



£340,000

KEY TENURE: **Freehold**

ENERGY EPC RATING: **B**

POUNDS COUNCIL TAX BAND: **E**

Baswich Stafford

The Priory Baswich
Stafford Staffordshire



Steeped in History...St Thomas' Priory was founded by Gerard Fitz Brian, a Burgess of Stafford, in c.1174 and originally developed into one of the wealthier houses of the Augustinian order in Staffordshire. St Thomas' Priory is situated in the fertile valley of the River Sow, approximately 2 miles east of Stafford Town Centre. This modern and beautifully presented four bedroom property is situated within this highly regarded edge of town development, only a short distance into Stafford Town Centre and only a short drive away from the stunning Cannock Chase.

Internally, this superb four bedroom home comprises of an open plan entrance hallway, guest WC, utility room, open plan lounge, dining room and fitted breakfast kitchen with built-in appliances. To the first floor, there are four bedrooms, En-suite to bedroom one and a family bathroom. Meanwhile, externally the property has a designated parking space, single garage and a well maintained and private rear garden.

- Beautifully Presented Throughout
- Four Spacious Double Bedrooms
- Kitchen With A Utility & Guest WC
- Spacious Livingroom With A Private Garden
- Off Road Parking With A Separate Garage
- A Short Drive To Stafford Town Centre

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a double glazed composite entrance door with a glazed to the side, stairs off, rising to the First Floor Landing & accommodation with useful understairs storage, a radiator, and internal door(s) off, providing access to;

Guest WC 7' 3" x 4' 6" (2.22m x 1.38m)

Fitted with a white suite comprising of a low-level WC with concealed cistern, and a pedestal wash hand basin with chrome mixer tap. There is ceramic splashback tiling to the walls, wood effect flooring, and a radiator.

Living Room 14' 4" x 28' 1" (4.38m x 8.55m)

A great sized & bright reception room, having two radiators, two double glazed windows to the rear elevation, and double glazed bi-folding doors providing views and access out to the rear garden.

Kitchen & Dining Area 12' 10" x 18' 10" (3.91m x 5.75m)

An open-plan L-shaped kitchen & family dining area. The kitchen area features a matching range of modern wall, base & drawer unit having fitted work surfaces over to three sides with matching splashback upstands, and incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include; double electric eye-level oven/grill, a 5-ring gas hob with stainless steel splashback rising to a double stainless steel extractor hood above, integrated dishwasher



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& fridge/freezer. There is inset ceiling spotlighting, wood effect flooring, a radiator, a double glazed window to the front elevation, and within the dining area there is space to accommodate a dining table & chairs, and further internal door off, leading into the Utility Room.

Utility Room 4' 9" x 6' 6" (1.45m x 1.98m)

Accommodating a wall mounted central heating boiler, and having space & plumbing for appliance(s). There is wood effect flooring, and a double glazed window to the front elevation.

First Floor Landing

A spacious first floor landing having a radiator, a useful built-in storage cupboard, an access hatch to the loft space, and internal doors off, providing access to all four Bedrooms & Bathroom.

Bedroom One 13' 7" x 11' 1" (4.13m x 3.39m)

A spacious double bedroom, having a fitted double wardrobe, radiator, a double glazed window to the rear elevation, and further internal door leading into the En-suite.

En-suite (Bedroom One) 5' 4" x 8' 2" (1.63m x 2.49m)

Fitted with a white suite comprising of a low-level WC with an enclosed cistern, wash hand basin with chrome mixer tap, and a screened shower cubicle housing a mains-fed mixer shower. There is ceramic tiled flooring, ceramic splashback tiling to the walls, and a towel radiator.

Bedroom Two 9' 9" x 10' 6" (2.96m x 3.20m)

A second double bedroom having a useful built-in storage cupboard with shelving, radiator, and a double glazed window to the front elevation.

Bedroom Three 10' 5" x 13' 10" (3.17m x 4.22m)

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

Bedroom Four 13' 4" x 10' 0" (4.07m x 3.05m)

A fourth good sized double bedroom, having a radiator, and a double glazed window to the rear elevation.

