



£230,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Stafford

Wolverhampton Road
Stafford Staffordshire



STUNNER ALERT!!! Scroll through the photos and check out this fabulous period property, oozing charm and tastefully decorated throughout with contemporary fittings this will be a great home for a professional couple, first time buyer or small family, located a stone's throw away from Stafford town centre and the Railway Station, providing great access to the town and commuter links.

The accommodation is set over three floors and comprises an entrance hallway, living room, dining room, guest WC and modern fitted kitchen on the ground floor. To the first floor there are two excellent double bedrooms and the family bathroom. Whilst heading up to the top floor is where you will find the large master bedroom and a modern fitted shower room. Externally this home has a small forecourt garden and an enclosed rear garden which is mainly laid to lawn. We'd recommend booking early to avoid missing out.

- Exceptional Three Storey End-Terraced House
- Living Room & Dining Room
- Modern Fitted Kitchen & Guest WC
- Three Well Proportioned Double Bedrooms
- Modern Family Bathroom & Shower Room
- Enclosed Rear Garden & Two Parking Permits

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 composite entrance door and having wood effect flooring, useful storage cupboard, radiator and stairs to first floor landing.

Living Room 14' 6" x 11' 2" (4.42m x 3.41m)

Having wood effect flooring, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 13' 0" x 11' 3" (3.96m x 3.43m)

Having wood effect flooring, radiator and double glazed double doors giving views and access to the rear garden.

Guest WC 3' 4" x 4' 11" (1.02m x 1.49m)

Having a suite which includes a vanity style wash hand basin and low level WC. Wood effect flooring, radiator and double glazed window to the side elevation.



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Kitchen 12' 5" x 7' 9" (3.79m x 2.35m)

Having a range of matching units extending to base and eye level and fitted worksurfaces having an inset one and a half bowl sink unit with mixer tap. Range of integrated appliances including oven, hob and cooker hood over. Further appliances space, recessed downlights, wood effect flooring, radiator, double glazed window to the side elevation and double glazed door leading to the rear garden.

First Floor Landing

With a staircase leading to the second floor landing.

Bedroom Two 12' 11" x 15' 1" (3.93m x 4.59m)

A good-sized double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 12' 11" x 11' 2" (3.93m x 3.41m)

A further good-sized bedroom having a radiator and double glazed window to the rear elevation.

Family Bathroom 12' 5" x 7' 10" (3.78m x 2.40m)

Having a modern white suite which includes a panelled bath with mixer tap, tiled shower with fitted shower, cubicle pedestal wash hand basin with mixer tap and low level WC. Built-in cupboard housing the gas central heating, tiled floor, heated towel radiator, additional radiator and two double glazed windows.

Second Floor Landing

A split-level landing with a radiator, double glazed window and additional sky light window.

Bedroom One 17' 2" x 14' 3" (5.23m x 4.34m)

A truly superb, large main bedroom which includes three skylight windows, radiator and access to the useful storage area. (Please note - there is restricted head height in this bedroom).

En-suite (Bedroom One) 7' 0" x 7' 8" (2.14m x 2.33m)

Having a suite which includes a tiled shower cubicle with fitted shower, pedestal wash hand basin with mixer tap and low level WC. Tiled floor, radiator and double glazed window to the rear elevation.

Outside - Front

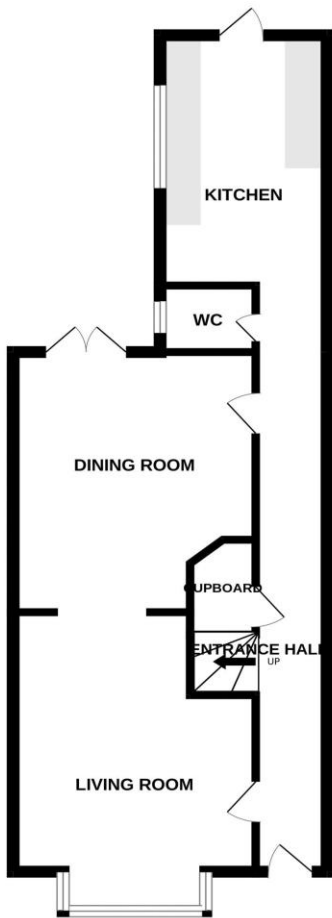
Having steps leading to the front garden with decorative coloured gravel and leading to the entrance door. The property has local on road parking with two parking permits.

Outside - Rear

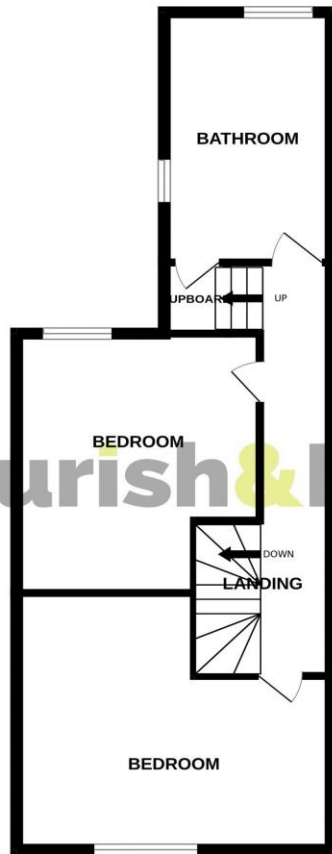
A lovely sized enclosed rear garden being mainly laid to lawn with gated rear pedestrian access.



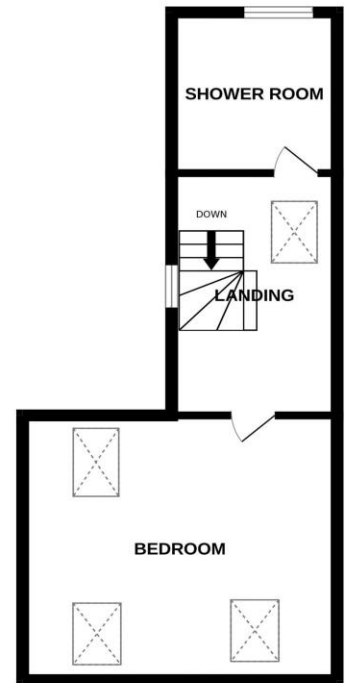
GROUND FLOOR



1ST FLOOR



ROOM IN THE ROOF



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F		
(0-14)	G		
		61	
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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