



£270,000

🔑 TENURE: Freehold

📊 EPC RATING: F

🏠 COUNCIL TAX BAND: D

Weeping Cross Stafford

St. Ives Close Weeping Cross
Stafford Staffordshire

🛏️ 3 🚿 1 🛋️ 2

Join us for a journey to St. Ives Close in Weeping Cross! Similar to its namesake town, this home offers scenic walks and is conveniently close to Cannock Chase, renowned for its natural beauty. Situated in a considerably large plot of a quiet, family friendly cul-de-sac, within a few minutes' walk of an outstanding primary school, this property presents a great opportunity for a family eager to customise their own home.

With generous room proportions including an entrance hallway, living, and dining areas, and kitchen downstairs, plus three bedrooms and a family shower room with a separate WC upstairs, there's plenty of potential to extend and improve (subject to the relevant planning applications being approved). Outside, the property boasts a driveway, garage, and an incredibly large rear garden. Act fast to secure a viewing and avoid missing out on this exciting prospect!

- Spacious Detached Home, Ideal For Family Living
- Incredible Potential Throughout
- Living Room, Dining Room & Kitchen
- Three Bedrooms, Modern Shower Room
- Large Garden, Driveway & Garage
- No Chain, Act Quickly To Seize This Opportunity

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 Porch

Being accessed through double opening doors with a double glazed window to the front elevation, and an internal door leading through into the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation & smart electric heater.

Living Room 12' 10" x 11' 3" (3.92m x 3.44m)

A good sized reception room, having an ornamental tiled fireplace & double glazed window to the front elevation. Double doors open into:

Dining Room 11' 1" x 9' 8" (3.38m x 2.94m)

Having a smart electric heater, a double glazed window to the rear elevation & double glazed rear door leading directly out to the garden.

Kitchen 11' 1" x 7' 5" (3.38m x 2.26m) maximum measurements

Featuring a range of period fitted kitchen units with a worktop incorporating an inset sink/drain unit. There is an useful pantry, wood effect flooring, a



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

double glazed window to the rear elevation, and a side door leading into the porch.

Side Porch 4' 7" x 4' 2" (1.40m x 1.28m)

A brick & glazed side porch with a door leading out into the garden.

First Floor Landing

Having a double glazed window to the side elevation & access to the loft space.

Bedroom One 13' 10" x 10' 6" (4.21m x 3.20m)

A double bedroom, having a double glazed window to the front elevation & a smart electric heater.

Bedroom Two 11' 1" x 10' 6" (3.39m x 3.20m)

A second double bedroom, having a built-in cupboard, a double glazed window to the rear elevation & a smart electric heater.

Bedroom Three 9' 9" x 7' 3" (2.96m x 2.22m) maximum measurements

Having built-in storage and double glazed window to the front elevation.

Shower Room 5' 7" x 7' 2" (1.71m x 2.18m)

Fitted with a modern large shower cubicle housing an electric shower, a wash hand basin, and a double glazed window to the rear elevation.

Separate WC 2' 6" x 4' 4" (0.75m x 1.33m)

Fitted with a low-level WC, and having a double glazed window to the side elevation.

Outside Front

The property is approached through a double vehicle gate with further pedestrian access gate. The front garden is low-maintenance and suitable to park multiple vehicles having a driveway providing access to the garage.

Garage 18' 11" x 7' 11" (5.76m x 2.42m)

Having double opening barn style garage doors to the front elevation, three windows & a side door into the rear garden.

