



Offers Over £262,500

🔑 TENURE: Freehold

📊 EPC RATING: TBC

£ COUNCIL TAX BAND: D

Stafford

St. Georges Parkway
Stafford Staffordshire



This semi-detached property exemplifies three-storey living at its best. It features generously sized rooms, starting with an entrance hall, a guest WC, and a spacious, well-appointed kitchen/dining/family room that opens onto the garden through double doors.

The first floor includes a living room and the first of three bedrooms. The second floor houses two large double bedrooms, with the master bedroom featuring an en-suite shower room, alongside a separate family bathroom. Outside, the property includes a driveway in front of the garage and an enclosed rear garden with both patio and lawn areas. Conveniently located close to the town centre and train station, this home offers everything you could need. Schedule your viewing today; you won't be disappointed!

- Modern Three Storey Semi-Detached Home
- Kitchen/Dining/Family Room & Living Room
- Three Good Sized Bedrooms
- En-Suite Shower Room, Bathroom & Guest WC
- Driveway & Garage
- Enclosed Rear Garden

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 Hallway

Being accessed through a double glazed entrance door and having stairs leading to the first floor, tiled floor, radiator and double glazed window to the front elevation.

Guest WC 5' 0" x 4' 6" (1.52m x 1.37m)

Having a white suite including a pedestal wash hand basin and WC. Tiled floor, radiator and double glazed window to the front elevation.

Open Plan Kitchen / Dining / Family 20' 8" x 14' 10" (6.30m x 4.53m)

A large, open plan kitchen / dining / family room having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink with mixer tap. Range of integrated appliances including a double oven, four ring gas hob with cooker hood over, dishwasher, fridge freezer and washing machine. Airing cupboard, further storage cupboard, tiled floor, air conditioning unit, two radiators and double glazed double doors give views and access to the rear garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

Having stairs leading to the second floor, radiator and double glazed window to the front elevation.

Living Room 13' 3" x 15' 0" (4.04m x 4.57m)

A large, bright reception room having a wall mounted air conditioning unit, two radiators and two double glazed windows to the rear elevation.

Bedroom Three 12' 6" inc robes x 8' 11" (3.80m inc robes x 2.72m)

Having a built-in wardrobe, radiator and double glazed window to the front elevation.



Second Floor Landing

Bedroom One 13' 3" x 9' 1" (4.05m x 2.77m)

A generous sized main bedroom having a air conditioning units, built-in wardrobe, radiator and double glazed window to the rear elevation.



Ensuite Shower Room 6' 0" x 5' 8" (1.83m x 1.72m)

Having a white suite including a shower cubicle with fitted shower, pedestal wash hand basin with mixer tap and WC. Electric shaver point, tiled floor, recessed downlights, towel radiator and double glazed window to the rear elevation.

Bedroom Two 10' 3" max x 11' 9" (3.12m max x 3.58m)

A further double bedroom having a built-in wardrobe, built-in cupboard, access to loft space, radiator and two double glazed windows to the front elevation.



Family Bathroom 6' 11" x 5' 8" (2.12m x 1.72m)

Having a white suite which includes a panelled bath with mixer tap and mains shower over, pedestal wash basin with mixer tap and WC. Heated towel radiator and tiled floor.

Outside - Front

The property is approached over a driveway which provides off-road parking and there are two artificial lawned areas.

Garage 18' 2" x 9' 1" (5.54m x 2.76m)

Having an up and over door to the front, double glazed door to the side elevation, power and lighting.

Outside - Rear

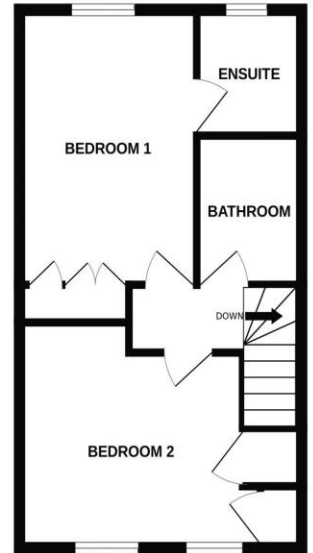
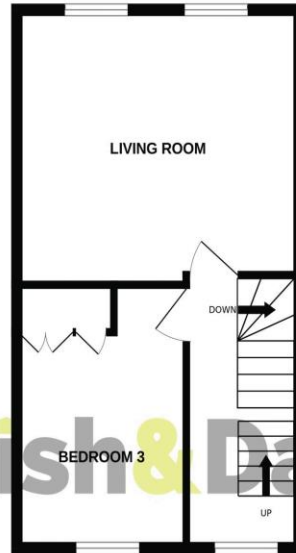
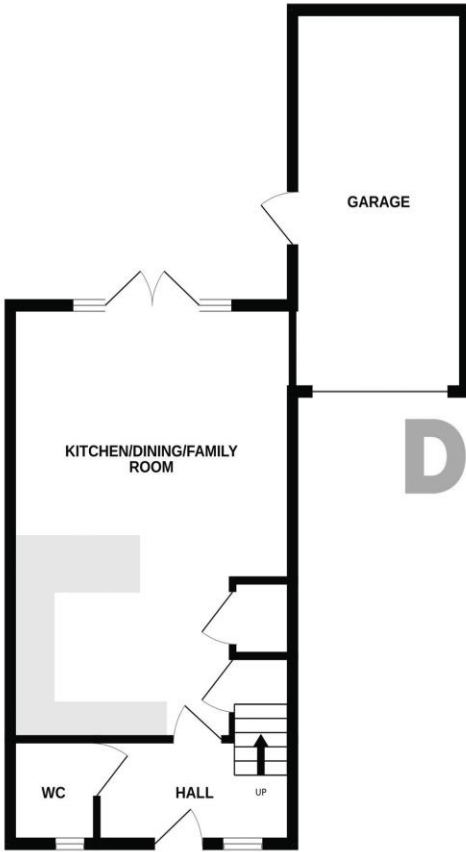
An enclosed rear garden which includes a paved patio overlooking the remainder of the garden being mainly laid to lawn.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk