



£170,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **B**

## Trinity Fields Stafford

Sayers Road Trinity Fields  
Stafford Staffordshire

🛏️ **3**    🚿 **1**    🛋️ **2**

They say all good things come to those who wait, well don't wait for too long because this home on Sayers Road is sure to be very popular! This is an improved three-bedroom bay fronted semi-detached home.....situated in a popular and convenient location, a good size rear garden with a paved patio and lawned area. To the ground floor, the property comprises of an entrance hall, lounge, kitchen, Bathroom, Separate toilet and a pleasant conservatory. Whilst upstairs you will find the three bedrooms. This is a perfect property for first time buyers, investors, and downsizers, and we do not expect this property to be around for long as this property has NO UPWARDS CHAIN! so if you are interested, we would recommend you contact us today to book a viewing!

- Ideal First Time Buyer Home
- Traditional Bay Fronted Semi-Detached House
- Three Good Sized Bedrooms & Downstairs Bathroom
- Kitchen, Conservatory With Separate WC
- Convenient For Stafford Town Centre, Motorway & Mainline Rail Links
- No Onward Chain

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 through a glazed composite entrance door with canopy over, having stairs off, rising to the First Floor Landing & accommodation, tiled flooring, a radiator, and internal door(s) off, providing access to;

## Living Room 13' 3" x 12' 3" (4.04m x 3.73m)

A good sized reception room which features a living flame gas fire set within a decorative surround on a marble hearth. There is also a double glazed window to the front elevation, and a radiator.

## Kitchen 9' 4" x 8' 4" (2.85m x 2.54m)

Having a range of fitted wall, base & drawer units with fitted work surfaces over, incorporating an inset composite 1.5 bowl sink/drainer with mixer tap, space for a freestanding cooker with existing hood over, and space(s) for further kitchen appliance(s). There is ceramic splashback tiling to the walls, ceramic tiled flooring, a useful pantry/storage area directly beneath the staircase, radiator, and a double glazed window & double glazed door to the rear elevation.



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## **Conservatory** 11' 9" x 11' 8" (3.59m x 3.56m)

A good sized double glazed conservatory set on a low brick wall that features double glazed windows & double glazed French doors providing views and access out to the rear garden. There is ceramic tiling to the floor, and a radiator.



## **Guest WC** 5' 3" x 2' 8" (1.61m x 0.82m)

Accessed via a door from the Conservatory, and fitted with a low-level WC. There is also a double glazed window to the side elevation, and a radiator.



## **Bathroom** 9' 7" x 4' 3" (2.92m x 1.29m)

Fitted with a white suite comprising of a panelled bath with electric shower over, and a pedestal wash hand basin. There is ceramic tiling to the walls, ceramic tiled flooring, a radiator, and a double glazed window to the rear elevation.

## **First Floor Landing**

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

## **Bedroom One** 10' 1" x 13' 4" (3.08m x 4.06m)

A spacious double bedroom, having built-in storage, a radiator, and a double glazed window to the front elevation.



## **Bedroom Two** 11' 6" x 8' 10" (3.51m x 2.68m)

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

## **Bedroom Three** 9' 7" x 7' 3" (2.92m x 2.21m)

Having wood effect flooring, a radiator, and a double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a double width gravelled driveway providing ample off-road parking and access to the front entrance door, and further access to the side of the property leading to the rear garden. There is hedging & panelled fencing to both sides of the garden.

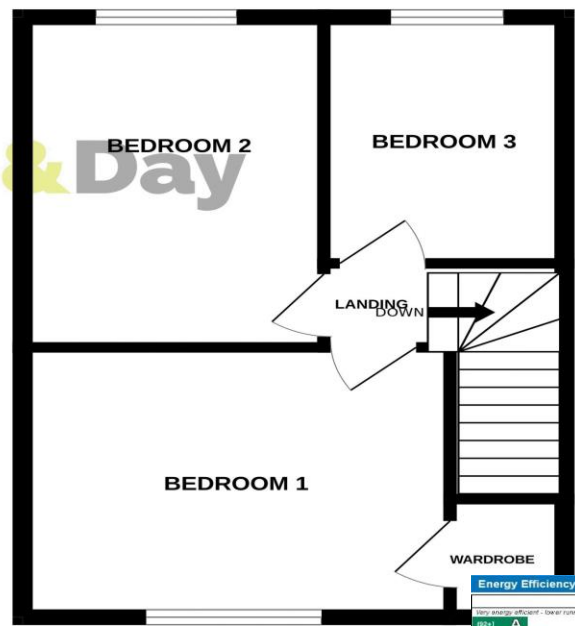
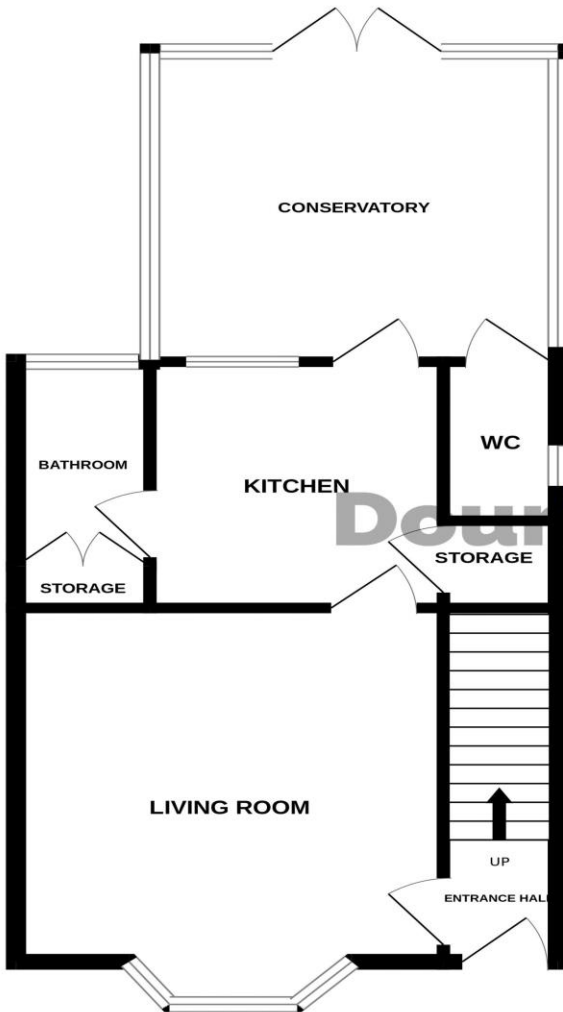
## **Outside Rear**

A generous enclosed rear garden being laid mainly to lawn with a paved stone seating area adjacent to the conservatory, and a paved pathway leading to a summerhouse & garden shed. The garden is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC		58	
www.ec.europa.eu			

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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