



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Baswich Stafford

Witney Road Baswich
Stafford Staffordshire



Nestled in the coveted Baswich area, this traditional bay-fronted home presents an ideal canvas for updating and personalization. Boasting a prime location with a spacious garden, ample parking, and close proximity to schools, amenities, and the breath taking Cannock Chase, this property offers a promising foundation for a variety of buyers.

Step inside to discover an inviting entrance hallway leading to a generously sized living room, a breakfast kitchen, and a charming conservatory—perfect for relaxation and entertaining. Upstairs, two double bedrooms await, accompanied by a convenient shower room. Outside, the property features a block-paved driveway providing ample parking, a sizable garage, and a private rear garden, offering ample space for outdoor enjoyment and potential enhancements. With the added benefit of No Upward Chain. Contact us today to schedule your viewing appointment and unlock the potential of this Baswich gem.

- Two Bedroom Semi-Detached House
- Living Room, kitchen/Diner & Conservatory
- Two Double Bedrooms & Shower room
- Large Driveway, Single Garage & Private Rear Garden
- Popular Residential Area
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing and having a radiator.

Living Room 14' 2" x 11' 9" (4.31m x 3.59m)

Having an electric fire set within the chimney breast and situated on a granite hearth with a wooden surround, radiator and double glazed walk-in bay window to the front elevation.

Dining Kitchen 8' 5" x 12' 6" (2.56m x 3.82m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Space for cooker and further appliance space. Useful understairs pantry, tiled splashbacks, radiator and double glazed window and door leading into the conservatory and a further internal door to the garage.

Conservatory 8' 9" x 11' 6" (2.67m x 3.50m)

Of brick base construction with tiled floor, double glazed windows and double glazed door giving views and access to the rear garden.



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First Floor Landing

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

Bedroom One 13' 3" x 14' 1" (4.05m x 4.30m)

A spacious main bedroom with a triple fitted wardrobe providing hanging rails, radiator and double glazed walk-in bay window to the front elevation.

Bedroom Two 10' 2" x 9' 3" (3.10m x 2.82m)

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

Shower Room 7' 3" x 6' 2" (2.20m x 1.88m)

Having a white suite including a shower cubicle with fitted shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Airing cupboard housing the gas central heating boiler, tiled walls, tiled floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a block paved driveway which provides ample off-road parking and there is a decorative gravelled area to the side with a variety of mature shrubs. The driveway leads to the entrance door and leads to:

Garage 23' 0" x 7' 8" (7.00m x 2.34m)

Having an up and over door to the front, power, lighting, double glazed window and double glazed door to the rear elevation and a door leads to:

WC 5' 3" x 2' 6" (1.61m x 0.77m)

Having a close coupled WC, wash hand basin with chrome taps and splashback tiling. Tiled floor, internal double glazed window to the kitchen and further window to the rear elevation.

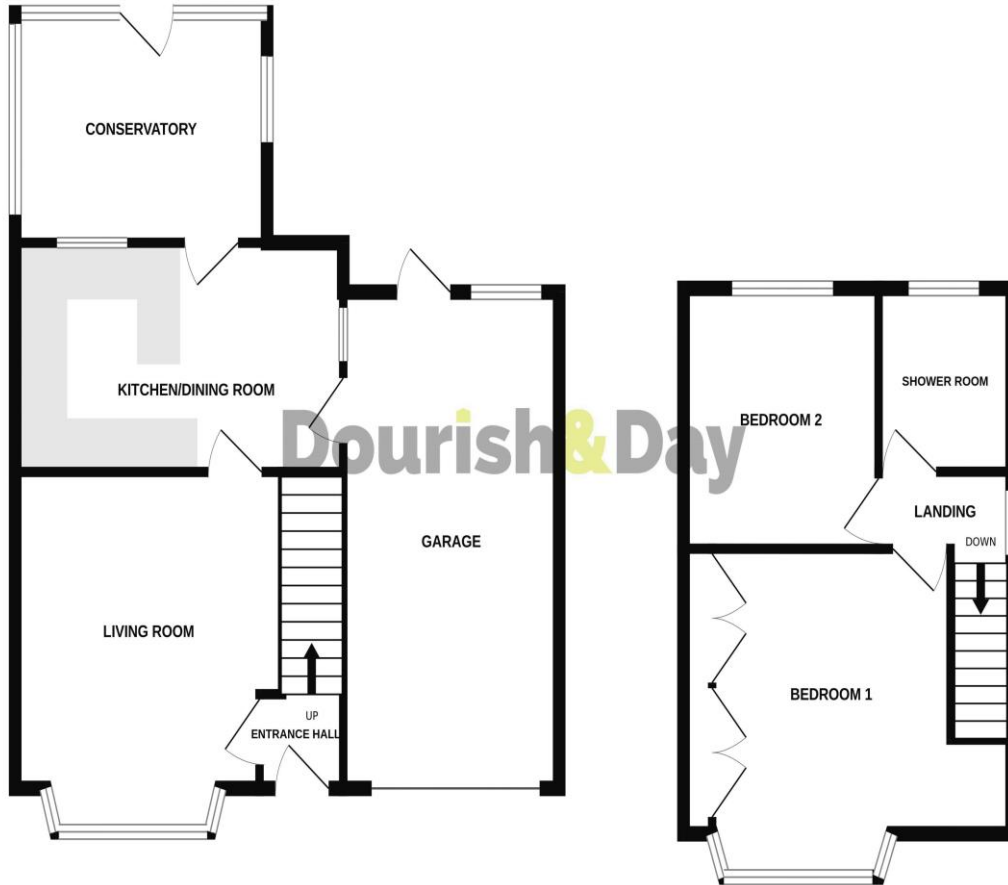
Outside - Rear

Having steps leading to a large gravelled seating area providing ample space for relaxation. There is an array of beds with a variety of plants and shrubs. The garden shed and greenhouse are included in the sale together with an additional shed at the bottom of the garden.



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		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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