



£350,000

KEY TENURE: Freehold

EPC RATING: B

COUNCIL TAX BAND: D

Stafford

Audlem Road
Stafford Staffordshire



A superb, three bedroom detached, modern Redrow property, situated in a desirable location with great access into Stafford Town Centre, and only a short drive the stunning Cannock Chase.

This fantastic home sits on an enviable end plot and enjoys ample off-road parking, a detached garage and a good sized part walled, private rear garden. Internally the property continues to impress and comprises of an entrance hallway, guest WC, spacious lounge and an impressive contemporary style fitted dining kitchen with double height windows and double sliding doors leading into the rear garden. Meanwhile, to the first floor there are three generous bedrooms, En-suite shower room to bedroom one, and a family bathroom.

- Modern, Three Bed Detached Redrow Property
- Large Fitted Dining Kitchen With Sliding Doors
- Living Room, Hallway & Guest W.C
- Three Good Sized Bedrooms & En-Suite
- Driveway & Detached Single Garage
- Close To Town Centre & Cannock Chase

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01785 223344

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Entrance Hallway

A spacious & light entrance hallway approached through a double glazed entrance door, and having modern marble effect ceramic tiled flooring, stairs off, with a useful understairs storage cupboard rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a modern contemporary style suite which comprises of a low-level WC, and a pedestal wash hand basin with chrome mixer tap over. In addition, there is ceramic splashback tiling around the suite area, ceramic tiled flooring, inset ceiling downlights, and a double glazed window to the front elevation.

Lounge 15' 4" x 11' 6" (4.68m x 3.50m)

A spacious & bright dual-aspect reception room, having a large double glazed window to the front elevation, and a further double glazed window to the side elevation, and radiator.

Kitchen & Dining Area 13' 0" x 18' 5" (3.96m x 5.61m)

A superb spacious & modern hub of the home which in the kitchen area features a modern contemporary styled range of matching wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink & drainer with chrome mixer tap, and a range of appliances which include; two integrated eye-level double oven/grills, integrated refrigerator, integrated freezer, and an integrated dishwasher. There is inset



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ceiling downlighting throughout, a utility cupboard with space & plumbing for a washing machine & dryer, and double height double glazed doors providing views and access out to the rear walled garden & outdoor paved seating area.

First Floor Landing

Featuring a double glazed window to the side elevation, and having an access point to the loft space, a built-in airing cupboard housing a gas central heating boiler, radiator, and internal door(s) off, providing access to;

Bedroom One 12' 0" x 11' 2" (3.67m x 3.41m)

A double bedroom, having a double glazed window to the front elevation, radiator, and a further internal door leading through into the En-suite.

En-suite (Bedroom One)

Fitted with a white suite comprising of a ceramic tiled shower cubicle housing a mains-fed mixer shower over, a half-pedestal wash basin with chrome mixer tap, and a low-level WC. In addition, there is a chrome towel radiator, tile effect flooring, and a double glazed window to the side elevation.

Bedroom Two 11' 4" x 11' 0" (3.45m x 3.35m)

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

Bedroom Three 11' 8" x 7' 3" (3.56m x 2.20m)

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

Bathroom 8' 9" x 6' 11" (2.66m x 2.10m) (maximum length measurement)

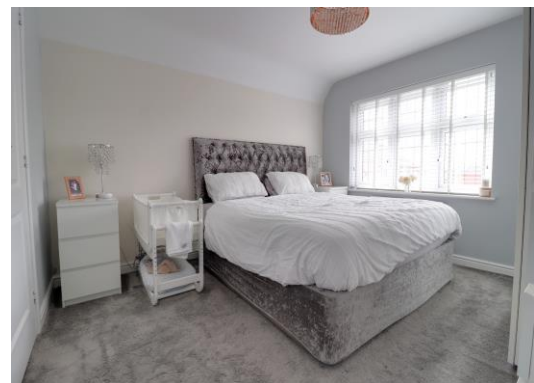
Fitted with a modern & contemporary styled white suite which consists of a panelled bath with mixer-fill tap & mains-fed mixer shower over with shower screen, a half-pedestal wash hand basin with chrome mixer tap, and a low-level WC. In addition, there is tile effect flooring, a chrome towel radiator, spacious overhead storage cupboard, inset ceiling downlighting, ceramic splashback tiling, and a double glazed window to the front elevation.

