



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: E

## Baswich Stafford

Fairview Way Baswich  
Stafford Staffordshire



**Looking for your dream family home? Check out this four-bedroom detached house! Located in a sought-after area with beautiful views of the Staffordshire and Worcestershire canal, it offers more space than typical four-bedroom properties.**

On the ground floor, there's an entrance hall, a lounge leading into an extended dining room, a spacious kitchen, and a guest WC. Upstairs, you'll find a family bathroom, three large double bedrooms, and a smaller fourth bedroom or office. The main bedroom has its own En-suite. Outside, the property boasts a block paved driveway, garage, and a fantastic multi-level garden with a large patio, shrub borders, and elevated areas. Don't miss this opportunity—book your viewing today!

- Superb Four Bedroom Family Detached House
- Stunning Position Overlooking The Canal
- A Spacious Lounge & Dining Room
- Family Bathroom and En-Suite
- Ample Parking, Garage & Good Sized Rear Garden
- Spectacular Views Of Stafford

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 and having stairs off to the first floor landing and radiator.

## Living Room 1437' 0" x 15' 10" (438m x 4.83m)

A spacious reception room, featuring a living flame gas fire set into an elegant surround with marble hearth and having a radiator and double glazed window to the front elevation.

## Dining Room 19' 4" x 15' 0" (5.89m x 4.56m)

A spacious dining room having a radiator, double glazed window to the rear elevation and sliding door providing direct access out to the rear garden.

## Kitchen 8' 4" x 15' 0" (2.55m x 4.56m)

Having a matching range of modern shaker style units extending to base and eye level units with work surfaces and incorporating an inset stainless steel sink & drainer with chrome mixer tap. Range of appliances which include an integrated oven, microwave oven, electric hob with cooker hood over. There are tiled splashbacks, tiled flooring, radiator, understairs storage cupboard and double glazed window to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Guest WC** 5' 3" x 2' 11" (1.61m x 0.90m)

Having a suite comprising of a low level WC, part tiled walls, tiled effect floor and double glazed window to the side elevation.

## **First Floor Landing**

Having access to loft space and airing cupboard.

## **Bedroom One** 16' 11" x 10' 2" (5.15m x 3.10m)

A spacious main bedroom having an extensive range of fitted bedroom furniture which includes wardrobes, over bed storage units, chest of drawers, bedside table with display shelving over, further shelving and double glazed window to the front elevation.

## **Ensuite Bathroom** 6' 0" x 9' 1" (1.82m x 2.77m)

Having a white suite comprising of a panelled bath with a chrome mixer tap and mixer shower attachment over, wash hand basin set within a vanity unit with a chrome mixer tap and cupboard beneath and WC with an enclosed cistern. Tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

## **Bedroom Two** 11' 5" x 10' 10" (3.49m x 3.31m)

A second double bedroom with a built-in wardrobe, radiator and double glazed window to the front elevation.

## **Bedroom Three** 9' 9" x 11' 10" (2.98m x 3.60m)

Yet again, a further double bedroom with a built-in storage cupboard, radiator and double glazed window to the rear elevation.

## **Bedroom Four/Office** 8' 2" x 8' 1" (2.50m x 2.46m)

Having a radiator and double glazed window to the front elevation.

## **Shower Room** 5' 10" x 8' 2" (1.78m x 2.50m)

Having a white suite comprising of a shower cubicle with fitted shower having body jets and glazed screen, wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a block paved drive having a lawned front garden and the drive gives access to the garage and entrance hall.

## **Garage**

## **Outside - Side**

Having a block paved side access which leads to the rear garden and doors gives access to the kitchen and garage.

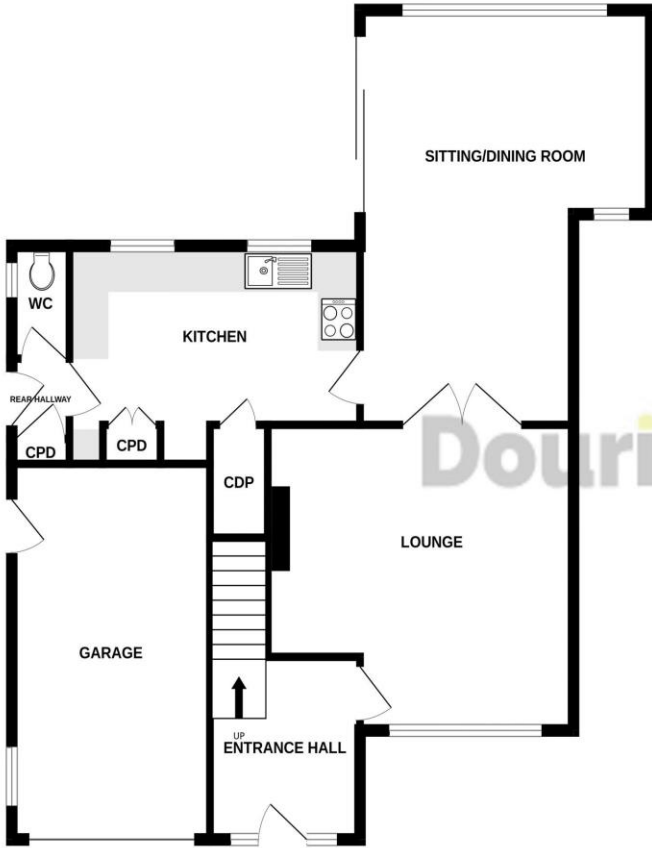
## **Outside - Rear**

The multi-level garden includes a paved seating area with a stone wall with planting bed area and brick and paved steps lead to a upper level with a further paved seating area and has a pond and greenhouse with breath-taking views towards Stafford town centre.

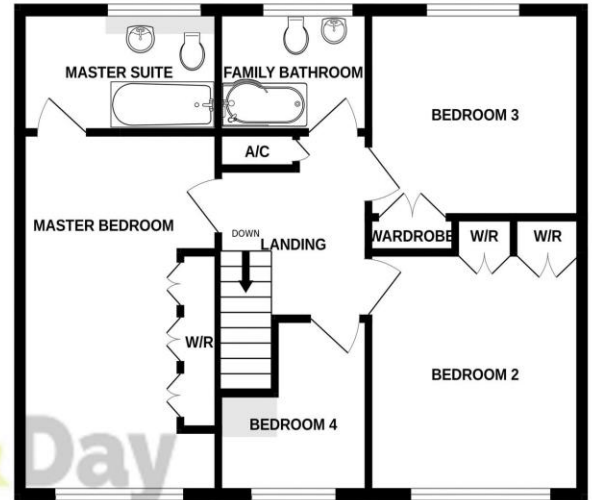




GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



Dourish&Day

TOTAL FLOOR AREA : 1554 sq.ft. (144.3 sq.m.) approx.

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 ©2023

Energy Efficiency Rating		Current	Potential
Very 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		
			77
		60	
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