



£290,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

£ COUNCIL TAX BAND: **B**

## Stafford

Stone Road  
Stafford Staffordshire



**Welcome to a splendid Victorian haven! This enchanting four-bedroom terrace radiates space and charm!**

A grand entrance hall beckons, leading to a cozy living room, a versatile sitting room, a convenient guest WC, a formal dining room, and a well-appointed kitchen—all on the ground floor. Ascend to the first floor, where four bedrooms and a tasteful bathroom await. Outside, the property unfolds into a haven of greenery with a generously proportioned rear garden, complemented by a double garage and ample off-road parking space. Enjoy the convenience of being close to Stafford town centre, complete with a mainline train station and easy access to the M6. Embrace the elegance of Victorian living with modern amenities—call now to secure your glimpse into this timeless residence!

- Four Bedroom Bay Fronted Victorian Home
- Living Room & Sitting Room
- Spacious Kitchen & Separate Dining Room
- Private Large Rear Garden & Cellar
- Off-Road Parking & Garage
- Close To Stafford Town Centre With Access To M6

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 Hallway

Accessed through a double glazed entrance door to the front elevation into a reception porch area which is tiled, and a further wood door leading through into the Entrance Hallway, having Minton tiled flooring, stairs off, rising to the First Floor Landing & accommodation, radiator, and a door to the Cellar.

## Living Room 14' 7" x 12' 10" (4.45m x 3.90m)

A bright & spacious reception room which features the original Victorian fireplace, picture rail, ceiling coving, wood effect flooring and a large double glazed bay window to the front elevation.

## Sitting Room 11' 10" x 14' 7" (3.60m x 4.45m)

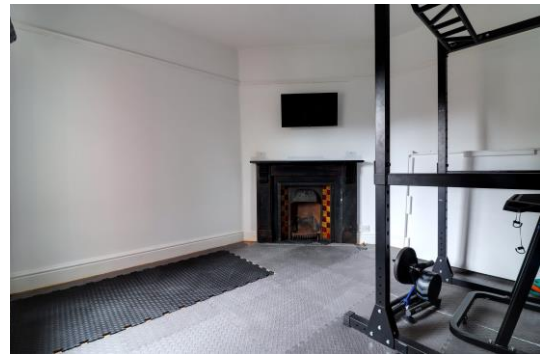
A second spacious reception room which again features the original Victorian fireplace, radiator, and a double glazed window to the rear elevation.

## Guest WC & Ground Floor Shower Room 5' 1" x 4' 5" (1.56m x 1.35m)

Fitted with a white suite comprising of a low-level WC, a wall mounted wash hand basin with chrome taps, and a shower cubicle housing a mains-fed shower. The room has ceramic splashback tiling to the walls, with matching tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

## Dining Room 9' 0" x 10' 2" (2.74m x 3.11m)

A good sized dining room which has inset ceiling spotlighting throughout, tiled flooring, feature wall recess, and a double glazed window to the side elevation. The dining room also houses a wall central heating boiler.



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## **Kitchen** 15' 6" x 9' 3" (4.72m x 2.81m)

A stunning & contemporary kitchen which features a modern contemporary styled range of wall, base & drawer units with fitted work surfaces over incorporating an inset composite sink with mixer tap over, and a range of integrated/fitted appliances which include; large single oven/grill, eye-level microwave oven, a five-ring gas hob with extraction hood over, dishwasher, refrigerator & freezer. The room also features a large skylight window with inset ceiling spotlighting throughout, tiled effect flooring, splashback tiling to the walls, a vertical wall mounted radiator, a double glazed window to the side elevation, and double glazed French doors to the rear elevation, providing views and access to the rear garden.



## **First Floor Landing**

Featuring a stained glass skylight window into the loft space area, and internal doors off, providing access to all four Bedrooms & Bathroom.

## **Bedroom One** 14' 7" x 10' 3" (4.44m x 3.13m)

A spacious double bedroom, having a radiator and a double glazed bay window to the front elevation.

## **Bedroom Two** 11' 10" x 11' 1" (3.61m x 3.37m)

A second double bedroom, having an access hatch to the loft space, a vertical wall mounted radiator, and a double glazed window to the rear elevation.



