



£220,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **B**

## Creswell Stafford

Wilkes Wood Creswell  
Stafford Staffordshire



*This charming semi-detached home boasts three bedrooms and is nestled in a highly sought-after location. Offered for sale with no onward chain, it features a generously proportioned layout comprising an entrance hallway, an open plan living room/dining room, and a kitchen.*

Upstairs, two double bedrooms, a third bedroom, and a contemporary fitted shower room await. Outside, the property is set on a meticulously landscaped plot with ample parking provided by a driveway running along one side and to the front, complemented by a single garage. The enclosed rear garden is well maintained. Situated in a popular area with easy access to the M6, this property is not to be missed—schedule your viewing today!

- Semi Detached Family Home
- Open Plan Living/Dining Room & Separate Kitchen
- Three Well Proportioned Bedrooms
- Modern Shower Room
- Driveway & Garage
- Well Kept Front & Rear Gardens

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 Hall

Being accessed through a double glazed entrance door with wood effect floor, radiator and stairs leading to the first floor landing.

## Open Plan Living / Dining Room

### Living Area 13' 5" x 11' 6" (4.10m x 3.51m)

A bright and spacious reception area having a living flame gas fire set on a marble effect hearth with a modern surround. Radiator and double glazed double doors giving views and access to the rear garden with two double glazed side windows.

### Dining Area 8' 4" x 7' 9" (2.55m x 2.35m)

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

### Kitchen 10' 11" x 7' 9" (3.33m x 2.36m)

Having a range of units extending to base and eye level and fitted work surfaces with an inset stainless steel sink unit with mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

over. Further appliances space, useful storage cupboard, tiled floor, radiator, two double glazed windows and double glazed door to the side elevation.

## First Floor Landing

Having a built-in cupboard housing the gas central heating boiler, access to loft space and double glazed window to the front elevation.

## Bedroom One 10' 4" x 11' 0" inc robes (3.15m x 3.35m inc robes)

A double bedroom having a range of fitted bedroom furniture which includes wardrobes, drawers, dressing table overbed storage cupboards, Radiator and double glazed window to the rear elevation.

## Bedroom Two 11' 7" x 8' 7" (3.52m x 2.62m)

A second double bedroom having a built-in double wardrobe, radiator and double glazed window to the rear elevation.

## Bedroom Three 9' 2" x 8' 0" (2.80m x 2.44m)

Having a built-in double wardrobe, radiator and double glazed window to the front elevation.

## Shower Room 5' 10" x 5' 7" (1.78m x 1.69m)

Having a contemporary suite including a multi jet 'Eago' enclosed shower cubicle, vanity style wash basin with mixer tap and low level WC. Wood effect flooring, recessed downlights, heated chrome towel radiator and double glazed window to the side elevation.

## Outside - Front

The front garden is mainly laid to lawn with a driveway leading to the side of the property and providing off-road parking and leading to:

## Detached Garage

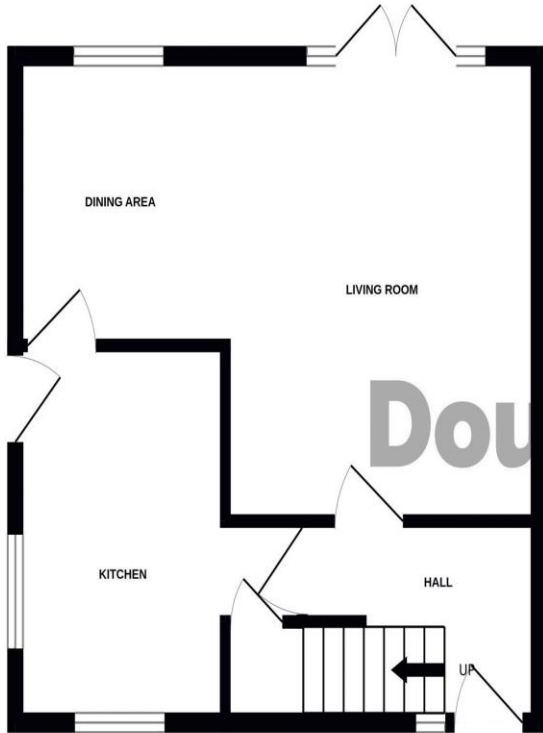
A detached single garage having an up and over door to the front, window and door leading to the rear garden.

## Outside - Rear

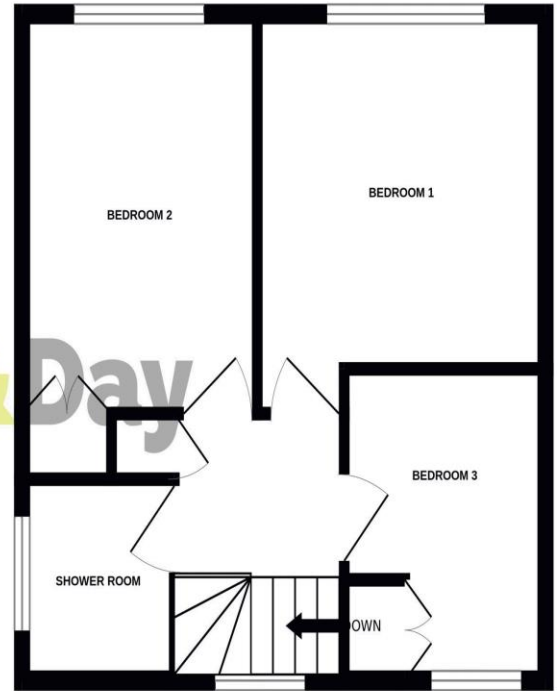
The beautifully designed and well-kept rear garden includes a paved patio area leading to a lawned garden with gravelled areas and well stocked beds.



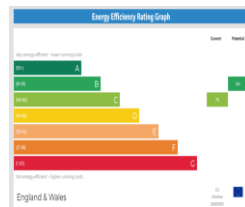
GROUND FLOOR



1ST FLOOR



Dourish&Day



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