



£340,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

Stafford

Kingsley Close
Stafford Staffordshire



Fit for any KING or queen this could be your very own 'castle'. This 1930's 'Scrase' built semi-detached home is located in this popular location, just off Wolverhampton Road and situated at the end of a quiet cul-de-sac.

The house offers so much potential to extend (subject to the relevant planning applications) that it could easily become someone's forever home. Internally comprising an entrance porch, hallway, living room, dining room, conservatory, kitchen, and guest WC. Whilst upstairs you will find the three well-proportioned bedrooms and a shower room with separate WC. The landing also provides access to loft which is boarded and is currently used as a games room but could also be utilised as a home office should a buyer need (loft is accessed via a pull-down ladder). Externally the property sits on a good-sized plot with plenty of parking a garage and a large rear garden.

- Traditional Semi-Detached Family Home
- Spacious Rooms With Excellent Potential To Extend
- Living Room, Dining Room & Conservatory
- Three Well Proportioned Bedrooms
- Modern Bathroom, Separate WC & Guest WC
- Driveway, Garage & Large Garden

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Entrance Porch 4' 1" x 7' 2" (1.24m x 2.19m)

Accessed through a double glazed front entrance door, with two double glazed windows, and an original & lead & stained glass door with matching windows leading through to the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, a radiator, and internal door(s) off, providing access to:

Living Room 15' 2" x 12' 9" (4.63m x 3.89m) (maximum measurements, measured INTO bay window recess)

A bright & spacious reception room featuring a brick fire surround housing a gas fire set on a marble effect hearth, and having a radiator, and a double glazed bay window to the front elevation.

Dining Room 14' 4" x 11' 11" (4.38m x 3.63m) (maximum measurements, measured INTO bay window recess)

A second spacious reception room, again featuring a brick fire surround housing a gas fire set on a marble effect hearth, and also having double glazed double doors leading through into the Conservatory.

Conservatory 10' 1" x 8' 10" (3.08m x 2.68m)

A brick based double glazed conservatory having double glazed windows and double glazed doors providing views and access to the rear garden, and benefiting from having ceramic tiled flooring.



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Kitchen 12' 4" x 7' 10" (3.75m x 2.38m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and having spaces to accommodate kitchen appliances. The room also benefits from having a radiator, and a double glazed window to the side elevation.

Rear Lobby

Having a double glazed door to the side elevation, providing access out to the garden.

Guest WC 2' 7" x 4' 7" (0.79m x 1.39m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with mixer tap. The room also benefits from having wood effect flooring, radiator, and a double glazed window to the rear elevation.

First Floor Landing

Having a large built-in storage cupboard, a loft access hatch with useful pull-down ladders providing ingress to the boarded loft space, and internal door(s) off, providing access to;

Bedroom One 15' 2" x 12' 0" (4.63m x 3.66m)

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

Bedroom Two 14' 3" x 11' 11" (4.34m x 3.63m) (measured INTO bay window recess)

A second good sized double bedroom, again having a double glazed bay window to the rear elevation, and a radiator.

Bedroom Three 7' 11" x 7' 10" (2.41m x 2.40m)

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

Bathroom 7' 1" x 7' 11" (2.16m x 2.42m)

Featuring a newly fitted panelled bath with chrome mixer taps with a mixer shower attachment over and also fitted with a pedestal wash hand basin. The room also benefits from having a radiator, a double glazed window to the rear elevation, and there is also a large built-in cupboard housing a gas central heating boiler.

Loft Room

Accessed via the pull down ladder and is currently used as a games room but would also make a good home office with a carpet, light and skylight window. (Buyers should be aware that this isn't a loft conversion, and should you wish to use this room permanently then the relevant building regulation/planning permission should be applied for, and necessary conversion works completed)

Separate WC 2' 10" x 4' 7" (0.86m x 1.40m)

Fitted with a white low-level WC, and having a double glazed window to the side elevation.

Outside Front

The property is approached over a large Tarmac driveway which provides ample off-road parking, and having a gravelled fore garden.

