



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Stafford

Sherwood Avenue
Stafford Staffordshire



Prepare yourself and aim carefully; now is the time to set your sights on securing this property before Robin Hood beats you to it! This is an outstanding opportunity to acquire a charming semi-detached family home that is beautifully presented.

Located in a highly sought-after area of Stafford, close to local amenities and excellent transport links. Inside, the property boasts an entrance hallway, spacious living room, separate dining room, kitchen, and utility with a guest WC. Upstairs, there are three generously sized bedrooms and a modern family shower room. Outside, you'll find a large driveway, garage/storage space, and meticulously maintained front and rear gardens. Don't hesitate; contact us today to schedule your viewing appointment.

- Wonderful Semi-Detached Family Home
- Living Room & Dining Room
- Kitchen, Utility Room & Guest WC
- Three Well Proportioned Bedrooms & Family Shower Room
- Large Driveway & Garage/Store
- Immaculately Kept Gardens

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

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01785 223344

hello@dourishandday.co.uk



Storm Porch

Having a double glazed composite door leading to:

Entrance Hall

Having stairs leading to the first floor and radiator.

Living Room 12' 2" x 13' 1" (3.71m x 3.99m)

A large reception room having an electric flame effect fire set on a marble effect hearth with decorative surround, radiator and double glazed window to the front elevation.

Dining Room 10' 11" x 10' 8" (3.34m x 3.25m)

A second good-sized reception room having a radiator and double glazed window to the rear elevation.

Kitchen 12' 4" max x 8' 8" (3.77m max x 2.64m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink unit with mixer tap. Spaces for appliances, wood effect flooring and double glazed window to the rear elevation.



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Rear Lobby

Having a composite door leading to the rear garden.

Guest WC 2' 7" x 4' 5" (0.80m x 1.34m)

Having a suite including a WC, wood effect flooring and a window to the rear elevation.

Utility Room 10' 3" x 7' 2" (3.13m x 2.19m)

Having a range of units extending to base and eye level and fitted work surfaces with appliances space beneath, wood effect flooring and window to the side elevation.



First Floor Landing

Having an airing cupboard, access to loft space and double glazed window to the side elevation.

Bedroom One 12' 2" x 10' 9" inc robes (3.72m x 3.28m inc robes)

A double bedroom having a range of fitted bedroom furniture including wardrobes and drawers, radiator and double glazed window to the front elevation.



Bedroom Two 11' 0" x 10' 7" inc robes (3.36m x 3.22m inc robes)

A second double bedroom again having a range of fitted units including wardrobes, cupboards and a dressing table, radiator and double glazed window to the rear elevation.



Bedroom Three 8' 9" x 8' 8" (2.67m x 2.65m)

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

Family Shower Room 7' 2" x 8' 8" (2.19m x 2.63m)

Having a contemporary white suite including a tiled shower cubicle with electric shower, pedestal wash hand basin with mixer tap and low level WC. Wood effect flooring, radiator and two double glazed windows.



Outside - Front

The property is approached over a block paved driveway providing ample off-road parking and having a lawned area to the side. The drive also leads to the garage/store.

Garage / Store 10' 5" x 7' 7" (3.18m x 2.31m)

Having an electric roller door to the front, power and lighting. An internal door leads to the utility.

Outside - Rear

A stunning, well established and private rear garden featuring immaculate lawns with well stocked planting beds and a paved seating area,

Note: The property is offered for sale subject to the grant of probate.

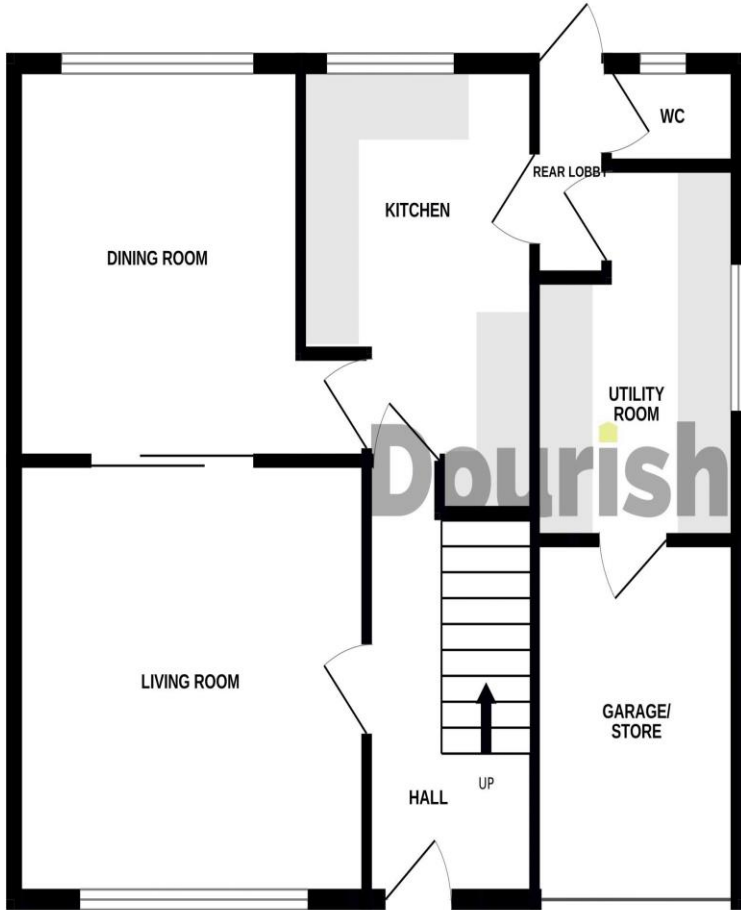
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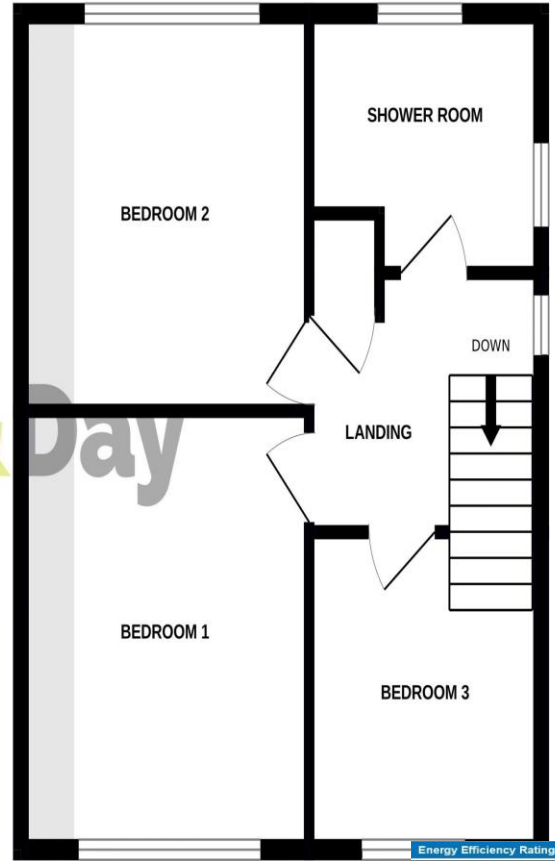
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs			
		71	87

England & Wales EU Directive 2002/91/EC
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