Externally

The property sits behind a lawned front garden area on an enviable end plot and is approached over a driveway which provides off-road parking and continues to the side to provide access to the detached brick constructed garage. There is gated pedestrian access to the side which leads to the partially walled rear garden which features two large paved seating areas, being laid mainly to lawn, and having a variety of raised sleeper planting beds.

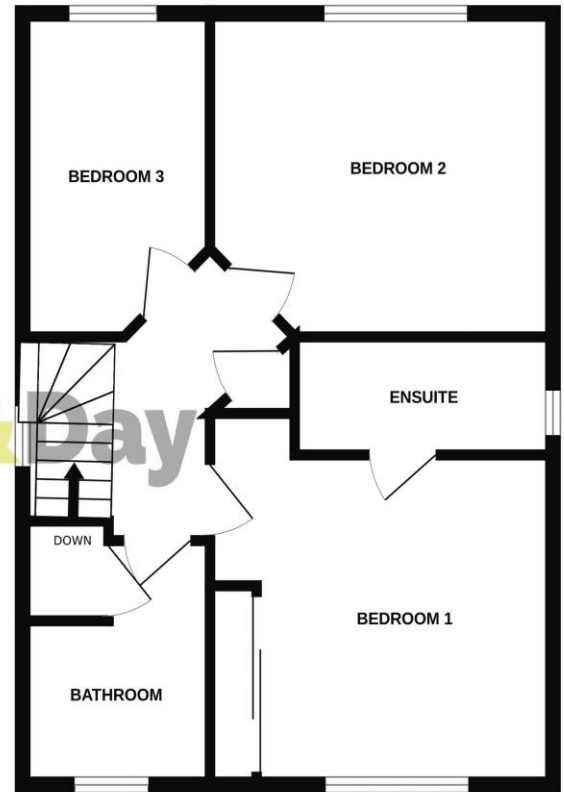
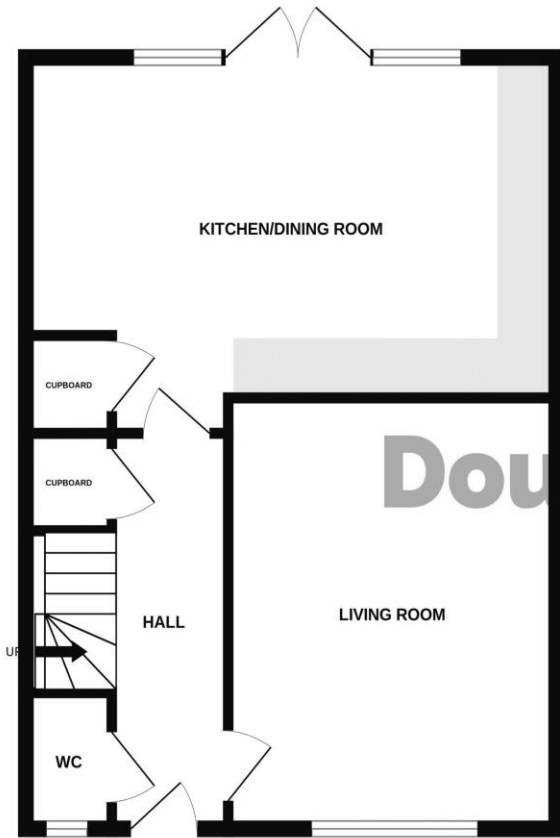
Detached Garage 18' 6" x 9' 9" (5.65m x 2.98m)

A good sized detached brick constructed garage, having an up and over vehicle access door to the front elevation, and also benefitting from having both power & lighting installed.



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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	94
EU Directive 2002/91/EC			
www.epcrea.com			



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