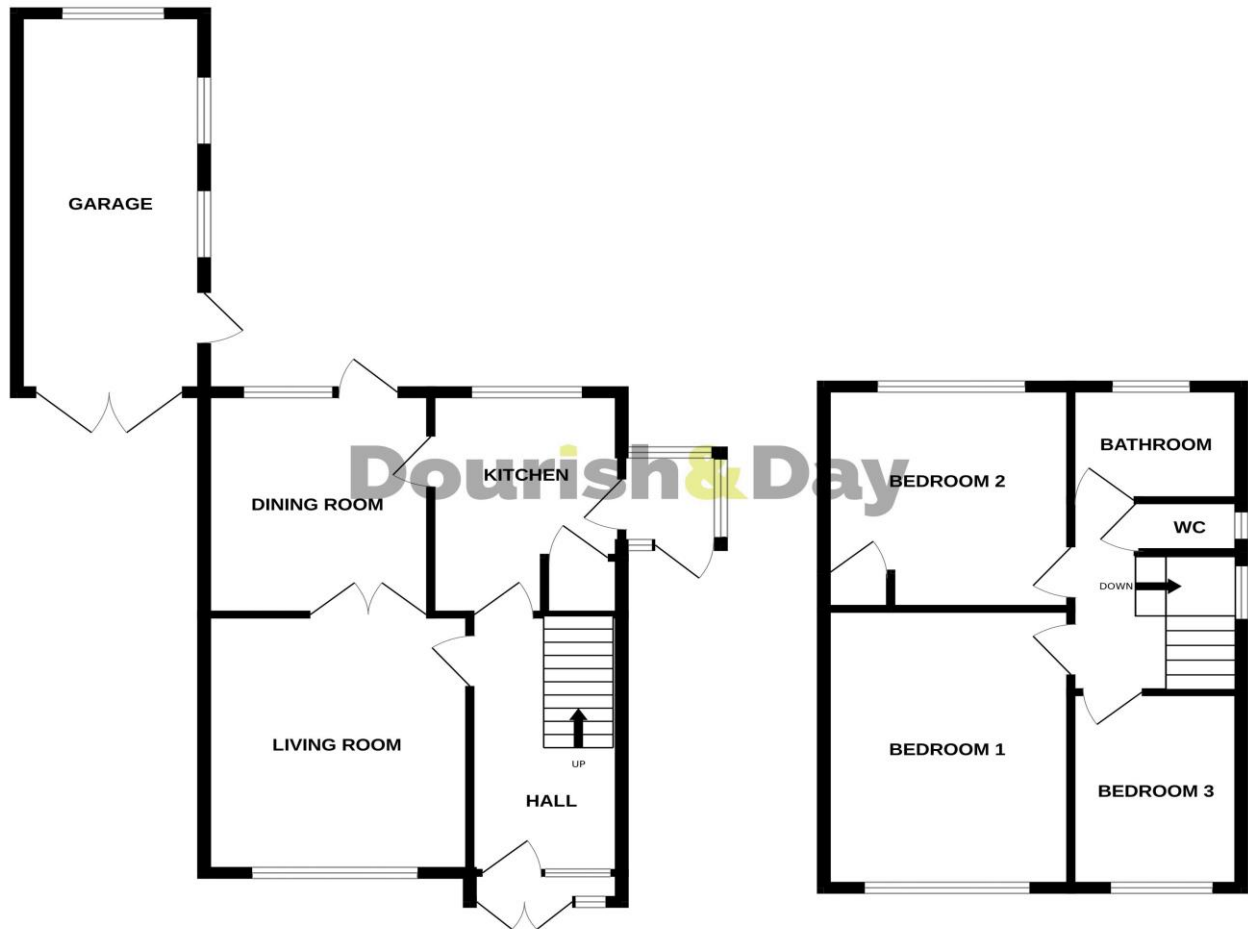
Outside Rear

A huge enclosed rear garden, providing an excellent degree of privacy which features a large lawned garden area with paved seating areas, a variety of planting beds, and also includes three garden sheds.

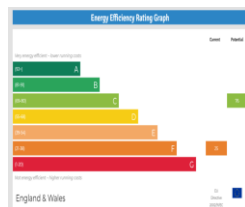


GROUND FLOOR

1ST FLOOR



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 ©2024



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