



Offers Over £250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Creswell Stafford

Creswell Grove Creswell
Stafford Staffordshire

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This bay fronted semi-detached house is perfectly located for commuters due to its convenient position for the M6 J14 and the A34 but also close to nearby countryside. The home, which is beautifully presented would make a wonderful family home and has a blend of traditional features, and modern fittings.

The spacious internal accommodation comprises a storm porch, entrance hallway, living room with period style coal fire, dining room, kitchen, guest WC and a small rear lobby/utility. Whilst upstairs you will find the family bathroom and the three bedrooms. Externally this home has a large driveway, carport and a lovely well established rear garden.

- Traditional Bay Fronted Semi-Detached Family Home
- Excellent Commuter Links Via The M6 Motorway
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms & Bathroom
- Driveway & Carport
- Well Established Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Storm Porch

Featuring a tiled floor, an external lantern style light, and a double glazed internal door leading through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, radiator, wood flooring, and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with mixer tap. The room also benefits from tile effect flooring, and a double glazed window.

Living Room 13' 3" x 12' 0" (4.03m x 3.66m)

A bright & spacious reception room that features a period style coal fire set within a wooden surround on a marble hearth. There is a double glazed bay window to the front elevation, and a radiator.



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Dining Room 11' 11" x 11' 3" (3.64m x 3.43m)

Having a wooden fireplace with marble hearth, radiator, a double glazed door to the rear garden and a full height double glazed window to the rear elevation.

Kitchen 8' 3" x 7' 11" (2.52m x 2.42m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and offering spaces for appliances. The room also benefits from tiled flooring, a radiator, and a double glazed window to the side elevation.

Rear Lobby/Utility 3' 9" x 8' 7" (1.15m x 2.61m) (maximum measurements)

Having tiled flooring, space for a washing machine, a double glazed window to the rear elevation, and a double glazed side door. The room also houses a wall mounted gas central heating boiler.

First Floor Landing

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

Bedroom One 13' 7" x 11' 3" (4.15m x 3.44m) (measured INTO bay window recess)

A double bedroom featuring an ornamental fireplace, and having a radiator, and a double glazed bay window to the front elevation.

Bedroom Two 12' 0" x 11' 3" (3.66m x 3.43m)

A second double bedroom, again featuring an ornamental fireplace, and having a radiator, and a double glazed window to the rear elevation.

Bedroom Three 7' 7" x 7' 11" (2.30m x 2.42m)

Having a radiator, and a double glazed window to the front elevation.

Bathroom 8' 1" x 7' 10" (2.46m x 2.38m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with mixer taps & electric shower over. The room also benefits from having wood effect flooring, airing cupboard, radiator, and a double glazed window to the rear elevation.

Carport

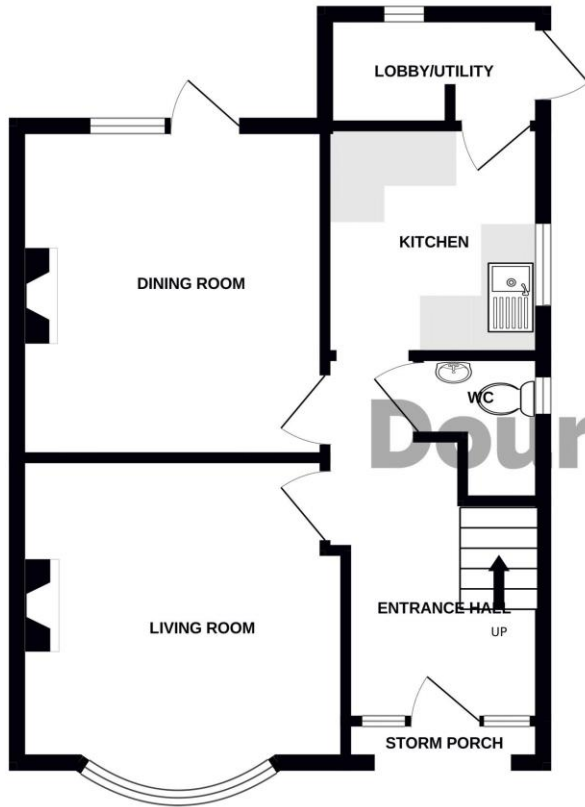
Accessed through double opening doors from the driveway, and opening directly into the rear garden.

Externally

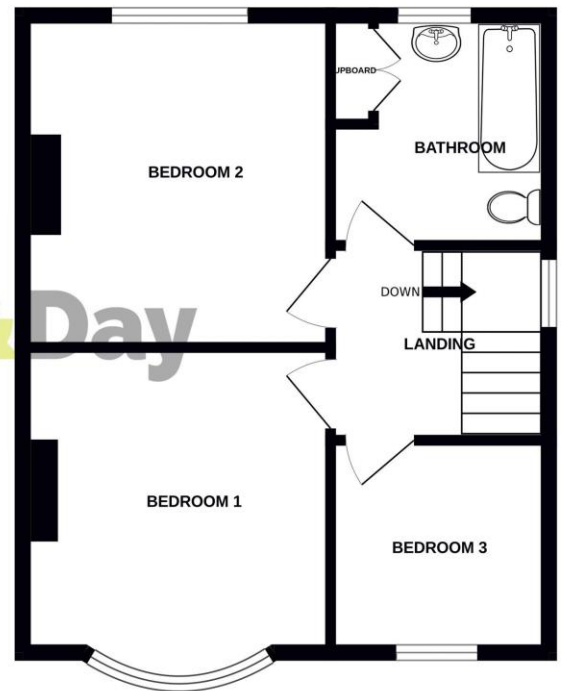
The property is approached over a large driveway providing ample off-street parking with a gravelled front garden area and a variety of shrubs. To the rear of the property is a beautifully maintained & private garden, having lawns, a decked seating area, and well stocked & established planting beds housing a variety of shrubs & small trees. There is also a large studio which has an electricity supply and is included within the sale, and a smaller cabin which is available by separate negotiation with the property owner.



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		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Low energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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