



£300,000

KEY TENURE: **Freehold**

EPC RATING: **E**

COUNCIL TAX BAND: **D**

Weeping Cross Stafford

Bodmin Avenue Weeping Cross
Stafford Staffordshire



This detached home offers a unique opportunity for one fortunate family to acquire a property they can truly make their own! While updating is needed, once renovations are complete, this home is poised to become a standout gem on the street.

Situated in one of Stafford's most coveted locations, the address is not only desirable but also conveniently close to local amenities and within the sought-after catchment area for Walton High School. Inside, the property boasts an entrance hallway, guest WC, spacious living/dining room, conservatory, and a kitchen/breakfast room. Upstairs, three double bedrooms await, along with a modern fitted shower room and a separate WC. Externally, the home sits on a delightful plot featuring a driveway, garage, and ample rear garden space, perfect for enjoying outdoor activities and entertaining.

- Spacious Detached Family Home
- Requires Modernisation Throughout
- Large Living Room & Conservatory
- Kitchen/Breakfast Room
- Three Double Bedrooms, Shower Room & Guest WC
- Driveway, Garage & Garden

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Entrance Porch

Being accessed through a double glazed sliding door and having a further double glazed door leading to:

Entrance Hall

Having a radiator and stairs leading to the first floor accommodation.

Guest WC 6' 11" x 2' 9" (2.11m x 0.85m)

Having a suite including a wash hand basin and low level WC. Double glazed window to the front elevation.

Living / Dining Room 19' 7" x 14' 0" max (5.98m x 4.26m max)

A large, bright reception room having a radiator, double glazed window to the front elevation and a glazed window and door leading to:

Conservatory 8' 1" x 16' 0" (2.46m x 4.88m)

Of uPVC construction with multiple double glazed windows and double doors giving views and access to the rear garden.



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Breakfast Kitchen 9' 0" x 12' 7" (2.75m x 3.84m)

Having a range of fitted units extending to base and eye level with fitted work surfaces and inset stainless steel sink drainer with mixer tap. Spaces for appliances, radiator, double glazed window to the rear elevation and double glazed door to the side elevation.

First Floor Landing

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

Bedroom One 10' 3" x 11' 1" (3.12m x 3.38m)

A good-sized main bedroom having a radiator and double glazed window to the front elevation.

Bedroom Two 9' 2" x 14' 8" (2.80m x 4.48m)

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

Bedroom Three 9' 3" x 11' 11" (2.81m x 3.64m)

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

Shower Room 6' 11" x 8' 2" (2.10m x 2.50m)

Having a contemporary suite which includes a tiled shower cubicle with fitted shower and a vanity style wash hand basin. Recessed downlights, airing cupboard, radiator and two double glazed windows.

Separate WC 2' 9" x 5' 3" (0.83m x 1.60m)

Having a WC and double glazed window to the side elevation.

Outside - Front

The property is approached over a lawned front garden with a driveway which provides off-road parking and leads to:

Garage

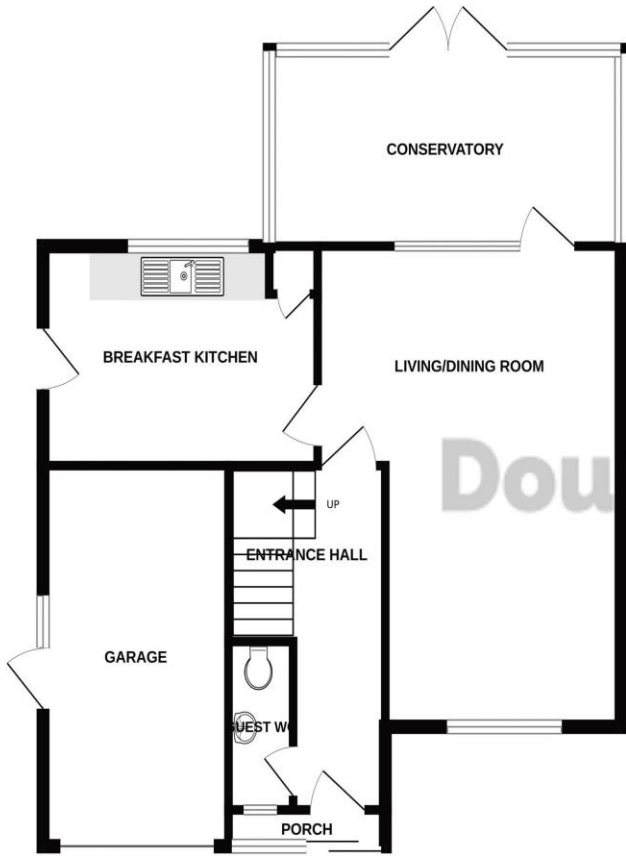
A single integral garage having an up and over door to the front.

Outside - Rear

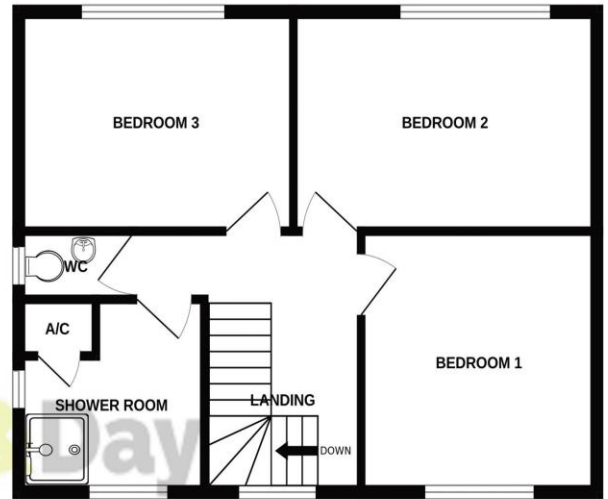
The well kept, enclosed rear garden is mainly laid to lawn with planting beds to either side and having a paved patio seating area.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

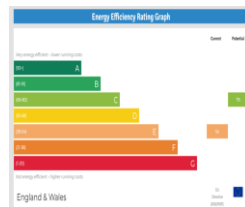


1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.

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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