



**Offers in the Region
Of £190,000**

 **TENURE:** Freehold

 **EPC RATING:** D

 **COUNCIL TAX BAND:** B

Stafford

Meyrick Road
Stafford Staffordshire



If you're a family and have been searching for a spacious home and are happy to do some DIY, then this home could be the one you've been waiting for!

This terraced home is situated in a lovely area within close proximity to Stafford's town centre and offers accommodation which comprises of an entrance hallway, living room, sitting room, kitchen, ground floor shower room and a cellar. Whilst upstairs, you will find four well-proportioned bedrooms and a store room which could also be used as an office. Externally, there is an enclosed garden with a brick built store.

- Large Terraced Family Home
- Two Reception Rooms & Cellar
- Kitchen & Ground Floor Shower Room
- Four Well Proportioned Bedrooms
- Enclosed Rear Garden
- Conveniently Located for Stafford 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



Entrance Hallway

Accessed via a double glazed front entrance door and having a radiator, stairs off to the first floor accommodation, and access to the Cellar.

Living Room 13' 3" x 13' 1" (4.03m x 3.99m)

A spacious reception room, featuring a period style living flame gas fire set within a surround, coving & rose to the ceiling, radiator and a box bay double glazed window to the front elevation.

Sitting Room 13' 3" x 10' 7" (4.03m x 3.23m)

Having a double glazed window to the rear elevation, radiator, coving & rose to the ceiling.

Kitchen 12' 2" x 11' 0" (3.72m x 3.35m)

Fitted with a matching range of wall, base, and drawer units with work surfaces over which incorporates an inset one and a half bowl sink with drainer and mixer tap. Appliances include an integrated oven & hob, with space available to accommodate additional kitchen appliances. There is also a wall mounted gas central heating boiler, radiator, and a double glazed window to the side elevation.



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Rear Lobby 6' 6" x 3' 2" (1.98m x 0.97m)

Having a double glazed door to the rear elevation leading out to the rear garden.

Shower Room 6' 6" x 7' 6" (1.99m x 2.29m)

Fitted with a suite which consists of a low-level WC, a pedestal wash hand basin, and a tiled double shower cubicle. There is also a radiator, and a double glazed window to the rear elevation.

Cellar 13' 0" x 13' 3" (3.97m x 4.03m) (excluding stairwell)

A spacious cellar with both power and light.

First Floor Landing

Having a large walk-in storage cupboard which could also be utilised as an Office, and a radiator.

Bedroom One 13' 9" x 14' 10" (4.20m x 4.51m)

A large double bedroom having two double glazed windows to the rear elevation, and a radiator.

Bedroom Two 13' 3" x 10' 8" (4.03m x 3.25m)

A second double bedroom with a radiator, and a double glazed window to the rear elevation.

Bedroom Three 13' 3" x 10' 7" (4.03m x 3.23m)

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

Bedroom Four 9' 5" x 9' 8" (2.86m x 2.95m)

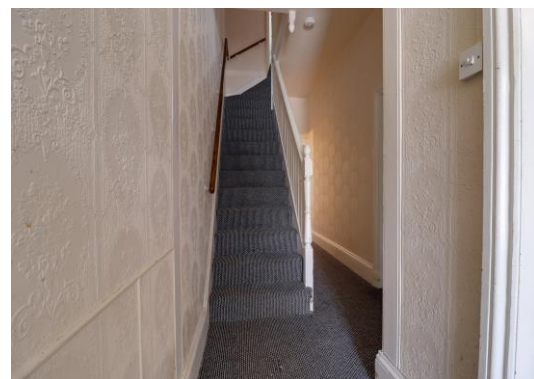
A good sized single bedroom having a radiator, and a double glazed window to the front elevation.

Outside - Front

The property sits behind a forecourted front garden having a low brick perimeter wall with gated access and low maintenance being laid mainly to loose stone covering.

Outside - Rear

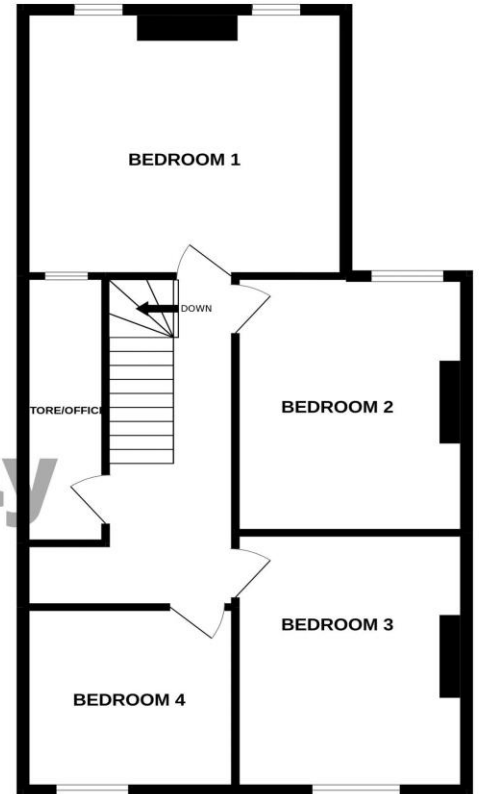
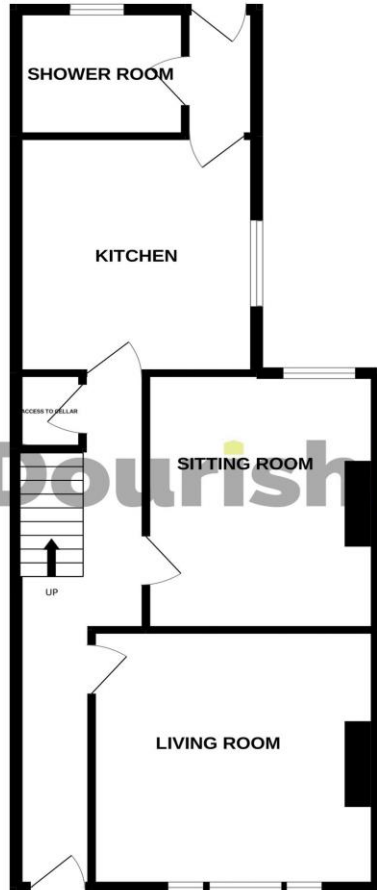
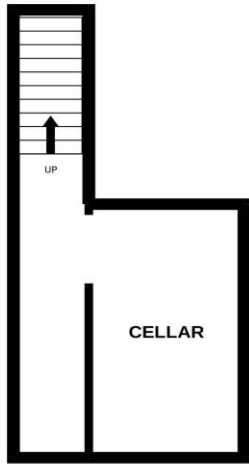
An enclosed rear garden with a patio seating area, artificial lawn area, planting beds, a brick built shed, and gated rear access.



BASEMENT

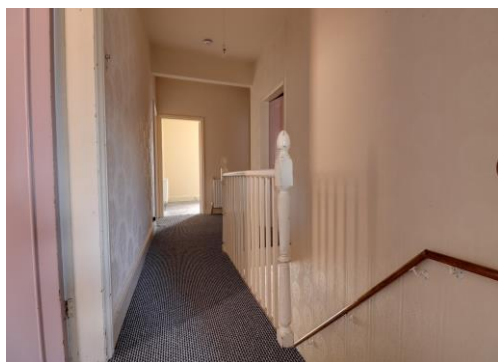
GROUND FLOOR

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.
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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (91-100)		80
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (41-48)		
G (35-40)		
Bad energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epcrea.com		



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