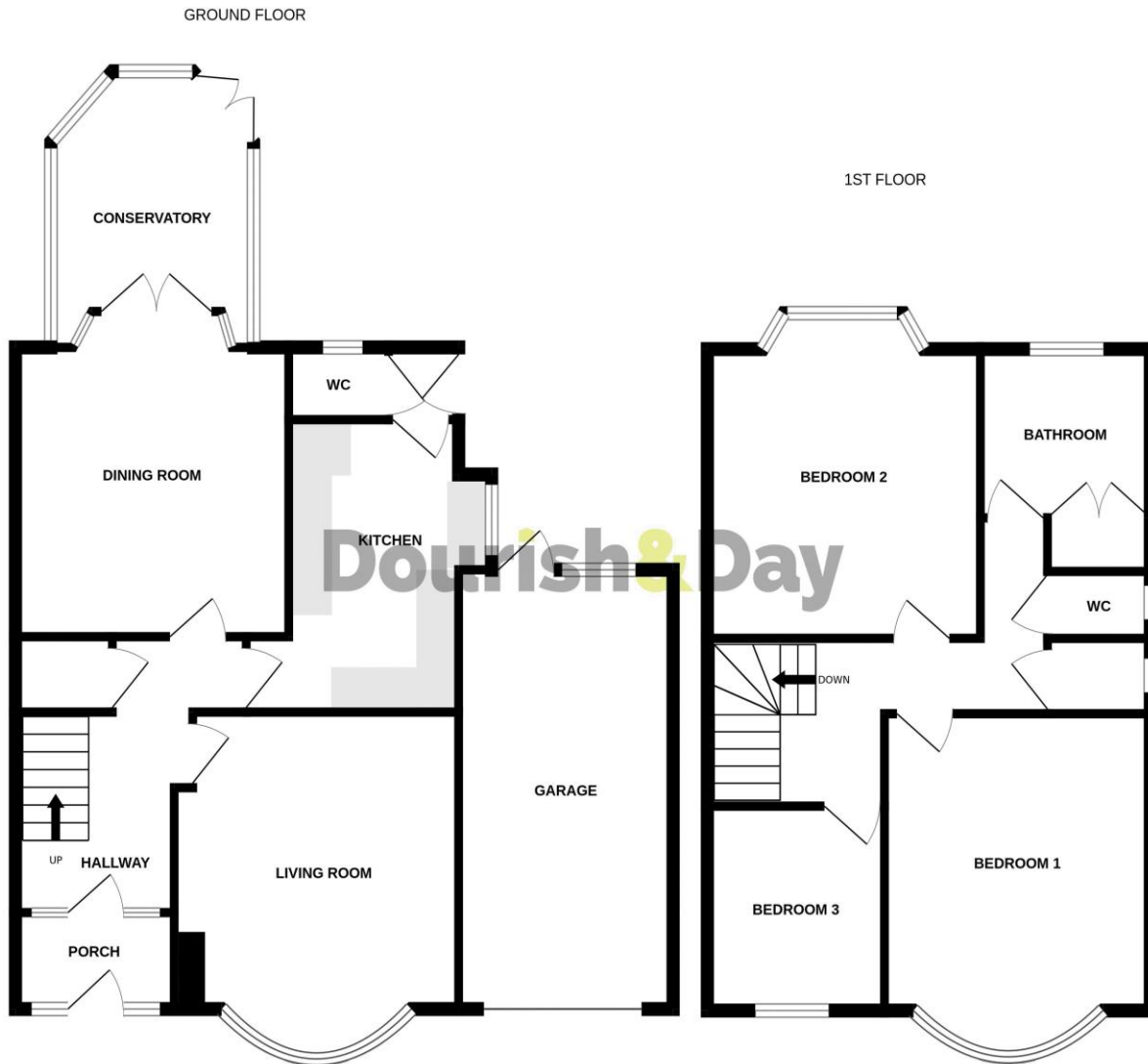
Garage 18' 6" x 9' 7" (5.65m x 2.93m)

Having an up and over vehicle access door to the front elevation, a double glazed window to the rear elevation, a pedestrian access door to the rear providing access to/from the garden. The garage also benefits from having both power & light.

Outside Rear

A superb size, and enclosed rear garden offering a good degree of privacy which features a Tarmac paved outdoor seating area, lawned garden areas, and a variety of planting beds.





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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Energy Efficiency Rating		Current	Potential
100+	A		
81-99	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - highest running costs</small>			
<small>Worst energy efficient - lowest running costs</small>			
		61	74

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