




£199,950

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: B

## Stafford

Wolverhampton Road  
Stafford Staffordshire

 3  1  2

**Prepare to be impressed by this stunning traditional bay-fronted terraced house! Offering a spacious accommodation, this home is conveniently located close to Stafford's town centre, ensuring easy access to shops, amenities, and the mainline train station.**

Step inside to discover an inviting entrance hall leading to a large bay-fronted lounge and a separate dining room. The fitted kitchen and guest WC provide modern convenience, while a cellar offers additional storage space. Upstairs, a generously sized landing leads to the large main bedroom, a second bedroom, and a luxurious family bathroom. A third bedroom completes the upper level, providing ample space for a growing family or accommodating guests. Outside, you will find a front forecourt and a low-maintenance rear garden. Whether you are a first-time buyer, investor, or looking to downsize, this property offers versatility and potential. Plus, with No Onward Chain, it is ready for you to make it your own!

- Bay Fronted Forecourted Terrace
- Two Reception Rooms & Three Bedrooms
- Lots Of Character Throughout
- Low Maintenance Rear Garden With Garage
- Good Size Garden With A Downstairs WC
- Convenient For Stafford Town Centre & West Coast Mainline Railway

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 Hallway

Having access through a glazed entrance door having stairs leading up to the first floor landing. There is a radiator.

### Living Room 13' 11" x 10' 11" (4.25m x 3.32m)

Featuring an inset gas fire set within chimney breast on a marble hearth with matching inset. There is a radiator, and a double glazed bay window to the front elevation. There is also secondary glazing leading to the front elevation. The living room is finished off with original feature Victorian covings.

### Dining Room 12' 0" x 11' 0" (3.66m x 3.35m)

Featuring an electric fire inset within a decorative wood surround on a tiled hearth with matching inset. There is a radiator, and a double glazed window to the rear elevation.

### Kitchen 18' 1" x 7' 3" (5.52m x 2.21m)

A breakfast kitchen featuring a matching range of fitted eye level wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink unit with chrome mixer taps. There are a range of cooking appliances including a double oven, an electric hob with a double width hood over, and further appliances including a dishwasher. There is ceramic tiling to the walls, ceramic tiled flooring, a radiator, a double glazed window to the side elevation, and double glazed door to the side elevation.

### Rear Lobby

A versatile space, which also gives access to a Guest WC.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

**Guest WC** 6' 3" x 2' 6" (1.90m x 0.75m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin with chrome mixer tap & storage beneath. There is ceramic tiled flooring, and a double glazed window to the side elevation.

**Cellar** 11' 5" x 14' 6" (3.49m x 4.42m)

A useful space benefiting from having both power & lighting installed.

**First Floor Landing**

Having an access point to the loft space, a built-in storage cupboard, and internal doors off, providing access to all both Bedrooms & Bathroom.

**Bedroom One** 11' 7" x 14' 6" (3.52m x 4.41m)

A spacious double bedroom, having a double glazed window to the front elevation & radiator.

**Bedroom Two** 12' 0" x 8' 4" (3.67m x 2.54m)

A second smaller double bedroom, having a double glazed window to the rear elevation & radiator.

**Bathroom** 10' 0" x 7' 3" (3.04m x 2.22m)

A spacious bathroom fitted with a white suite comprising of a panelled bath with mains-fed shower over & chrome mixer tap, a vanity style wash hand basin with chrome mixer tap above & storage beneath, and a low-level WC with an enclosed cistern. There is a tile wall, tiled laminate flooring, a double glazed window to the side elevation & radiator. A further internal door provides access to Bedroom Three.

**Bedroom Three** 14' 8" x 7' 4" (4.47m x 2.24m)

A third bedroom being spacious and featuring fitted wardrobes with clothes rail space. There is also a secondary loft access point, a double glazed window to the side elevation & radiator. The room also houses a wall mounted gas central heating boiler.

**Outside Front**

The property is accessed through a metal pedestrian gate with steps rising to the front entrance door, with a small decorative gravelled covered garden area to the front & low-brick wall to the perimeter.

**Outside Rear**

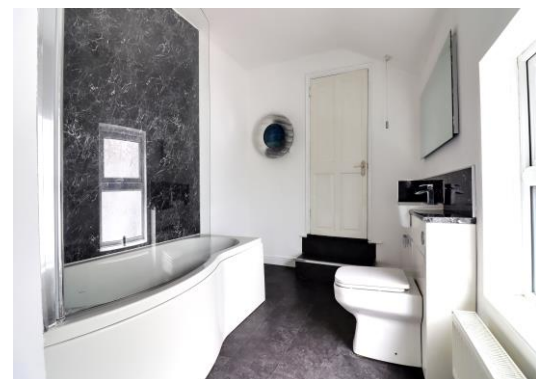
An enclosed low-maintenance rear garden accessed from the side of the property, being laid mainly to decorative stone covering with a paved pathway providing access to the rear of the garden having a single garage and a access to the rear of the property.

