



£265,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: B

Woodseaves Stafford

Barn Common Woodseaves
Stafford Staffordshire



Fed up with all the properties you've viewed so far not being big enough to swing a cat? We have the purrfect answer for you! This extended four-bedroom semi-detached house is ready for you to make it your own.

Located in the popular village of Woodseaves, with Stafford, Newport, and Eccleshall all within easy reach, this could be the one you've been waiting for. Plus, with no chain involved, you could be moved in a jiffy! Inside, the property features an entrance hall, a spacious living/dining room, a well-equipped kitchen, and a large conservatory with a utility area and WC. Upstairs, you'll find four bedrooms, including a master with an ensuite, and a family bathroom. Outside, the property boasts a driveway, a garage, and a large private rear garden, perfect for relaxing or entertaining. Don't miss out on this fantastic opportunity—call us today to arrange a viewing!

- Four Bedroom Semi Detached Family Home
- Living/Dining Room, & Large Conservatory
- Kitchen, Utility & Guest WC
- Driveway, Garage & Large Garden
- Located In A Highly Desirable Village
- Modernising Required With No Onward Chain

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 Hall

Being accessed through a double glazed entrance door with double glazed side panel with stairs leading to the first floor landing with understairs storage cupboard and radiator.

Living / Dining Room 23' 4" x 11' 5" (7.10m x 3.49m)

A spacious living / dining room having an electric fire set on a marble hearth with matching surround. Two radiators, double glazed bay window to the front elevation and double glazed sliding door giving views and access to the rear garden.

Kitchen 8' 11" x 8' 11" (2.71m x 2.73m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, electric hob with a cooker hood over. Tiled splashbacks, wood effect flooring, radiator and an internal window to the conservatory.

Conservatory 9' 9" x 19' 10" (2.97m x 6.04m)

Of dwarf brick wall construction with a range of base units with work surface over and fitted sink with chrome mixer tap and space for appliances beneath. Tiled floor, double glazed windows and double glazed sliding door giving views and access to the rear garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Lobby

Having quarry tiled floor.

Guest WC 3' 4" x 4' 9" (1.02m x 1.44m)

Having a low level WC and quarry tiled floor.

Utility 2' 10" x 7' 2" (0.86m x 2.19m)

Having a floor mounted gas central heating boiler, quarry tiled floor and a glazed window to the rear elevation.

First Floor Landing

Having access to loft space.

Bedroom One 15' 10" x 10' 4" (4.82m x 3.16m)

A spacious main bedroom having fitted wardrobes with hanging rail, radiator and double glazed windows to both the front and side elevation.

Ensuite Shower Room 5' 1" x 10' 3" (1.54m x 3.13m)

Having a white suite which includes a shower cubicle with mains shower and glazed screen, wash hand basin set into a vanity unit with a chrome mixer tap and cupboard beneath and WC with enclosed cistern. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the rear elevation.

Bedroom Two 11' 11" x 10' 7" inc recess (3.64m x 3.23m inc recess)

A double bedroom having fitted wardrobes with hanging rail, shelving into the recess, radiator and double glazed window to the front elevation.

Bedroom Three 12' 2" x 10' 6" (3.72m x 3.21m)

Yet again, a further double bedroom having double wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 2" x 7' 5" (2.79m x 2.27m)

Having an airing cupboard with shelving, radiator and double glazed window to the front elevation.

Family Bathroom 6' 0" x 7' 5" (1.82m x 2.25m)

Having a white suite which includes a panelled bath with mains shower and glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled floor, towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a tarmac driveway which provides ample off-road parking and leads to the main entrance door and garage. There is a planting bed area with a variety of plants and shrubs. Gated access leads to the rear garden.

Garage 17' 7" x 10' 7" (5.35m x 3.22m)

Having an up and over door to the front, power, lighting, window to the side elevation and an internal door leading into the lobby.

Outside - Rear

The attractive rear garden includes a paved seating area overlooking the remainder of the garden which is mainly laid to lawn. There is a small picket fence with a metal gate leads to a further garden area having a greenhouse which is included in the sale. There are a variety of beds with mature shrubs and plants and is enclosed by panel fencing.



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