





Abode Estate Agents proudly introduces this characterful three-bedroom mid-terraced cottage located in the picturesque village of Weston, Stafford. Nestled in the Staffordshire countryside, Weston is a highly sought-after village with excellent commuter links to the East of the country, and Junction 14 of the M6 motorway is approximately 6 miles away. The nearby mainline station in Stafford provides regular intercity services. Weston boasts a delightful community spirit, complete with a primary school, church, and pub, all centered around a traditional village green. Residents can enjoy access to canal and countryside walks along with local amenities.

This surprisingly spacious home features an entrance hallway, spacious living room, kitchen, bathroom and three bedrooms.



Externally, the rear of the property offers a generously sized garden with a patio area, landscaped lawn, and a variety of outbuildings to rear.

 **ABODE**
SALES & LETTINGS

Hallway

With timber front entry door leading into, staircase rising to the first floor landing, consumer unit, smoke alarm and internal door leading to:

Lounge/Diner

With a UPVC double glazed bow window to the front elevation, the focal point of the room is the electric fireplace available by separate negotiation with a timber mantle, TV aerial point, useful under stairs storage, telephone point, exposed beam work and trusses to ceiling, internal frosted door leads to:

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with electric shower over and tiling to wall coverings, electric fan heater and extractor fan.

Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with wood block effect roll top preparation work surfaces. A range of integrated appliances, include a one and a half ceramic sink drainer with mixer tap, four ring electric hob with matching extractor hood, space for further freestanding and undercounter white goods.



Landing

With access into loft space via loft hatch, the landing features original exposed A-frame beam work and original trusses, smoke alarm, internal doors, lead to:

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Bedroom One

With a UPVC double glazed window to the front elevation, original exposed beam work to ceiling, electric storage heater, internal door leads to a useful, built-in wardrobe with shelving, lighting and hanging rail.

Bedroom Two

With a UPVC double glazed window to the rear elevation overlooking far reaching views over agricultural aspects over rolling Staffordshire hills countryside, electric storage heater and access to the hot water tank.

Bedroom Three

With a UPVC double glazed window to the rear elevation overlooking far reaching views over agricultural aspects and rolling Staffordshire hills countryside, electric storage heater.



