



£220,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

## Stafford

Reva Road  
Stafford Staffordshire



***Don't miss out the opportunity to view this fantastic family three bedroom semi- detached home, well presented and beautifully maintained gardens by the current owners.***

Located in a well-regarded location only a short distance to Stafford Town Centre, main line to London Euston Train Station, commuter links via the M6 and very popular schooling. Externally, to the front the property has parking via a driveway and a low maintenance fore garden in addition to the superb rear garden. Internally, the property continues to impress having an inviting entrance hallway, dining/sitting room, spacious living room, conservatory and a refitted kitchen. To the first floor there are three bedrooms and a refitted shower room. Book your viewing now!

- Sought After & Convenient Location
- Living Room & Separate Dining Room
- Superb Conservatory & Beautiful Garden
- Three Bedrooms & A Shower Room
- Handy For Town Centre & Train Station
- Great For Commuting Via M6

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

An inviting & bright entrance hall with stairs off to the first floor, laminate flooring, a radiator, door to understairs storage cupboard, feature arched double glazed door with stained glass detail to front elevation, and internal doors to;

## Dining Room 11' 7" x 10' 8" (3.53m x 3.24m)

With feature picture rail, radiator, double glazed window to front with stained detail tops, and open-plan archway to;

## Living Room 11' 11" x 11' 7" (3.62m x 3.54m)

With feature inset electric fire set within a decorative Adams style surround, feature picture rail, radiator, window and door to rear conservatory.

## Conservatory 10' 6" x 9' 3" (3.21m x 2.81m)

With tiled floor, radiator, double glazed windows and door to rear garden.

## Kitchen 8' 0" x 6' 1" (2.43m x 1.85m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink unit with mixer tap & tiled



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splashbacks, and space & plumbing for kitchen appliances. There is also a built-in breakfast bar, tiled effect laminate flooring, and a double glazed window to the side elevation.

## First Floor Landing

A feature galleried landing being bright & spacious having a double glazed window to side, loft access hatch and internal doors off to all bedrooms & bathroom.

## Bedroom One 10' 10" x 10' 8" (3.31m x 3.25m)

With fitted wardrobes, feature picture rail, radiator and double glazed window to front elevation.

## Bedroom Two 11' 11" x 8' 11" (3.63m x 2.71m) (measured upto fitted wardrobes)

Having fitted wardrobe with sliding mirrored doors, feature picture rail, radiator, and double glazed window to rear.

## Bedroom Three 7' 9" x 6' 8" (2.35m x 2.04m)

With a wall mounted gas central heating boiler, a radiator and double glazed window to rear elevation.

## Bathroom 6' 8" x 5' 9" (2.02m x 1.75m)

Fitted with a modern suite comprising of a aqua panelled shower cubicle, vanity wash basin with cupboard beneath & chrome mixer tap and a low-level WC. There is a chrome towel radiator, tiled walls, ceiling spotlights, vinyl flooring and a double glazed window to front elevation.

## Outside Front

The property has an attractive approach, accessed over a driveway which provides off-street vehicle parking and access to the entrance door. To the side is a low-maintenance decorative slate covered garden area with hedging to the surrounds. A timber gate to the side of the property provides access to the rear garden.

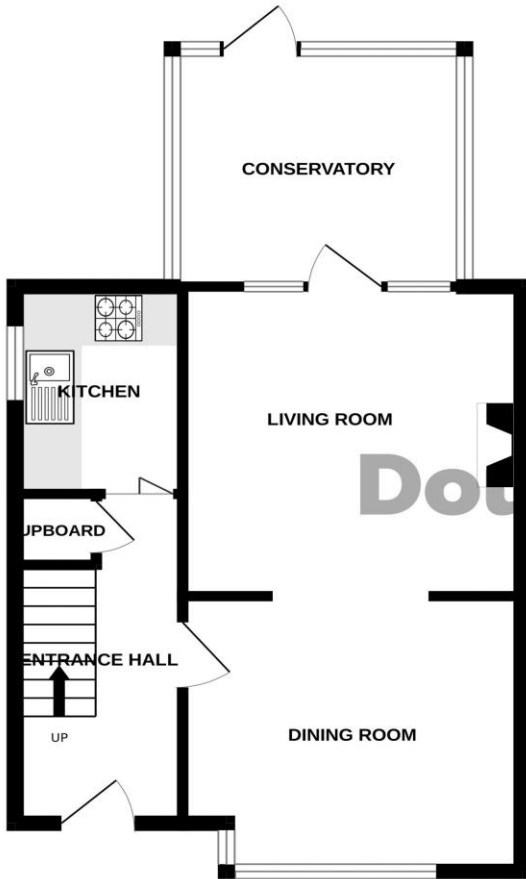
## Outside Rear

A superb and well manicured mature & enclosed garden, having a private paved patio seating area being mainly laid to lawn with a variety of flowerbeds, plants & shrubs to the borders. There is a garden shed and a greenhouse if required, an outdoor cold water tap and outdoor electrical socket.

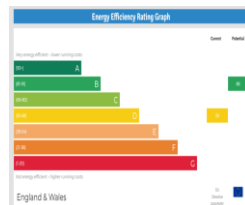


GROUND FLOOR

1ST FLOOR



Dourish & Day



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