



£210,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **B**

Stafford

Smallman Street
Stafford Staffordshire



This inviting home won't be on the market for long, so don't hesitate to schedule a priority viewing with us today! Nestled within walking distance of Stafford Town Centre, this beautifully presented property boasts a prime corner plot with gardens wrapping around three sides and off-street parking tucked away at the garden's end.

Inside, you'll be greeted by an entrance hallway featuring a generous storage cupboard, a convenient guest WC, a cosy living room, a separate dining room, and a sleek modern kitchen. Upstairs, three well-proportioned bedrooms await, alongside a family bathroom. Notably, the property offers a spacious attic space accessed via a drop-down ladder on the landing, featuring two skylight windows, as well as power and lighting.

- Spacious End-Terraced Family Home
- Envious Corner Plot with Gardens & Parking
- Living Room & Dining Room
- Modern Fitted Kitchen
- Three Well proportioned Bedrooms
- Family Bathroom & Guest WC

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed via a double glazed entrance door, having a large storage cupboard, wood effect flooring, stairs to the first floor accommodation, two radiators, double glazed door to garden.

Living Room 14' 11" x 11' 11" (4.54m x 3.63m)

A bright & spacious reception room, having wood effect flooring, radiator, double glazed window to front elevation.

Dining Room 10' 6" x 11' 5" (3.19m x 3.47m)

A second versatile spacious reception room, having wood effect flooring, radiator, double glazed window to front elevation.

Kitchen 7' 8" x 12' 0" (2.34m x 3.65m)

Fitted with modern matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainer with mixer tap, integrated single oven, hob with glass splashback rising to a extractor hood over & spaces for additional appliances. There is inset ceiling downlighting, radiator, tiled flooring, two double glazed windows to rear elevation.



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Guest WC 2' 11" x 4' 11" (0.90m x 1.50m)

Fitted with a WC, having a radiator, double glazed window to rear elevation.

First Floor Landing

Having a useful storage cupboard, radiator, double glazed window to side elevation, loft access hatch with pull-down ladder to access loft space which has two skylight windows, central heating boiler, lighting & power sockets.

Bedroom One 14' 2" x 12' 0" (4.32m x 3.65m) (into wardrobe space)

A double bedroom with fitted wardrobes, wood effect flooring, radiator, double glazed window to front elevation.

Bedroom Two 13' 11" x 11' 5" (4.23m x 3.47m)

A second double bedroom, having storage cupboard fitted with shelving, wood effect flooring, radiator, two double glazed windows.

Bedroom Three 8' 7" x 12' 0" (2.61m x 3.65m)

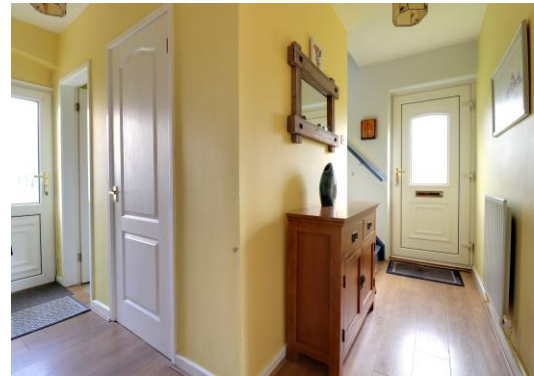
A third double bedroom, having wood effect flooring, radiator, double glazed window to rear elevation.

Bathroom 5' 8" x 5' 2" (1.72m x 1.57m)

Fitted with a modern white suite comprising; low-level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap & hand held shower attachment. There is ceramic tiling to the walls, chrome towel radiator, double glazed window to the rear elevation.

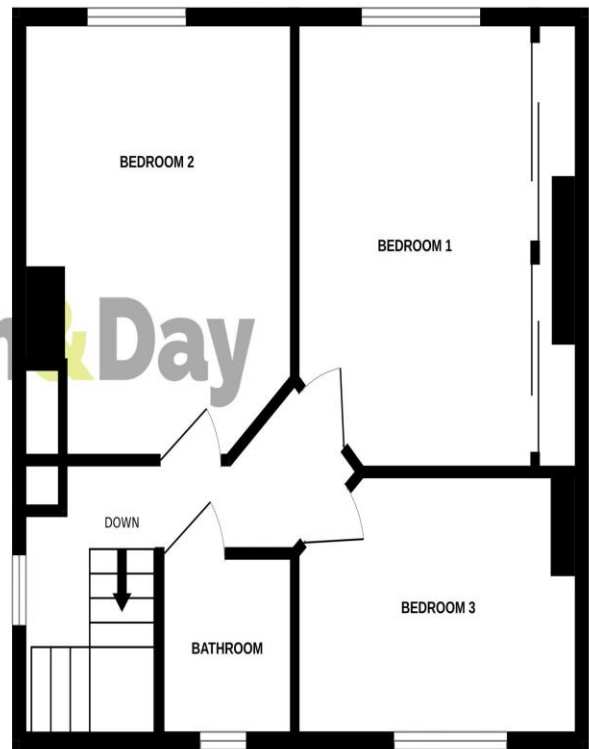
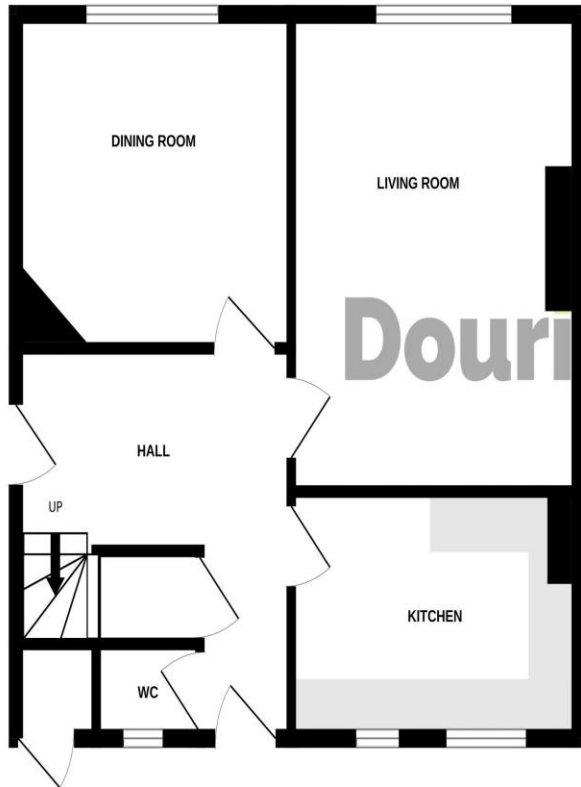
Outside

The property occupies a large corner plot having, lawned gardens, mature hedging, paved seating areas, planting beds, and a gravelled parking area to the far rear of the 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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
England & Wales		71	83
EU Directive 2002/91/EC			
www.epcrea.com			



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