



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Stafford

Weston Road
Stafford Staffordshire



Are you searching for a family home where you can unleash your creativity? We may have the perfect property for you! Introducing this three-bedroom traditional bay-fronted family home, bursting with potential and offering No Upward Chain.

Inside, the property features an entrance hall, a spacious living room, a dining room, and a kitchen, providing a versatile layout for family living. Upstairs, you'll find three generously sized bedrooms, a bathroom, and a separate WC. Outside, the home boasts a good-sized rear garden, ready for your personal touch, along with an integral garage and a driveway for convenient parking. This property is a fantastic opportunity to create your dream home. Don't delay—call us today to arrange your viewing appointment as properties like these don't stay on the market for long!

- Three Bedroom Semi Detached Property
- Good Size Livingroom & Dining Room
- Three Bedrooms & Bathroom Separate WC
- Driveway & Private Rear Garden
- Close To Stafford's Town & Mainline Train Station
- No Upward Chain

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 a double glazed entrance door to the front elevation, having double glazed windows panels to each side, tiled flooring, and further internal double 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 area. There is wooden flooring & radiator.

Living Room 12' 7" x 11' 5" (3.84m x 3.49m)

Featuring an original inset open fireplace set on a tiled hearth with decorative surround. There is wooden flooring, a radiator, and a double glazed bow window to the front elevation.

Dining Room 12' 0" x 11' 7" (3.67m x 3.54m)

Featuring a brick fire surround and tiled hearth with inset fireplace. There is wooden flooring, a radiator, and double glazed double doors to the rear elevation.

Kitchen 7' 5" x 10' 0" (2.27m x 3.04m)

Having a range of base units with work surfaces incorporating an inset stainless steel sink/drainer with under-counter space(s) & plumbing for



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kitchen appliance(s). There are tiled splashbacks, tiled flooring, and a double glazed window to the rear elevation.

Inner Lobby

Having tiled flooring, and giving access to a small utility room & double glazed door to the rear elevation.

Utility Room 4' 1" x 6' 5" (1.25m x 1.95m)

A versatile & useful room which can be utilised as required by the prospective purchaser.

First Floor Landing

Having loft access.

Bedroom One 13' 5" x 11' 6" (4.09m x 3.50m) measured into bay window recess
A spacious double bedroom featuring a double glazed bay window to the front elevation & radiator.

Bedroom Two 11' 7" x 11' 6" (3.52m x 3.51m)

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

Bedroom Three 7' 11" x 8' 0" (2.41m x 2.44m)

Having a useful large storage cupboard having further storage within the eaves. There is a double glazed window to the front elevation, and a radiator.

Bathroom 7' 6" x 4' 10" (2.29m x 1.47m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & shower over, and a pedestal wash hand basin with chrome mixer tap. There is an airing cupboard with shelving, tiled walls, tiled flooring, a radiator, and a double glazed window to the rear elevation.

Separate WC 4' 8" x 2' 9" (1.43m x 0.84m)

Fitted with a low-level WC, with tiled flooring, and a double glazed window to the rear elevation.

Outside Front

The property is approached through gated access with small brick wall to the front elevation, leading onto a driveway which provides off-street parking & access to the main entrance porch & garage. There is a decorative gravelled garden area to the side with a variety of established plants & shrubs.

Garage 15' 9" x 7' 5" (4.81m x 2.27m)

Having double UPVC garage doors to the front elevation, a double glazed window to the side elevation, and benefitting from having both power & lighting installed. The garage also houses a wall mounted gas central heating boiler.

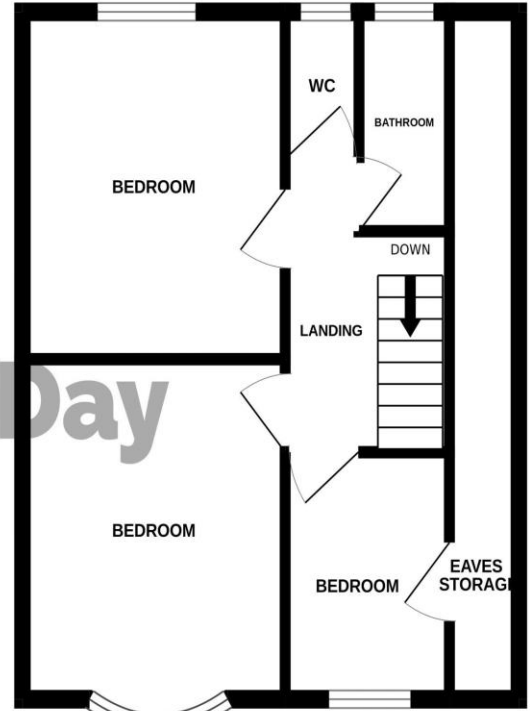
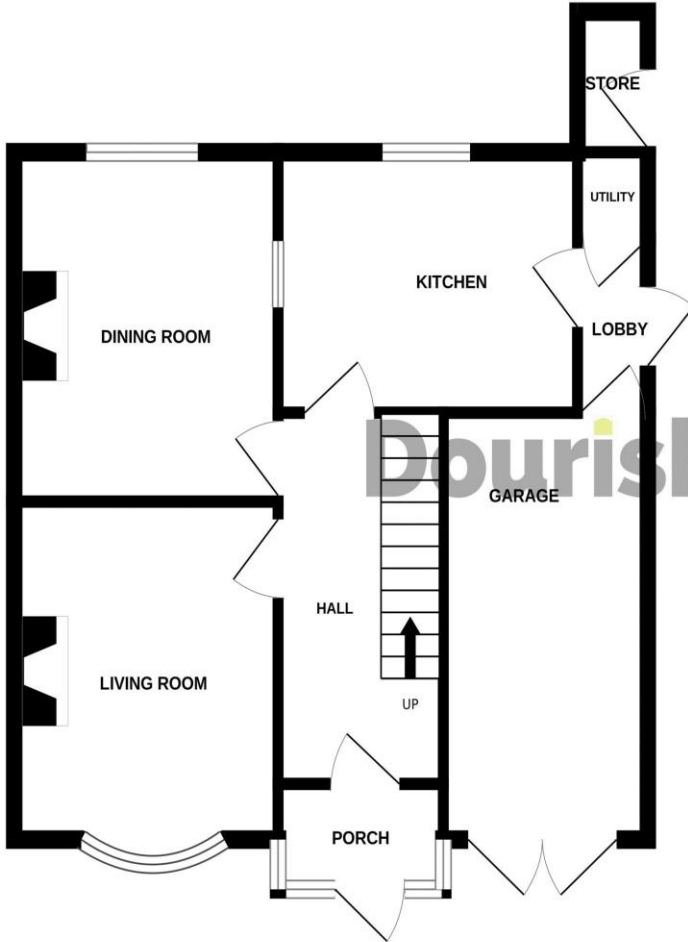
Outside Rear

An enclosed garden having an outdoor seating area, and offering prospective purchasers the scope to make it their own outdoor haven.



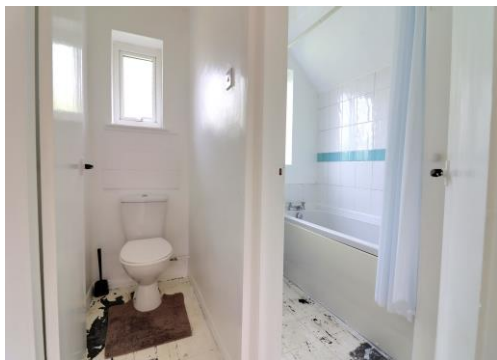
GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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