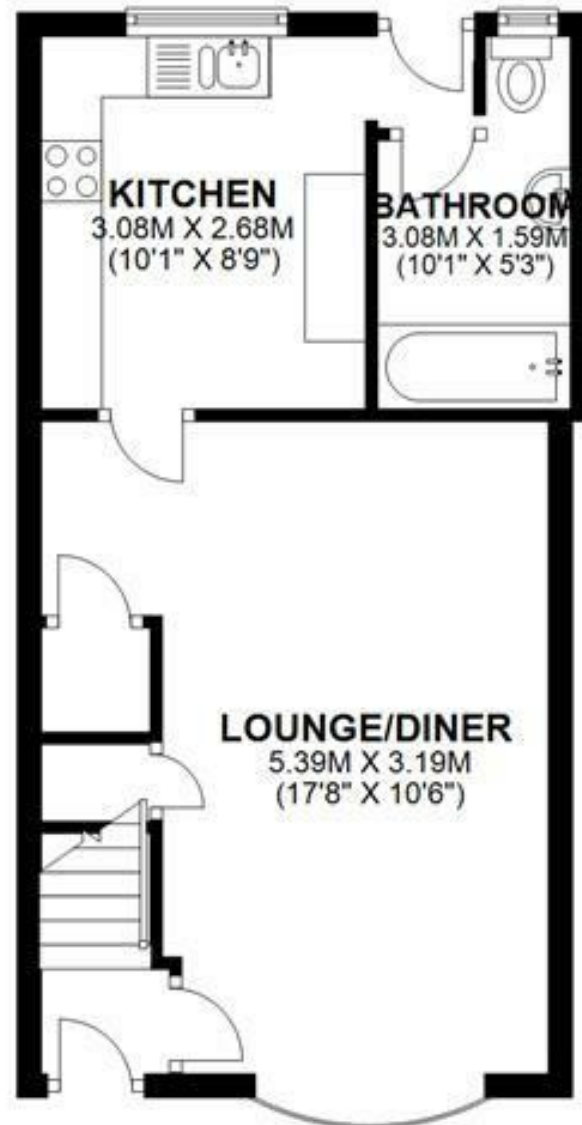






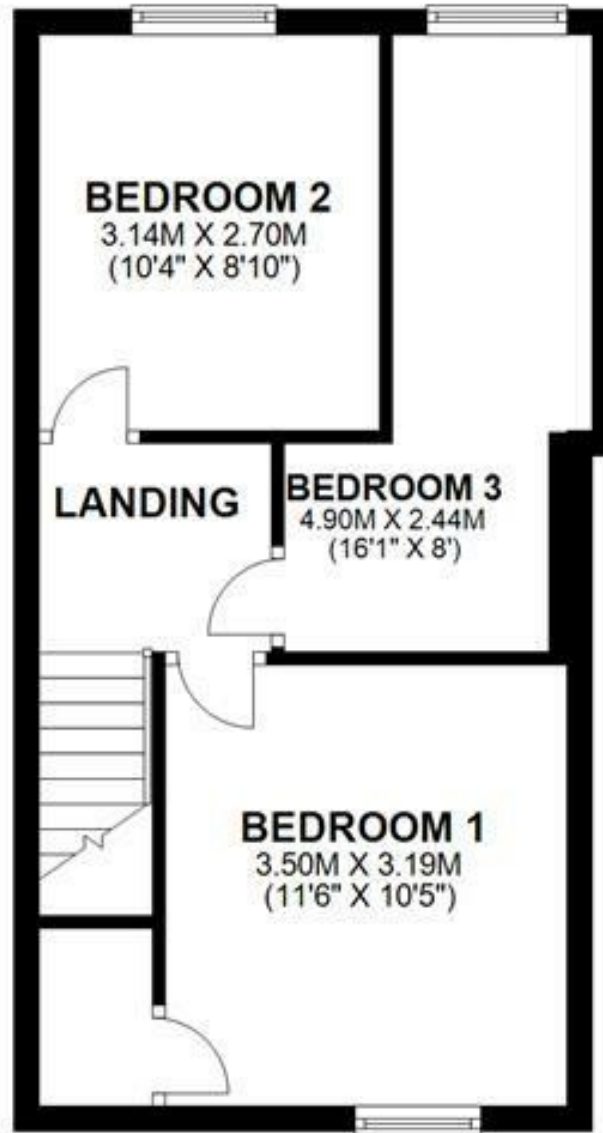


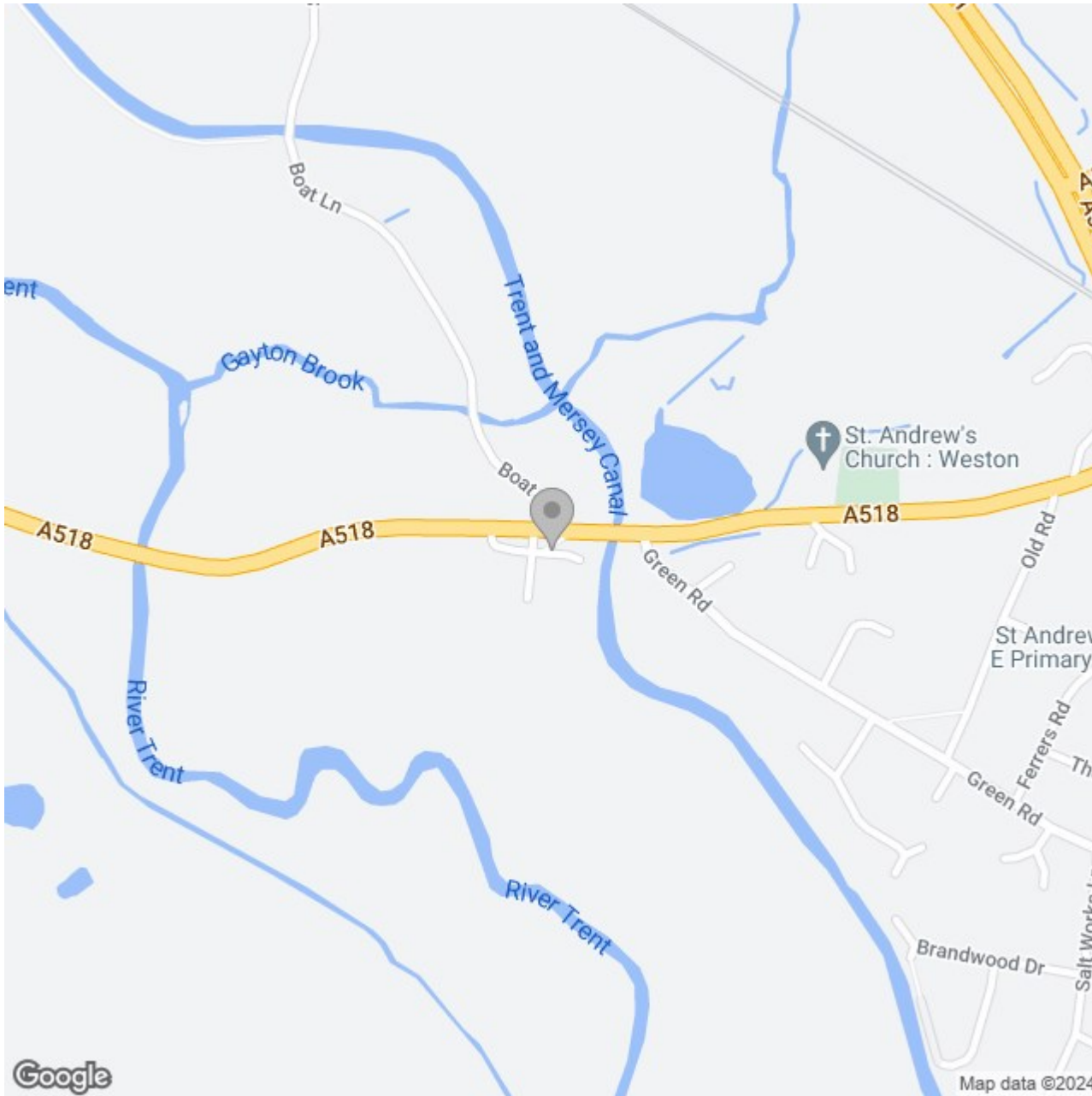
GROUND FLOOR



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	