



Offers Over £230,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

£ COUNCIL TAX BAND: B

## Moss Pit Stafford

Springfield Drive Moss Pit  
Stafford Staffordshire



**Are you looking for a property that will put a spring in your step? This superbly improved four-bedroom mid terrace home is sure to have you eager to view. Situated in a well-regarded location on a large end plot, it offers excellent commuter links and is just a short distance from Stafford town centre.**

Inside, the home features an inviting entrance hallway, a guest WC, a cosy living room, and a modern, contemporary refitted kitchen/dining room. The first floor comprises four bedrooms and a refitted family bathroom. Additionally, there's a converted loft room, providing extra space without sacrificing ample eave storage. Externally, the property boasts ample off-road parking, a large front garden, and a generously sized private rear garden complete with a large gym cabin. This home truly offers everything you need for comfortable and stylish living. Don't miss out on this fantastic opportunity—call us today to arrange your viewing appointment!

- Superb Four Bedroom Mid Terrace Home
- Modern Kitchen/ Dining Room & Guest WC
- Four Bedroom's, Family Bathroom & Loft Room
- Double Width Driveway, Private Rear Garden & Cabin
- Located In A Highly Desirable Location

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 to the front elevation, and having stairs off, rising to the first floor landing & accommodation, a feature porthole double glazed window, wood laminate flooring and a radiator.

## Guest WC 3' 6" x 4' 0" (1.07m x 1.22m)

Fitted with a low-level WC & pedestal wash hand basin, and having wood laminate flooring, radiator and a feature porthole double glazed window to the front elevation.

## Living Room 18' 0" x 9' 9" (5.49m x 2.98m)

A spacious & light living room wood laminate flooring, radiator and a double glazed window to the front elevation. The room also features double glazed double doors to the rear elevation.

## Kitchen & Dining Space 11' 7" x 15' 10" (3.54m x 4.82m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset single bowl sink/drain unit with chrome mixer tap over and a range of cooking appliances including a double electric oven/grill, induction hob with an extractor hood over, and an



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)

integrated dishwasher. The room also benefits from having tiled flooring, a radiator, a double glazed window to the rear elevation, a double glazed door, and further doors leading into the living room.

## First Floor Landing

Having access to loft space, a built-in airing cupboard, a double glazed window to the front elevation and internal doors to all bedrooms & bathroom.

### Bedroom One 11' 7" x 10' 3" (3.53m x 3.12m)

A spacious double bedroom having a radiator and a double glazed window to the rear elevation.



### Bedroom Two 11' 1" x 9' 11" (3.38m x 3.01m)

A second double bedroom, having a radiator and a double glazed window to the rear elevation. The bedroom also benefits from fitted wardrobes.



### Bedroom Three 6' 8" x 9' 10" (2.03m x 2.99m)

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

### Bedroom Four 7' 8" x 8' 1" (2.34m x 2.46m)

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

### Bathroom 6' 2" x 7' 1" (1.89m x 2.15m)

Fitted with a white suite comprising of a low-level WC with an enclosed cistern, a wash basin set into top with chrome mixer tap over & storage beneath, and a panelled bath with chrome mixer tap & mains shower over with screen to the side. The bathroom also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, a towel radiator and a double glazed window to the front elevation.



### Loft Room 7' 10" x 26' 8" (2.40m x 8.14m) Head Height Restriction

A versatile and spacious room having two skylight windows, useful storage space to both sides in the eaves and downlighting.



## Outside Front

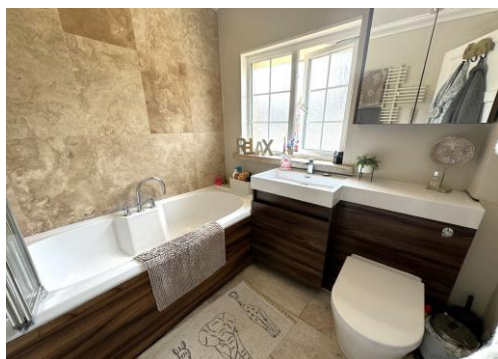
The property is approached over a double width driveway providing off-street vehicle parking and access to the entrance door to the front elevation. There is an open pedestrian shared access archway to the side of the property leading to the rear garden, and benefitting from solar panels.

## Outside Rear

A spacious & enclosed rear garden having a spacious outdoor seating area with granite slab and a small wooden gate leading to an artificial lawned garden. The garden has a variety of mature plants, shrubs & trees, an additional decked seating area and a cabin building to the rear currently utilised as a gym and benefitting from power and lighting.

Floor Plan Awaited

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			



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