## **Bedroom Three** 10' 11" x 10' 6" (3.32m x 3.20m)

A third double bedroom, having a radiator and double glazed window to the rear elevation.

## **Bedroom Four** 8' 2" x 6' 6" (2.49m x 1.97m)

Having a double glazed window to the front elevation and a radiator.

## **Bathroom** 7' 10" x 4' 8" (2.39m x 1.43m)

Fitted with a white suite comprising of a free standing slipper bath with chrome taps, a separate shower screened shower cubicle housing a mains-fed shower, a vanity style wash hand basin set into top with chrome mixer tap over, and storage cupboard beneath, and a low-level WC. The bathroom also benefits from having ceramic tiled walls, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.



## **Cellar** 10' 4" x 13' 9" (3.15m x 4.20m)

A spacious & versatile room which is accessed from the Entrance Hallway via an internal door.

## **Outside Front**

The property sits behind a forecourted front garden area with a low stone brick wall to the front and is accessed via a paved pathway which provides access to the main entrance door via a pedestrian iron gate to the front boundary.

## **Outside Rear**

The property boasts a large, private & enclosed rear garden featuring a small summerhouse with a paved patio seating/outdoor entertaining area and a paved pathway leading to the far rear of the garden. There is a lawned garden area with planting borders to the side with a variety of established plants/trees. The garden is enclosed by brick walling & panelled fencing.

## **Garage**

A detached garage positioned to the far rear of the garden having an up and over door, power & lighting, hard standing to the front providing ample off road parking at the rear.

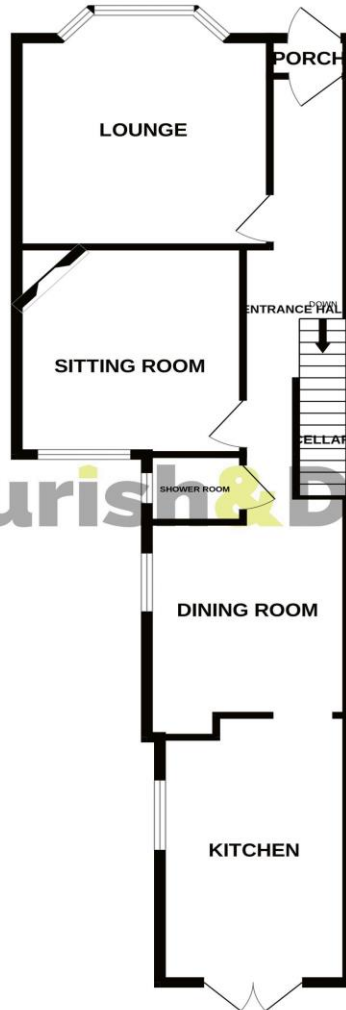




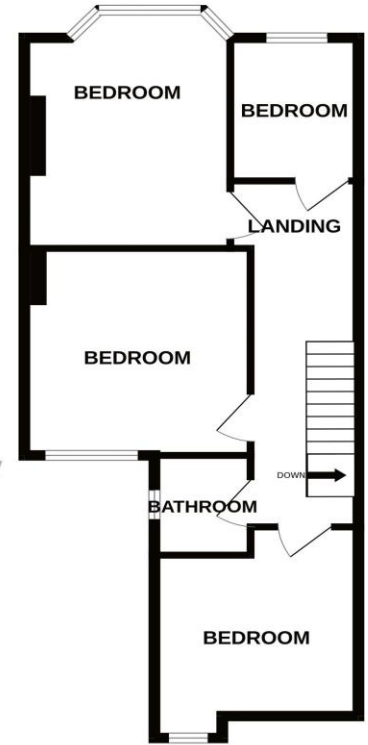
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating (82+)	A		
(81-81)	B		8.4
(79-80)	C	5.8	
(75-78)	D		
(73-74)	E		
(71-72)	F		
(69)	G		
<small>Full energy efficient - Higher heating costs</small> England & Wales			
<small>EU Directive 2002/91/EC</small> www.ec.europa.eu			

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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