**Garage** 15' 6" x 9' 3" (4.73m x 2.82m)

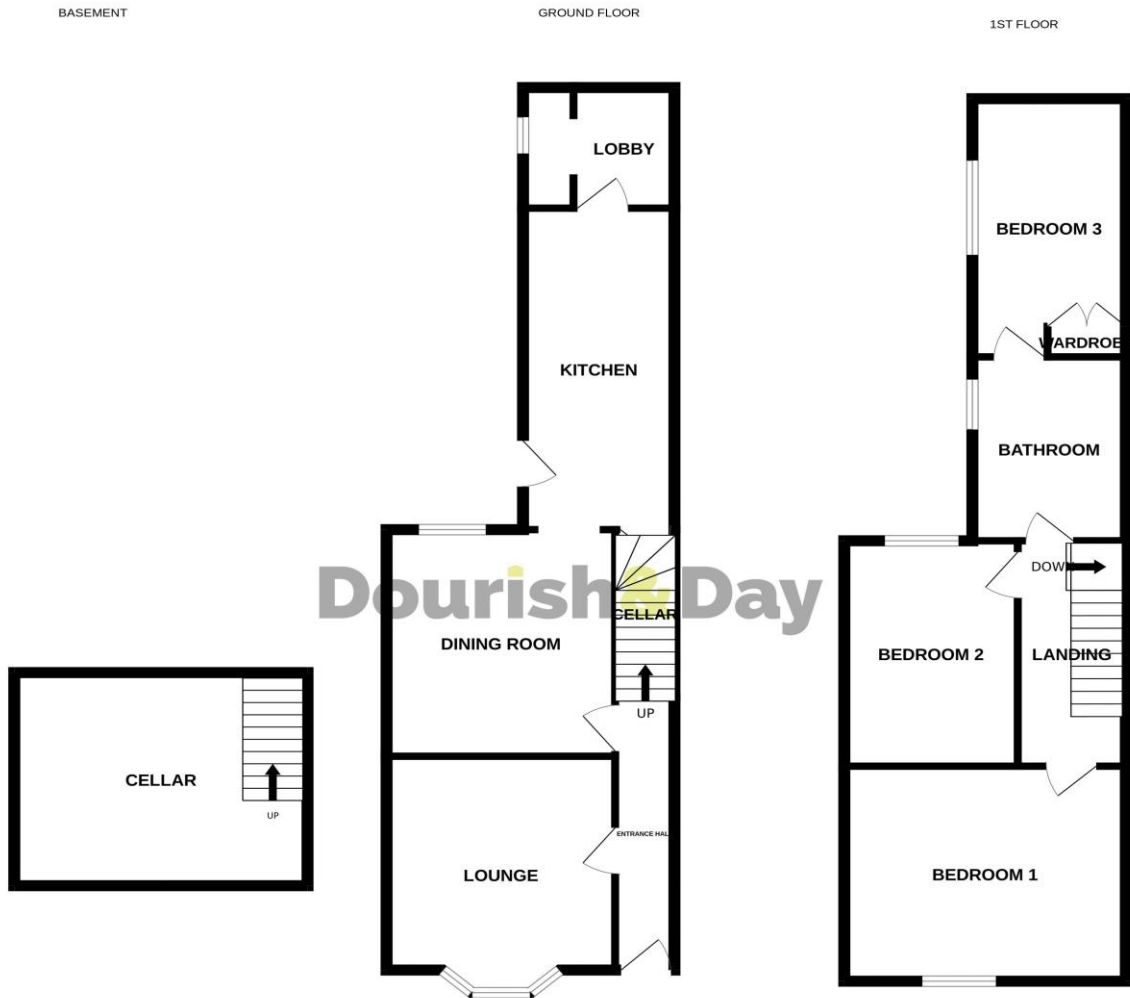
Having an up and over garage door to the front. NB We understand there is no vehicular access to the garage.

**ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

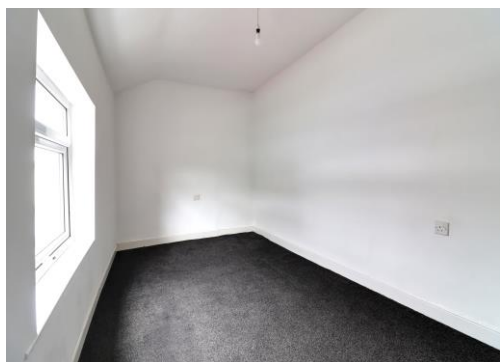
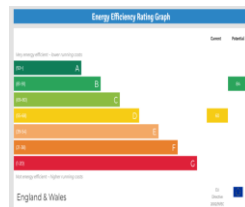






Dourish & Day

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. Made with Metroplan ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk