



£390,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Stafford

Cannock Road  
Stafford Staffordshire



**Large 1920's, bay fronted properties in this location are very rare! This fabulous, family sized home is bursting with character and offers bags of potential to extend (subject to planning consent) Situated on a large plot, set well back from the road and enjoying ample off road parking, large, detached garage and a big, private, mature rear garden.**

The location is highly desirable having excellent schooling, shops amenities and the stunning Cannock Chase all on your doorstep or only a short drive away. Internally comprising of an entrance hallway, living room, dining/sitting room, breakfast kitchen, utility and guest W.C. To the first floor there are four good sized bedrooms and a family bathroom.

- Substantial 1920's Four Bedroom Property
- Large Private Plot, Set Well Back From The Road
- Highly Desirable Location Close To Cannock Chase
- Lounge, Dining Room & Breakfast Kitchen
- Parking For Many Vehicles & Large Detached Garage

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Storm Porch

Being accessed through feature arched glazed double doors, the spacious storm porch includes the original herringbone patterned tiled floor and the original glazed door with lead detail leads to:

## Entrance Hall 12' 0" x 10' 0" (3.65m x 3.04m)

A large entrance hall having a radiator, picture rail, turned staircase leading to the first floor with understairs storage cupboard.

## Lounge 14' 2" into bay x 11' 11" (4.33m into bay x 3.63m)

Having a composite stone effect fire surround with quartz inset and hearth and housing a coal effect electric fire. Coving, radiator and double glazed walk-in bay window to the front elevation.

## Sitting / Dining Room 12' 10" x 11' 11" (3.92m x 3.63m)

A second spacious reception room having coving, radiator, double glazed windows and double glazed French doors leading out the large, private rear garden.

## Dining Kitchen 16' 3" x 10' 0" (4.95m x 3.05m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink drainer. Range of integrated appliances including an eye level double oven/grill, four ring gas hob with cooker hood over. Further appliance space, splashback



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tiling, tiled floor, radiator, double glazed windows to the side and rear elevations.

### **Utility Room** 7' 11" max x 6' 1" (2.41m max x 1.86m)

Having fitted work surfaces, space for dryer, radiator, tiled floor, double glazed window to the rear elevation and double glazed door to the side elevation.

### **Guest WC**

Having a suite including a wash hand basin and low level WC. Radiator, tiled floor and double glazed window to the side elevation.

### **First Floor Landing**

Having access to a substantial loft space.

### **Bedroom One** 14' 11" into bay x 9' 9" exc robes (4.54m into bay x 2.98m exc robes)

Having a range of fitted wardrobes with drawers beneath and extending to one wall, radiator, coving and double glazed walk-in bay window to the front elevation.

### **Bedroom Two** 12' 10" x 11' 11" (3.92m x 3.64m)

A second generous double bedroom having coving, radiator and double glazed window to the rear elevation overlooking the large private and mature rear garden.

### **Bedroom Three** 9' 9" x 9' 11" (2.97m x 3.03m)

A third double bedroom having coving, radiator and double glazed oriel window to the front elevation.

### **Bedroom Four** 7' 2" x 10' 0" (2.19m x 3.04m)

A fourth good-sized bedroom having a cupboard housing the wall mounted gas central heating boiler with overhead storage, radiator, coving and double glazed window to the rear elevation.

### **Family Bathroom** 8' 8" x 6' 6" (2.64m x 1.99m)

Having a suite which includes a 'P' shaped panelled bath with a curved glass shower screen, central mixer tap and shower over, wash hand basin set within a top and having storage unit beneath and chrome mixer tap and an enclosed dual flush WC. Tiled walls, tiled floor, downlights, coving, chrome towel radiator and double glazed window to the side elevation.

