



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Weeping Cross Stafford

Tiverton Avenue Weeping Cross  
Stafford Staffordshire

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**Join us on a journey to Tiverton - not the picturesque riverside town in Devon, but the ever-desirable Tiverton Avenue in Weeping Cross! Resembling its namesake town, known for its scenic walks, this property is just a short drive from Cannock Chase, famous for its natural beauty, offering endless opportunities for exploration amid Staffordshire's breathtaking landscapes.**

This home is ideal for a family seeking a property they can customise to their liking, boasting ample space throughout. The ground floor comprises an entrance porch, hallway, guest WC, living room, dining room, kitchen, and a garden room. Upstairs, you'll find three bedrooms and a family bathroom. Situated on a corner plot, the property features off-street parking, a garage, and a mature garden. With its enticing features, this home is sure to attract attention. Don't miss out - contact us today to schedule a viewing!

- Spacious Semi-Detached Family Home
- Highly Desirable Location with Excellent Schools Nearby
- Living Room & Dining Room
- Kitchen & Garden Room
- Three Bedrooms, Family Bathroom & Guest WC
- Driveway, Garage & Mature Gardens

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 Porch

Being accessed through a double glazed door with double glazed window to the front elevation and a further double glazed door leading to:

## Entrance Hall

A bright, welcoming entrance hall having a radiator, stairs leading to the first floor accommodation with understairs storage cupboard, radiator and double glazed window to the front elevation.

## Guest Cloaks / WC 5' 11" x 3' 4" (1.80m x 1.01m)

Having a suite comprising of a wash hand basin and low level WC. Radiator, double glazed feature porthole window to the side elevation and a further double glazed window to the rear elevation.

## Living Room 13' 5" x 11' 4" (4.09m x 3.46m)

A bright and spacious reception room which includes a living flame gas fire set within a decorative wooden surround with marble effect hearth and double glazed bow window to the front elevation.



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## **Dining Room** 11' 0" x 9' 7" (3.36m x 2.93m)

A second good-sized reception room having a serving hatch opening into the kitchen, radiator and double glazed sliding patio door leading to:



## **Garden Room** 7' 8" x 15' 11" (2.33m x 4.85m)

A lovely garden room having multiple double glazed windows, wood panelled walls, radiator and double glazed door giving views and access to the rear garden.

## **Kitchen** 11' 0" x 8' 2" (3.36m x 2.49m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink drainer. Range of integrated appliances including an oven and hob, further space for washing machine and fridge/freezer. Useful pantry, wall mounted gas central heating boiler, tiled floor, radiator, window to the rear elevation and a further door leading into the garden room.

## **First Floor Landing**

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

## **Bedroom One** 13' 5" x 10' 10" (4.08m x 3.31m)

A generous sized main bedroom having a range of fitted wardrobes and dressing table, radiator and double glazed window to the front elevation.



## **Bedroom Two** 11' 1" x 10' 2" (3.37m x 3.09m)

A second double bedroom having a built-in double wardrobe, airing cupboard, radiator and double glazed window to the rear elevation.



## **Bedroom Three** 9' 7" x 7' 1" (2.93m x 2.15m)

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

## **Bathroom** 8' 2" x 7' 7" (2.49m x 2.32m)

Having a contemporary white suite which includes a panelled bath, separate tiled shower cubicle with fitted electric shower, pedestal wash basin and low level WC. Recessed downlights, radiator and double glazed window to the rear elevation.

## **Outside - Front & Side**

The property occupies an established corner plot with the gardens to the front and side being mainly laid to lawn with well established mature borders.

## **Outside - Rear**

The rear garden is mainly paved with gated rear access leading onto the driveway.

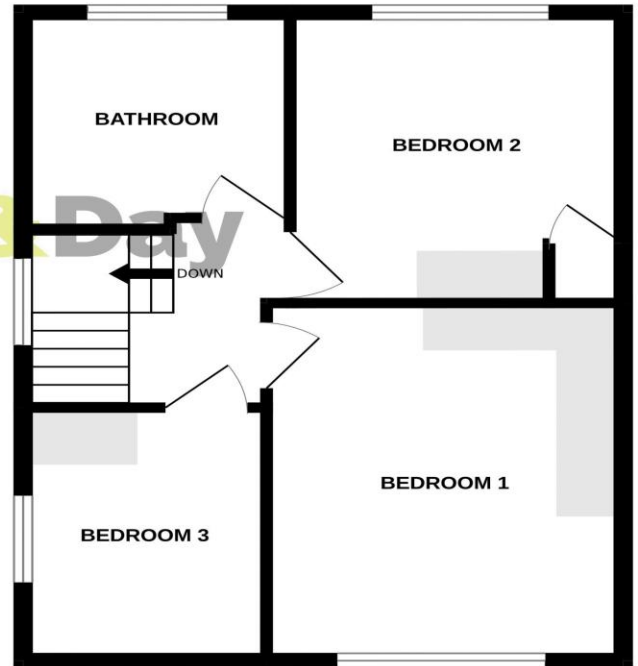
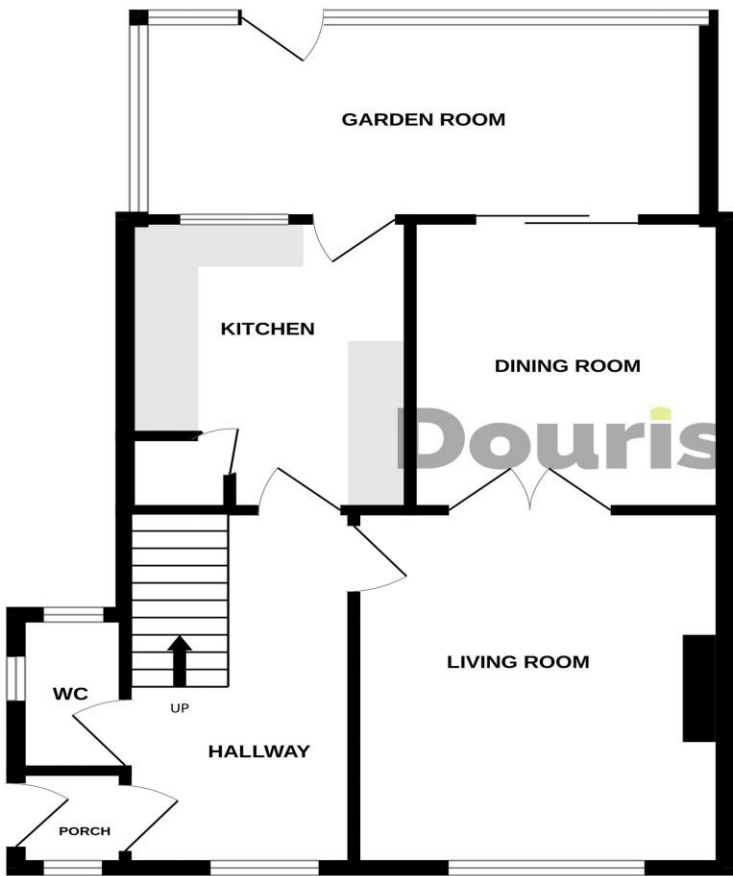
## **Garage**

Accessed through an up and over door to the front and having two double glazed windows, rear personal door to the garden and having power and lighting.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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