



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **B**

## Stafford

Audlem Road  
Stafford Staffordshire



**\*\*\*NO CHAIN\*\*\*** A modern three bedroom semi detached property available with no chain, built by a high quality developer. This delightful property is positioned in a prime location situated on a desirable part of the newly built development having great access into Stafford Town Centre the stunning, nearby Cannock Chase, Schooling and commuter links.

Internally comprising of an entrance hallway, guest W.C, good sized lounge and a fully integrated and contemporary dining kitchen with French doors leading out to the landscaped rear garden. To the first floor there area three bedrooms, en-suite to the main bedroom and a family bathroom. Externally there is a driveway and landscaped rear garden with cut natural stone patio.

- Modern Three Bedroom Semi Detached
- No Chain and remainder of its 10 Year NHBC Warranty
- Desirable And Prime Location
- Dining Kitchen & En-Suite Shower Room
- Off Road Parking & Landscaped Garden
- Close To town Centre & Amenities

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Hallway

A modern composite double glazed door to entrance hallway having wood effect flooring, radiator, under stairs storage cupboard, stairs off to the first floor landing.

## Guest WC

Contemporary style suite comprising of dual flush low level wc, wash hand basin with chrome mixer tap and splash back tiling, radiator and double glazed window to the front elevation.

## Lounge 15' 10" x 10' 9" (4.83m x 3.27m)

A spacious lounge having radiator, large double glazed window to the front elevation.

## Dining/Kitchen 11' 5" x 17' 9" (3.47m x 5.41m)

A modern and spacious contemporary style dining/kitchen comprising of wall mounted units with under cupboard lighting, worktop incorporating four ring gas hob with glass stainless steel canopy over, stainless steel splash back, one and a half bowl stainless steel sink drainer with chrome mixer tap, matching base units with integrated dishwasher, fridge/freezer, two



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integrated AEG oven/grills, pull out double height larder drawer, wood effect flooring, cupboard with plumbing for washing machine, wall mounted contemporary style radiator, double glazed window and double glazed double height windows and French Doors have integrated blinds and lead to the rear garden and cut stone patio.

## First Floor Landing

First floor landing having double glazed window to the side elevation, radiator, access to loft space and airing cupboard housing the gas central heating boiler.

## Bedroom One 11' 4" x 10' 11" (3.46m x 3.32m)

A double room having radiator, recess with built-in shelf and hanging rail, double glazed window to the front elevation, door to en-suite.

## En-suite (Bedroom One)

En-suite comprising of ceramic tiled double shower cubicle, half pedestal wash hand basin with chrome mixer tap, dual flush low level wc and chrome towel radiator.

## Bedroom Two 11' 9" x 8' 9" (3.57m x 2.67m)

A second double room having radiator and double glazed window to the rear elevation.

## Bedroom Three 8' 6" x 8' 8" (2.60m x 2.64m)

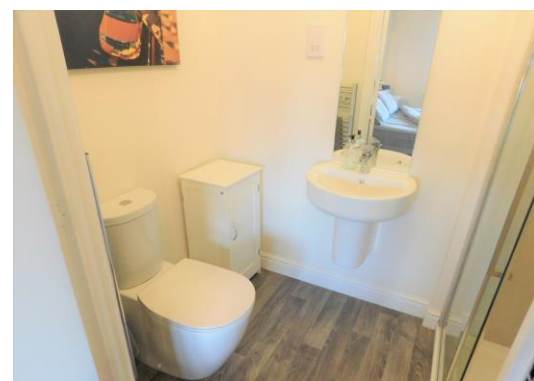
A good size third room having radiator and double glazed window to the rear elevation.

## Bathroom

Contemporary style suite comprising of half pedestal wash hand basin with mixer tap, dual flush low level wc, panelled bath with glass shower screen and MAINS shower over, splash back tiling, chrome towel radiator and double glazed window to the front elevation.

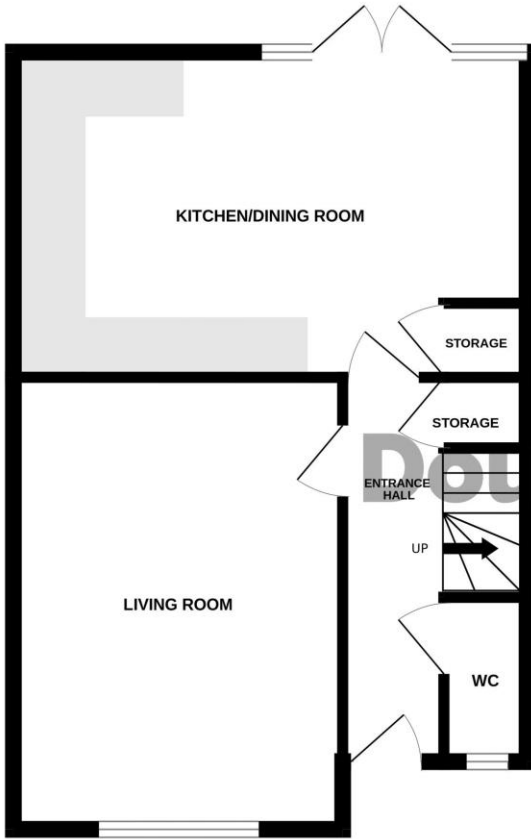
## Externally

The property is approached via a double width tarmac driveway with lawned area with gated side access leading to a beautifully maintained and landscaped rear garden having large cut stone patio and path, lawned area with large garden shed with power and lighting.

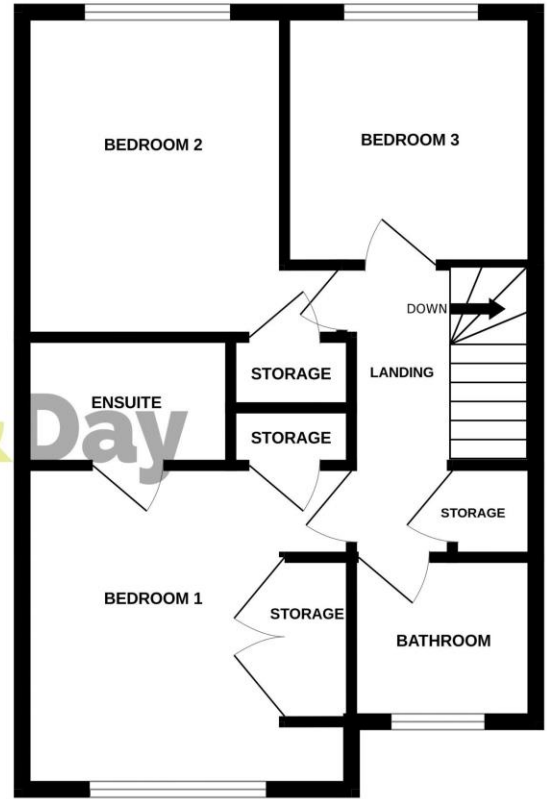




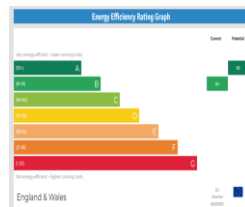
GROUND FLOOR



1ST FLOOR



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