### **Outside - Front**

The property is situated on a substantial plot being well set back from the road. The large front garden is mainly laid to lawn with a long driveway providing ample off-road parking which continues to the side of the house and to:

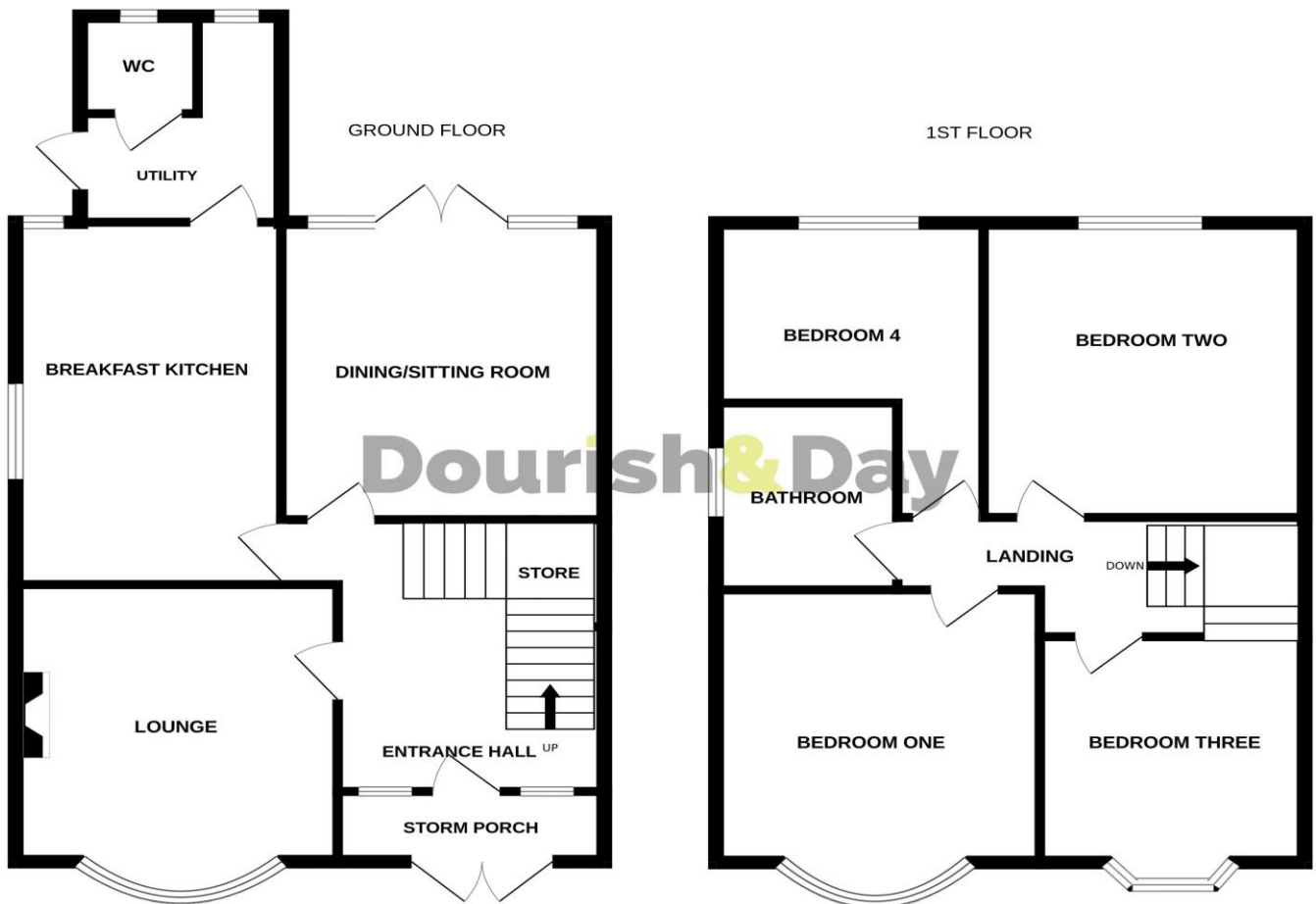
### **Garage** 24' 8" x 11' 4" (7.52m x 3.45m)

The larger than average detached brick built single garage which is longer and wider than average includes power, lighting, window to the rear elevation, window and door to the side elevation and up and over door to the front elevation.

### **Outside - Rear**

The mature substantial rear garden is private and includes a paved seating area overlooking the remainder of the garden being mainly laid to lawn with well stocked beds having a variety of plants, shrubs and tree. The garden shed and greenhouse is included in the sale.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
68-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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