



Offers Over £350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Weeping Cross Stafford

Yelverton Avenue Weeping Cross  
Stafford Staffordshire

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**Location, presentation, plot size, need I go on? This property has it all, being located in Weeping Cross, one of Stafford's most desirable locations and being close to excellent schooling, amenities and only a bike ride away from the stunning Cannock chase!**

Internally, this beautifully presented home comprises of a porch, entrance hallway, large living/dining room, study/bedroom 4, refitted contemporary style kitchen and guest WC. Meanwhile, to the first floor, there are three double bedrooms and a stunning refitted family bath/shower room. Externally, the property enjoys ample parking, single garage with EV-charge point and a large well maintained rear garden.

- Superb Extended Detached Family Home
- Three Double Bedrooms & Bath/Shower Room
- Substantial Living/Dining Room
- Contemporary Style Kitchen & Study/Bedroom 4
- Large Well Maintained Rear Garden
- Highly Desirable Location Close To Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Hallway

Accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, a radiator, wood effect flooring, and internal door(s) off, providing access to:

## Guest WC 6' 7" x 2' 9" (2.0m x 0.83m)

Fitted with a suite which consists of a low-level WC, and a wash hand basin. The room also benefits from having a window to the front elevation.

## Living/Dining Room 19' 7" x 14' 1" (5.98m x 4.28m)

A good sized reception room which features a contemporary styled electric fire set within a decorative surround, and having wood effect flooring, two radiators, a double glazed window to the front elevation, and double glazed double doors providing views and access directly out to the rear garden.

## Study/Bedroom Four 16' 7" x 7' 4" (5.06m x 2.23m)

A versatile dual-aspect room, featuring double glazed windows to both the front & rear elevations, and having wood effect flooring, and radiator.



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## **Kitchen & Breakfast Room** 8' 11" x 12' 6" (2.73m x 3.82m)

A beautiful kitchen which features a matching range of modern & contemporary styled wall, base & drawer units with work surfaces over, extending to form a breakfast bar area, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and fitted/integrated appliances which include: integrated fridge/freezer & dishwasher. The room also benefits from recessed ceiling downlighting throughout, a vertical wall mounted radiator, wood effect flooring, a double glazed window to the rear elevation, and a double glazed side door.



## **First Floor Landing**

Having a double glazed window to the front elevation, an access point to the loft space, and internal door(s) off, providing access to;

## **Bedroom One** 9' 2" x 14' 7" (2.79m x 4.45m)

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

## **Bedroom Two** 10' 1" x 11' 0" (3.08m x 3.36m)

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

## **Bedroom Three** 9' 2" x 12' 0" (2.80m x 3.66m)

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



## **Bathroom** 9' 9" x 8' 0" (2.96m x 2.45m)

A beautiful and recently fitted bathroom, comprising of a modern contemporary range of furniture including a low-level WC, a vanity style wash hand basin with mixer tap, a panelled bath with mixer tap, and a large open-ended tiled shower cubicle housing a mains-fed mixer shower. The room also benefits from having two towel radiators, wood effect flooring, and two double glazed windows.



## **Outside Front**

The property is approached over a driveway providing off-street parking and continues to provide access to the garage where there is an EV charger point, and is laid to lawn with a number of planting beds.

## **Garage** 18' 1" x 8' 1" (5.5m x 2.47m)

Having an up and over access door to the front elevation, a double glazed pedestrian access door to the side elevation, and benefiting from having both power & lighting installed. The garage also houses a wall mounted gas central heating boiler.

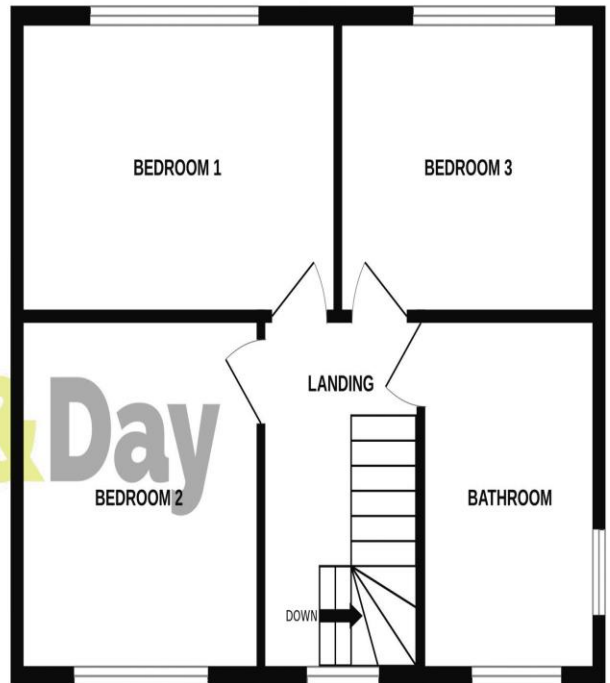
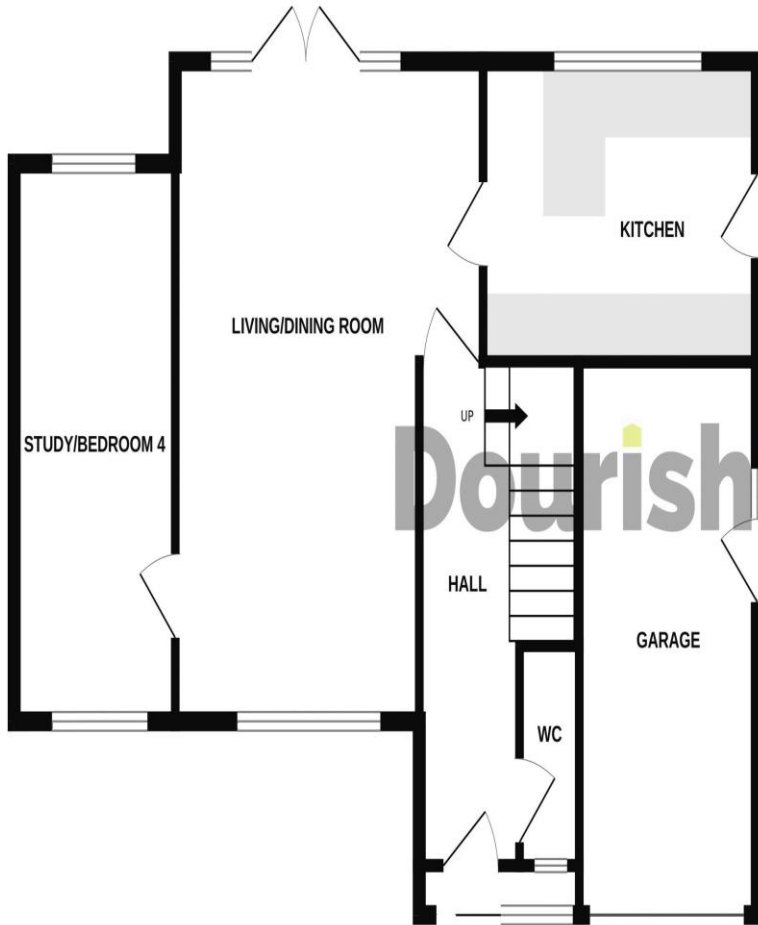
## **Outside Rear**

An immaculate & beautifully presented garden that features both decked & paved seating areas, lawns & well stocked planting beds.



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	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher running costs		64	77

England & Wales EU Directive 2002/91/EC  
www.epc.co.uk



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