



£310,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Stafford

Tithe Barn Road
Stafford Staffordshire



Take a look at this spacious late Victorian three double bedroom, bay fronted, detached family sized home, situated within walking distance to Stafford's comprehensive range of Town Centre, shops and amenities as well as Stafford's mainline railway station for the commuter.

Internally comprising of a spacious entrance hallway with the original Minton tiled floor, a substantial lounge/dining room, guest W.C./shower room, breakfast kitchen and store/utility room. To the first floor there are three double bedrooms and a family bathroom. Externally the property has a driveway, single garage and a large and private rear garden.

- Spacious Late Victorian 3-Bed Detached House
- Substantial Lounge Diner & Breakfast Kitchen
- Guest WC/Shower Room & Family Bathroom
- Driveway & Single Garage
- Large Private Rear Garden
- Walking Distance To Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Having quarry tiled floor, and double glazed door to Entrance Hallway.

Entrance Hallway

A spacious entrance hallway, having the original Minton tiled floor, radiator, double glazed window to the side elevation, stairs off to the first floor landing with a useful understairs storage cupboard, and internal doors to;

Lounge & Dining Room 26' 8" x 12' 2" (8.13m x 3.72m) (measured INTO bay window)

A substantial lounge/dining room, having stripped wood flooring, original coving, two radiators, fire surround with tiled inset & hearth housing an open fire grate, a double glazed bay window to the front elevation, and double glazed double doors to the rear elevation leading to the rear garden.

Breakfast Kitchen 13' 11" x 12' 1" (4.25m x 3.68m)

A spacious breakfast kitchen comprising of wall mounted units with worktop incorporating a stainless steel one and a half bowl sink with drainer, and matching base units with space & plumbing for appliances. Appliances include an integrated oven/grill, five ring gas hob set into chimney recess with



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

extractor over. There is wood effect flooring, splashback tiling, radiator, wall mounted gas central heating boiler, dual aspect double glazed windows, door to large utility/storage room, and a double glazed stable style door to the side elevation.

Utility/Store Room 7' 3" x 11' 11" (2.21m x 3.63m)

A spacious room with flexible usage, having double glazed windows to two elevations, space & plumbing for appliances, and radiator.

Guest WC/Shower Room

Having corner shower, low-level WC, wash hand basin, chrome towel radiator, plumbing for a washing machine, and double glazed window.

First Floor Landing

Having access to loft space, double glazed window to the front elevation, radiator, and doors off to all Bedrooms & Family Bathroom.

Bedroom One 13' 11" x 12' 1" (4.25m x 3.68m)

A spacious double bedroom, having two double glazed windows to the rear elevation, an original feature cast-iron decorative fire surround, picture rail & radiator.

Bedroom Two 10' 10" x 13' 4" (3.31m x 4.07m)

A second double bedroom, having wood effect laminate floor, picture rail, and double glazed window to the rear elevation.

Bedroom Three 12' 7" x 12' 1" (3.83m x 3.68m)

A third double bedroom having a radiator, picture rail & two double glazed windows to the front elevation.

Family Bathroom

Comprising of a P-shaped bath, with curved glass shower screen & electric shower over, pedestal wash hand basin, low-level WC, built-in airing cupboard, radiator, and double glazed window to the side elevation.

Externally

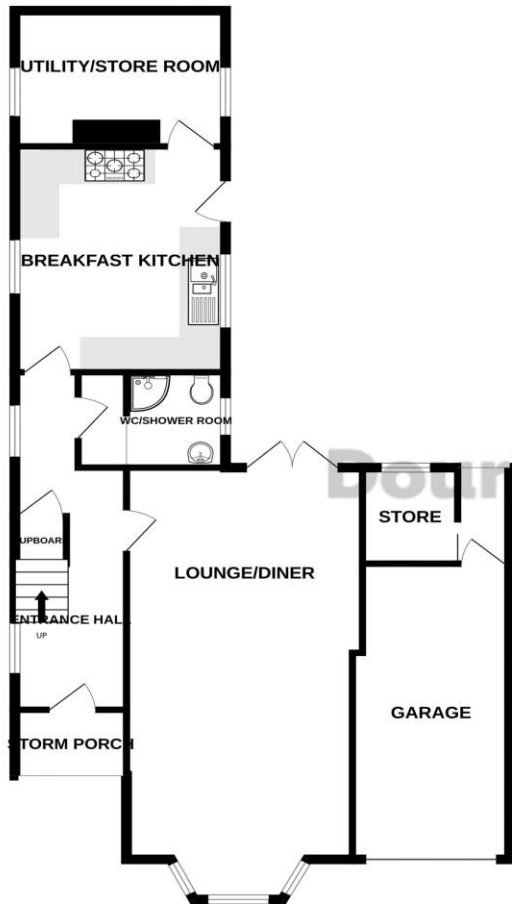
The property is approached over a driveway providing access to a single attached garage, and having a small garden area to the front elevation. To the rear is a substantial garden featuring a large decked seating area, being laid mainly to lawn.

Single Garage

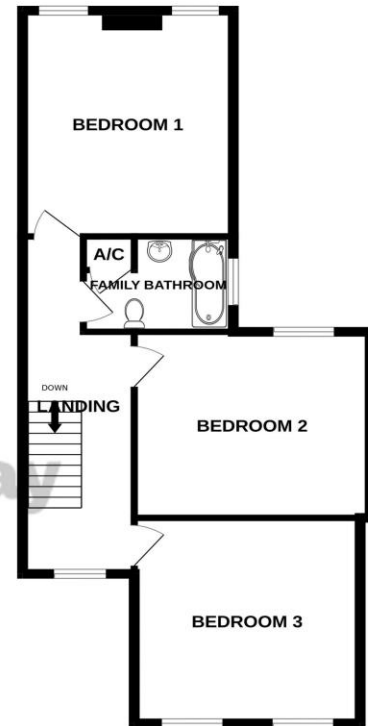
Having an up and over access door to the front elevation, and benefitting from having both power & lighting.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		7.4
(55-68)	D		
(39-54)	E		
(21-38)	F	4.0	
(1-20)	G		
Low energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epra.co.uk			



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