



£150,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **A**

Rising Brook Stafford

Brook Glen Road Rising Brook
Stafford Staffordshire



CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION OF BUILD! You are spacious and welcoming three-bedroom home that occupies a fantastic plot with a flexible internal layout is perfect for investors wishing to increase their property portfolio or purchase their first rental property!

The location is great too, positioned nearby to handy shops, amenities, and transport links. Internally the home comprises of a entrance hallway, spacious living room, kitchen, dining room and a guest WC. Whilst heading upstairs you will find the family bathroom and the three well-proportioned bedrooms. Outside is that superb plot with off road parking to the front and a large rear private garden to the rear.

- Semi-Detached Family Home
- Good Size Lounge With Kitchen/ Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Driveway & Large Rear Private Garden
- Non-Standard Construction
- 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



Agents Note

As the property is not of a traditional construction, it is unlikely that a mortgage can be obtained on the house and therefore we are seeking cash purchasers only.

Entrance Porch

Being accessed through a glazed door with windows and a glazed door leading to:

Entrance Hall

With stairs leading to the first floor landing with understairs storage, tiled floor, radiator and double glazed window to the side elevation.

Living Room 11' 1" x 14' 9" (3.37m x 4.49m)

A spacious living room having a radiator and double glazed window to the front elevation.

Dining Room 10' 10" x 9' 2" (3.29m x 2.80m)

A good-sized dining room having wood effect laminate floor, radiator and double glazed window to the rear elevation.



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Kitchen 10' 6" x 8' 8" (3.20m x 2.63m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink with chrome mixer tap. Range of integrated appliances including an electric oven, four ring gas hon. Tiled splashbacks, tiled walls, radiator and double glazed window to the rear elevation.

Guest WC 4' 9" x 2' 10" (1.46m x 0.86m)

Having a suite including a close couple WC, tiled floor, wall mounted boiler and double glazed window tot he side elevation.

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 8' 10" x 14' 10" (2.70m x 4.51m)

A spacious double bedroom having two built-in wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 11" x 12' 0" (3.33m x 3.65m)

A further double bedroom having a built-in storage cupboard with hanging rail and double glazed window to the front elevation.

Bedroom Three 5' 11" x 9' 4" (1.80m x 2.85m)

Having an over-stairs storage cupboard, radiator and double glazed window to the front elevation.

Shower Room 5' 8" x 6' 5" (1.72m x 1.96m)

Having a suite comprising of a shower cubicle with mains shower and glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. Laminate floor, towel radiator and double glazed window to the rear elevation.

Utility / Outhouse

Providing a useful storage / utility area with plumbing for appliances, double glazed door the front elevation, internal door to kitchen, double glazed window and double glazed door leading to the rear garden.

Secondary Outhouse 6' 4" x 8' 2" (1.92m x 2.50m)

Having a secondary outhouse providing additional storage and a glazed window and door leading to the rear garden.

Outside - Front

There is off-road parking with a lawned garden being surround by maturing hedges.

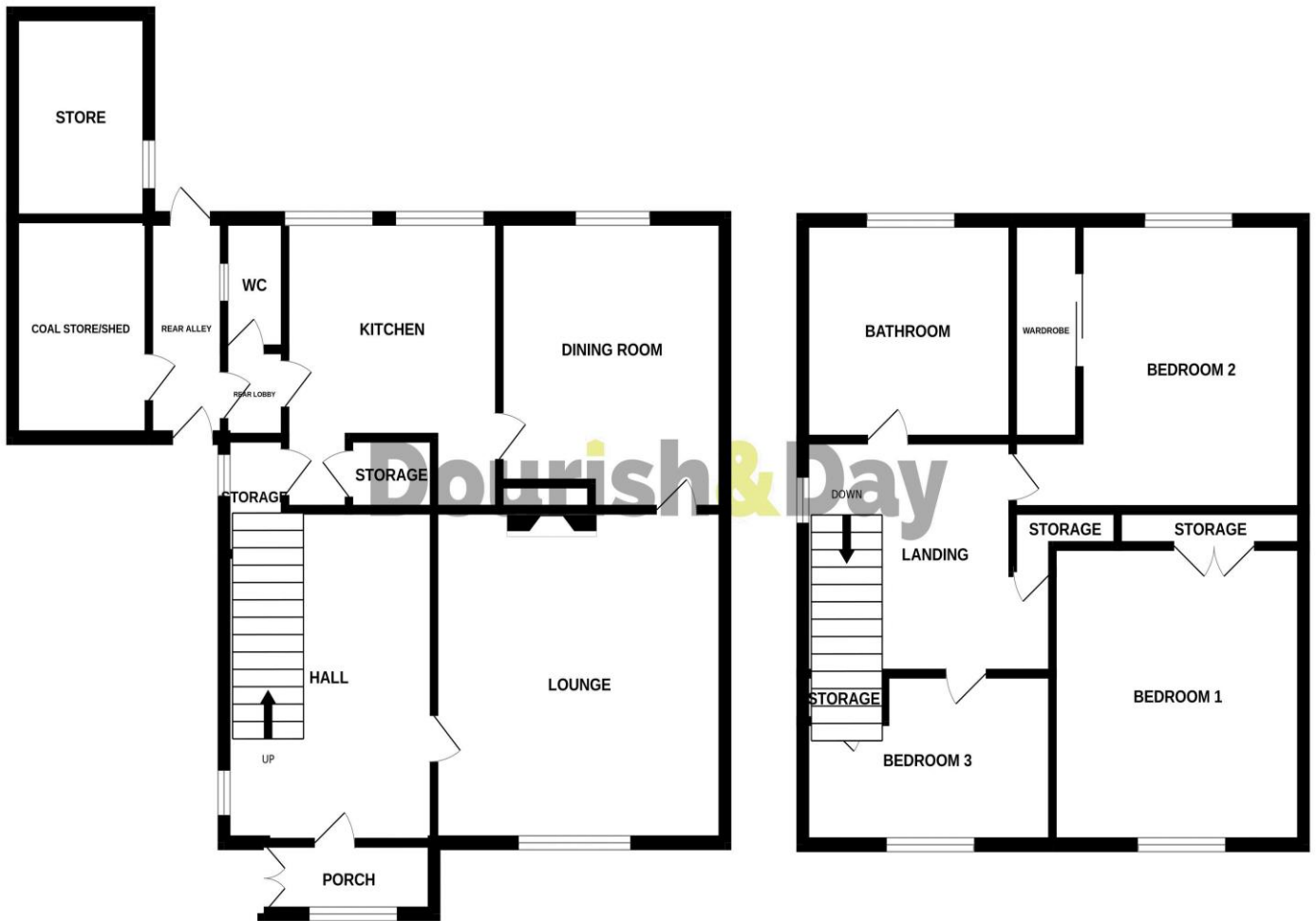
Outside - Rear

Having a large lawned rear garden with a paved pathway leading tot he bottom of the garden where there is a garden shed included in the sale.



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	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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