



£270,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **C**

## Stafford

Highfield Grove  
Stafford Staffordshire



***An extended bay fronted 1930's semi-detached property with a large private rear garden, situated only a short distance into Stafford Town Centre, nearby schooling, and excellent commuter links.***

Internally, comprising of an entrance porch, entrance hallway, good sized lounge, dining room, kitchen, and an extended spacious store pantry and utility room. To the first floor there are four bedrooms and a refitted family shower room. Externally, the property enjoys ample off road parking with a side entry giving access to a substantial, mature, and private garden. If you are looking for a property to put your own stamp on, then this could be the property for you! So, pick up the phone and secure your viewing appointment before it's too late!

- Spacious 1930's Bay Fronted Semi-Detached House
- Good Sized Living Room & Dining Room
- Four Bedrooms & Family Shower Room
- Extended Property with A Mature Private Rear Garden
- Well Regarded & Convenient Location
- Close To Stafford Town Centre & Commuter Links

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 Porch

Having double glazed French doors to the front elevation, having tiling to the walls, tiled flooring, and further double glazed door leading through into the Entrance Hallway.

### Entrance Hallway

Having stained glass detail to the glass door panels, stairs off, rising to the First Floor Landing & accommodation, a large understairs pantry, wood effect flooring, a radiator, and internal door(s) off, providing access to;

### Guest WC 9' 10" x 2' 4" (2.99m x 0.72m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin with chrome mixer tap & storage beneath. There is part-ceramic tiling to the walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

### Living Room 14' 6" x 11' 5" (4.43m x 3.48m)

A spacious reception room, having a double glazed bay window to the front elevation, and a radiator.

### Dining Room 14' 10" x 11' 5" (4.51m x 3.47m)

A second good sized reception room, having wood effect flooring, radiator, and a double glazed window to the rear elevation.



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## **Kitchen** 12' 8" x 7' 5" (3.86m x 2.25m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides, incorporating an inset composite 1.5 bowl sink & drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include; integrated eye-level double electric oven/grill, and a 4-ring gas hob with a double width cooker hood above. There is inset ceiling downlighting, ceramic tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation, and a further double glazed window & door to the side elevation.

## **Utility Room** 10' 2" x 9' 3" (3.11m x 2.81m)

A useful utility area having useful under-counter space(s) for further appliance(s), ceramic tiled flooring, and a double glazed window to the side elevation. The utility also houses a wall mounted central heating boiler.

## **First Floor Landing**

Having an access hatch to the loft space, and internal door(s) off, providing access to;

## **Bedroom One** 12' 6" x 9' 6" (3.82m x 2.90m)

A double bedroom, having built-in double wardrobes, a double glazed window to the front elevation, and a radiator.

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

A second double bedroom, having a wall-to-wall built-in wardrobe, a double glazed window to the rear elevation, and a radiator.

## **Bedroom Three** 8' 2" x 13' 6" (2.50m x 4.11m)

A further spacious double bedroom, again having a built-in wardrobe, and two double glazed windows to the front elevation.

## **Bedroom Four** 12' 4" x 5' 7" (3.77m x 1.71m)

Having a double glazed window to the rear elevation, a built-in cupboard with overhead storage, and a radiator.

## **Shower Room** 6' 9" x 5' 10" (2.07m x 1.78m)

Fitted with a white suite comprising of a low-level WC with a concealed cistern, a wash hand basin set into top with chrome taps & storage beneath, and a shower cubicle with screen housing a mains-fed shower. There is ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a double width asphalt driveway providing ample off-street parking and access to the front entrance porch door, and further pedestrian access to the side of the property leading to the rear garden. There is a decorative stone covered garden area with a mature tree, and low brick wall to the front garden border area.

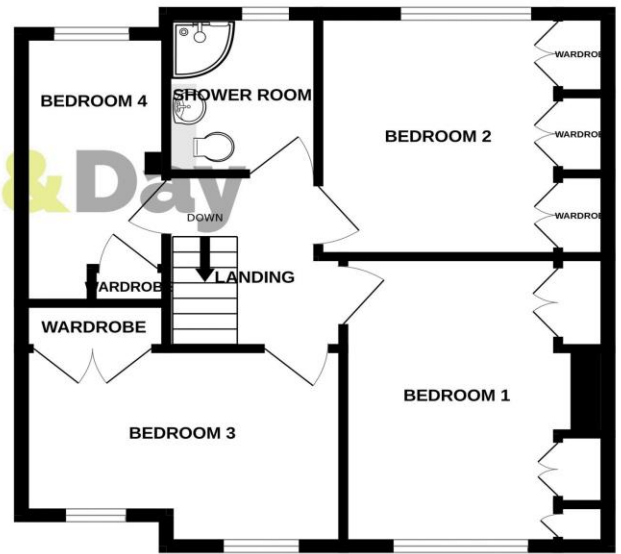
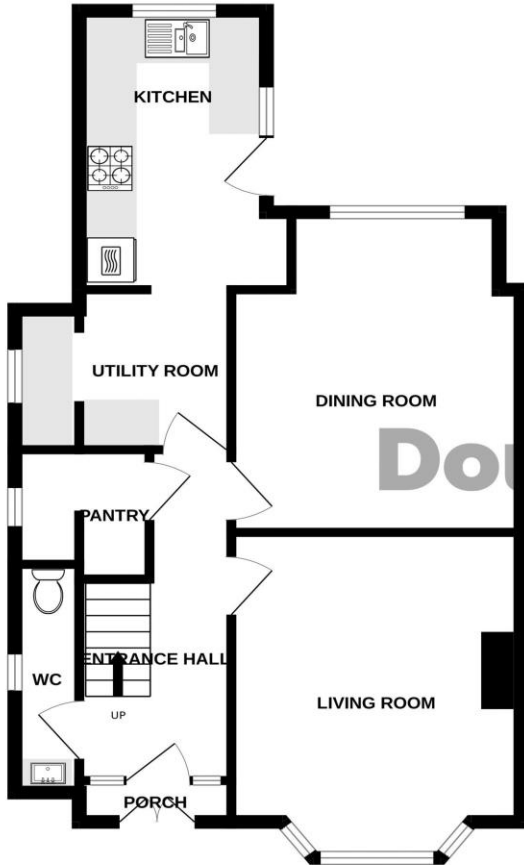
## **Outside Rear**

A good sized private & enclosed rear garden accessed through a side entry from the front of the property, and features a paved seating area with a low brick wall with steps leading on to a lawned garden area with a variety of established flowerbeds, plants & shrubs.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
England & Wales		86	94
EU Directive 2002/91/EC			
www.epc.co.uk			

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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