal door leading through into the Family Room/Snug and glazed internal door leading into the Kitchen.



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## **Kitchen** 8' 7" x 8' 8" (2.61m x 2.63m)

Fitted with wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and appliances which include; four ring electric hob & integrated oven/grill. The room also benefits from having ceramic tiled flooring, coving, a double glazed window to the front elevation, and a double glazed door to the side elevation.

## **Family Room/Snug** 9' 1" x 8' 1" (2.77m x 2.46m)

A room with flexible usage, having a radiator, a useful built-in storage cupboard with shelving, and double glazed sliding doors providing views and access out to the private rear garden.

## **First Floor Landing**

Having a double glazed window to the side elevation, an access point to the loft space, radiator, and internal doors off, providing access to;

## **Bedroom One** 12' 9" x 10' 2" (3.88m x 3.09m)

A double bedroom, having a radiator, coving, and a double glazed window to the rear elevation.

## **Bedroom Two** 10' 11" x 9' 9" (3.34m x 2.97m)

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

## **Bedroom Three** 8' 7" x 6' 9" (2.62m x 2.06m)

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

## **Bathroom** 5' 3" x 7' 6" (1.59m x 2.29m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, a panelled bath with chrome mixer tap, and a separate shower cubicle. The room also benefits from having a chrome towel radiator, cupboard housing a wall mounted gas central heating boiler, panelled walls, and a double glazed window to the front elevation.

## **Externally**

The property is approached over a driveway providing off-road parking and access to the single garage, and to the side of the property is gated access to the private rear garden which has a paved seating area, being laid mainly to lawn with mature borders housing a variety of established plants & trees.

## **Garage** 16' 4" x 8' 2" (4.98m x 2.50m)

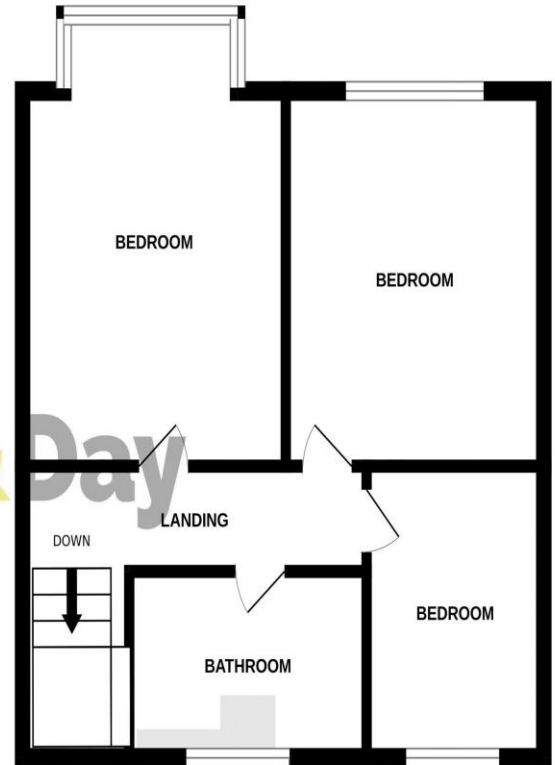
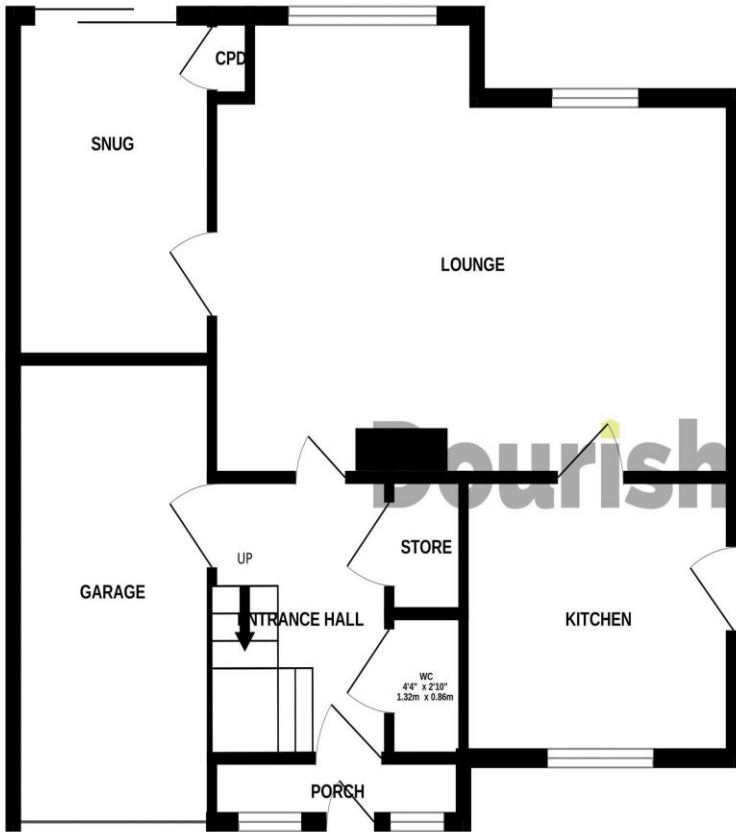
Having an up and over access door to the front elevation, and benefiting from having both power & lighting installed.





GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



SANDRINGHAM ROAD, STAFFORD, ST17 0AA

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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
<small>Very energy efficient - lower running costs</small> <small>(92+)</small>			
A			88
B			
C			
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small> <small>(1-20)</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcrea.com</small>			



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