Bathroom 13' 3" x 6' 3" (4.05m x 1.90m)

A spacious bathroom fitted with a modern white suite comprising of a low-level WC with an enclosed cistern, a pedestal wash hand basin with chrome mixer taps, a panelled bath with chrome mixer taps, and a separate walk-in screened shower cubicle housing a mains-fed mixer shower. There is ceramic tiling to the walls, ceramic tiled flooring, inset ceiling spotlighting, a vertical towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a shared communal lawned garden, having a designated parking space to the front & single garage.

Garage 18' 0" x 8' 5" (5.49m x 2.57m)

Accessed through an up and over access door to the front elevation, and benefitting from also having additional & useful boarded loft space.

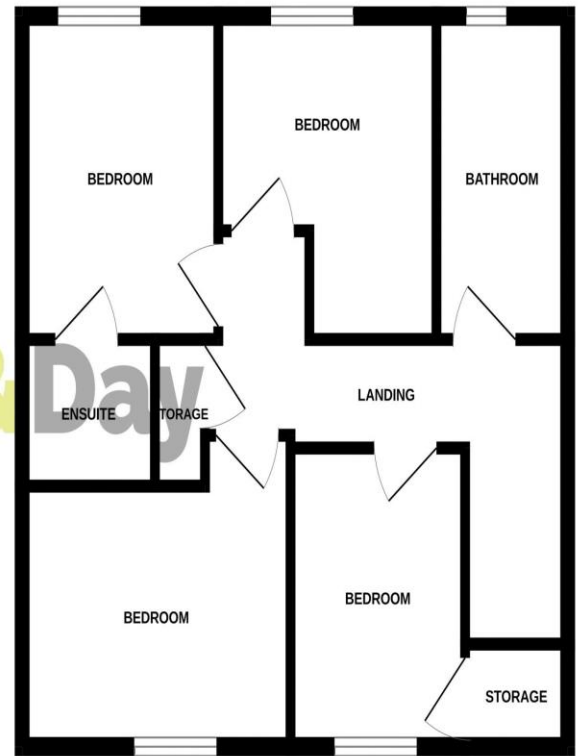
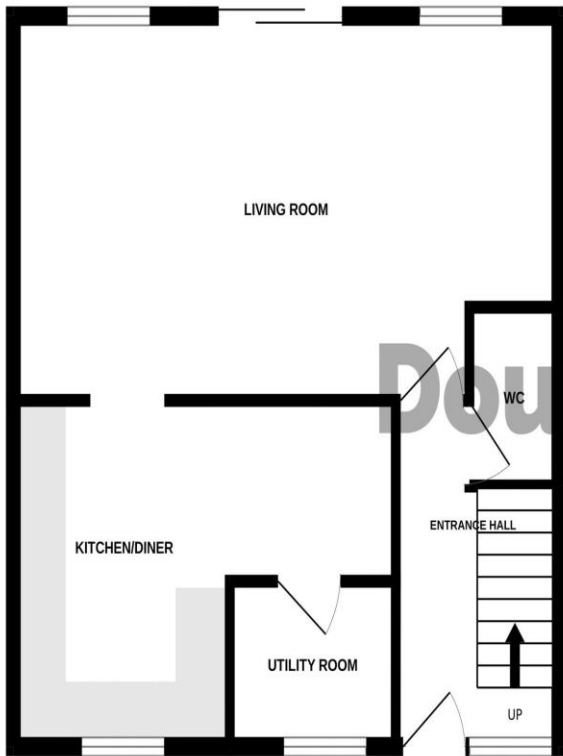
Outside Rear

A private & enclosed rear garden having a stone paved seating/outdoor entertaining area and lawned garden with a stone paved pathway in the centre leading to a further raised lawned garden area and is enclosed by panelled fencing with gated access at the far rear to a bin area.



GROUND FLOOR

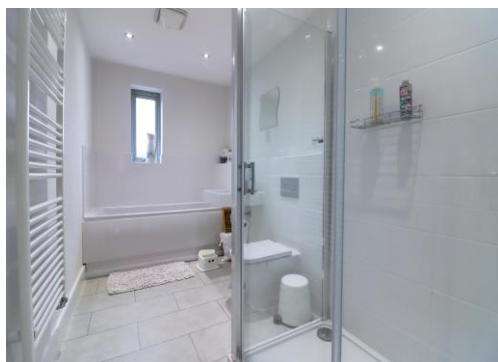
1ST FLOOR



Dourish & Day

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Energy efficient - lower rating costs | | | |
| (92+) | A | 85 | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Energy efficient - higher rating costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcrea.com | | | |

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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