



£450,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

Milford Stafford

Main Road Milford
Stafford Staffordshire



Step into the embrace of this exquisite three-bedroom semi-detached Edwardian Bay front family home, a true gem nestled in Milford, just a stone's throw from Cannock Chase. This residence exudes character and is poised for its next fortunate family to seamlessly settle in.

The interior unfolds with elegance, featuring an inviting entrance hall, a cozy sitting room, a spacious living room, a kitchen/dining room, and a delightful conservatory on the ground floor. Upstairs, three generously proportioned double bedrooms await, accompanied by a well-appointed family bathroom. Outside, a double-width driveway welcomes you with ample off-road parking for several cars, while the large private rear garden unveils a versatile Office/workshop complete with a WC. Don't miss the opportunity to make this beautiful property your own—call us today to secure your viewing appointment and step into a world of timeless charm and comfort.

- Beautiful Three Bedroom Edwardian Property
- Three Spacious Double Bedrooms & Bathroom
- Sitting Room & Living Room With Multi Fuel Stove
- Spacious Kitchen/ Dining Room & Conservatory
- Large Private Rear Garden With Office/Workshop
- Close To Cannock Chase & A Short Drive To Stafford Town

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

Accessed through a double glazed entrance door, having stairs off rising to the First Floor Landing & accommodation, feature Minton tiled flooring, radiator, double glazed window to side elevation, and internal door(s) off, providing access to;

Sitting Room 14' 4" x 11' 8" (4.38m x 3.55m)

A spacious reception room, having a feature cast-iron fire stove inset within a decorative surround with matching hearth, radiator, and a double glazed bow window to front elevation.

Living Room 11' 11" x 16' 10" (3.64m x 5.13m)

A second spacious reception room having a multi-fuel stove inset within a chimney breast recess on a slate hearth. There are double glazed windows to both the side & rear elevations, and a useful built-in storage cupboard.

Kitchen & Dining Area 16' 6" x 10' 6" (5.02m x 3.21m)

A spacious kitchen & dining area, having a range of matching wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap, and a range of integrated/fitted appliances which include; electric oven/grill, 5-ring gas hob with extractor hood above, dishwasher, refrigerator & freezer with space(s) to accommodate further kitchen appliance(s). There is splashback tiling to the walls, wood effect vinyl flooring, radiator, two double glazed windows to the side elevation, double glazed doors leading into Conservatory.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Conservatory 9' 6" x 10' 2" (2.90m x 3.11m)

A brick based double glazed conservatory, having wood effect flooring, radiator, double glazed door to rear elevation.

First Floor Landing

Having an access point to the loft space, radiator, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 11' 11" x 13' 6" (3.64m x 4.11m)

A double bedroom, having feature fireplace set within chimney breast recess with a tiled hearth, radiator, wood effect flooring, double glazed window to the side elevation.

Bedroom Two 11' 7" x 11' 11" (3.54m x 3.64m)

A second double bedroom, having a feature fireplace set within chimney breast with a tiled hearth, wood effect flooring, radiator, double glazed window to front elevation.

Bedroom Three 8' 0" x 10' 6" (2.44m x 3.21m)

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

Bathroom 7' 11" x 7' 4" (2.41m x 2.24m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & shower attachment with screen, a wash hand basin set into unit with chrome mixer tap & cupboard beneath, and low-level WC. There is wood effect flooring, feature panelled wall, radiator, double glazed window to side elevation.

Outside Front

The property is approached over a gravelled double width driveway via timber gated access, providing ample off-road parking and access to the front entrance door. The garden is enclosed by mature established hedging. There are further timber gates to the side of the property beyond which providing additional parking and access to the rear garden.

Office 15' 3" x 9' 5" (4.65m x 2.88m)

A versatile room, currently being utilised as a further bedroom, but can be easily re-purposed as an office, having wood effect flooring, double glazed window to front elevation, double glazed French doors to the rear elevation, and internal door to WC.

WC 5' 10" x 2' 7" (1.77m x 0.78m)

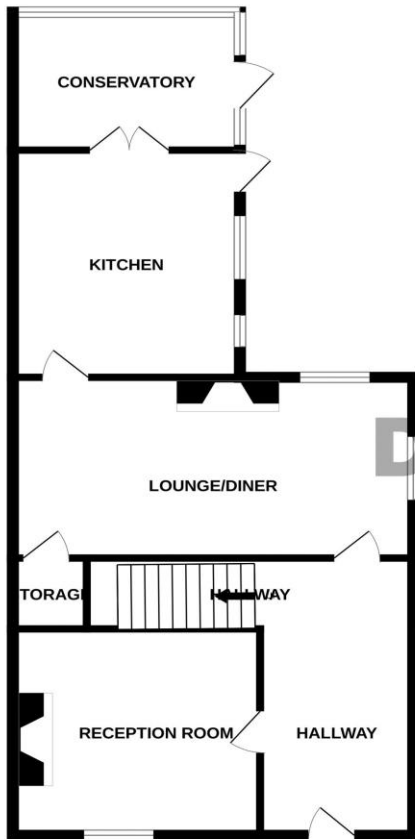
Fitted with a white suite comprising of a low-level WC & wash hand basin with chrome mixer tap. There is wood effect flooring.

Outside Rear

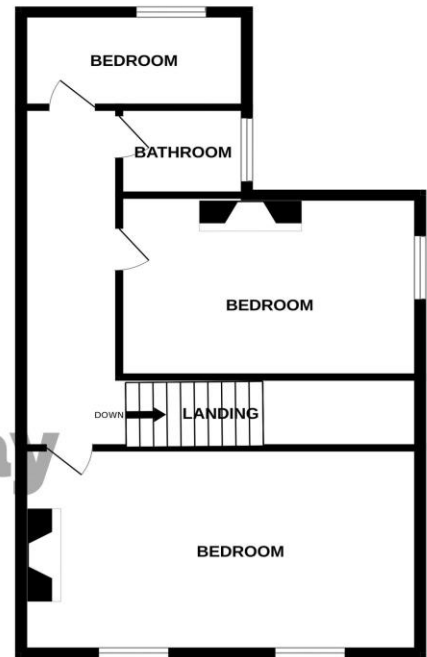
A private & enclosed garden being laid mainly to lawn with a paved seating area a variety of shrubs to the borders, greenhouse, further outside storage building.



GROUND FLOOR



1ST FLOOR



Dourish&Day

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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