

£269,950

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

## Stafford

Sandon Road  
Stafford Staffordshire



**Looking for a stunning 1930's semi detached property? This superb home is set well back from the road and enjoys ample off road parking, situated in a very well regarded location, close to Stafford Town centre, schooling, amenities and excellent commuter links.**

Internally the accommodation comprises of an entrance hallway, open plan lounge with wood burner, open plan dining room, fitted kitchen and a large refitted bath/wet room. To the first floor there are three bedrooms and refitted wet room. Externally the good sized, landscaped rear garden is private, beautifully maintained, laid mainly to cut Indian stone and enjoys a large cabin/garden room with a covered decked seating area. This property is being offered with No Upward Chain.

- Superb Three Bedroom 1930's Semi Detached Home
- Open Plan Living Room & Dining Room
- Kitchen & Large Ground Floor Bath/Wet Room
- Three Bedrooms & Refitted Wet Room
- Set Well Back, Parking For Numerous Vehicles
- Private Garden, Large Summer House & No Chain.

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



### Arched Storm Porch

Having a tiled floor and a modern, contemporary style composite double glazed door leading to:

### Entrance Hall

Having stairs to the first floor with an under stairs storage cupboards, tiled floor, radiator and coving.

### Living Room 14' 7" into bay x 10' 11" (4.45m into bay x 3.34m)

Having a feature sandstone fire surround and hearth with tiled inset housing a cast iron multi fuel stove, coving, high gloss tiled floor and double glazed walk-in bay window to the front elevation. The living room opens into:

### Dining / Sitting Room 12' 7" x 10' 6" (3.83m x 3.19m)

Having coving, radiator, high gloss tiled floor, double glazed sliding doors giving views and access to the patio and rear garden beyond.

### Kitchen 14' 1" x 6' 5" (4.30m x 1.96m)

Having a range of shaker style units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with a brushed



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chrome mixer tap. Space and plumbing for appliances, range cooker with double cooker hood over, tiled floor, tiled splashbacks, double glazed window and door to the rear elevation.

### **Wet Room / Bathroom** 7' 7" x 10' 8" (2.30m x 3.24m)

A substantial bath / wet room having a mains shower with a glazed shower screen, freestanding claw foot bath with central traditional style chrome mixer tap, pedestal wash basin and low level WC. Tiled effect walls, traditional style radiator, double glazed window to the side elevation and two double glazed windows to the rear elevation.

### **First Floor Landing**

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

### **Bedroom One** 15' 1" into bay x 10' 3" (4.61m into bay x 3.13m)

A good-sized double bedroom having coving, radiator and double glazed walk-in bay window to the front elevation.

### **Bedroom Two** 12' 7" x 10' 7" (3.84m x 3.23m)

Having a radiator, picture rail and double glazed window to the rear elevation.

### **Bedroom Three** 10' 4" x 6' 8" (3.16m x 2.02m)

Having a double glazed window to the front elevation.

### **Wet Room** 6' 11" x 6' 4" (2.12m x 1.93m)

A refitted wet room having a mains shower with glazed shower screen, pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, tiled floor, traditional style towel radiator and double glazed window to the rear elevation.

### **Outside - Front**

The property sits on a good-sized plot being well set back from the road and is approached over a tarmac drive which provides parking for several vehicles. The garden is mainly laid to lawn with well stocked borders and gates and secure gated side access leads to:

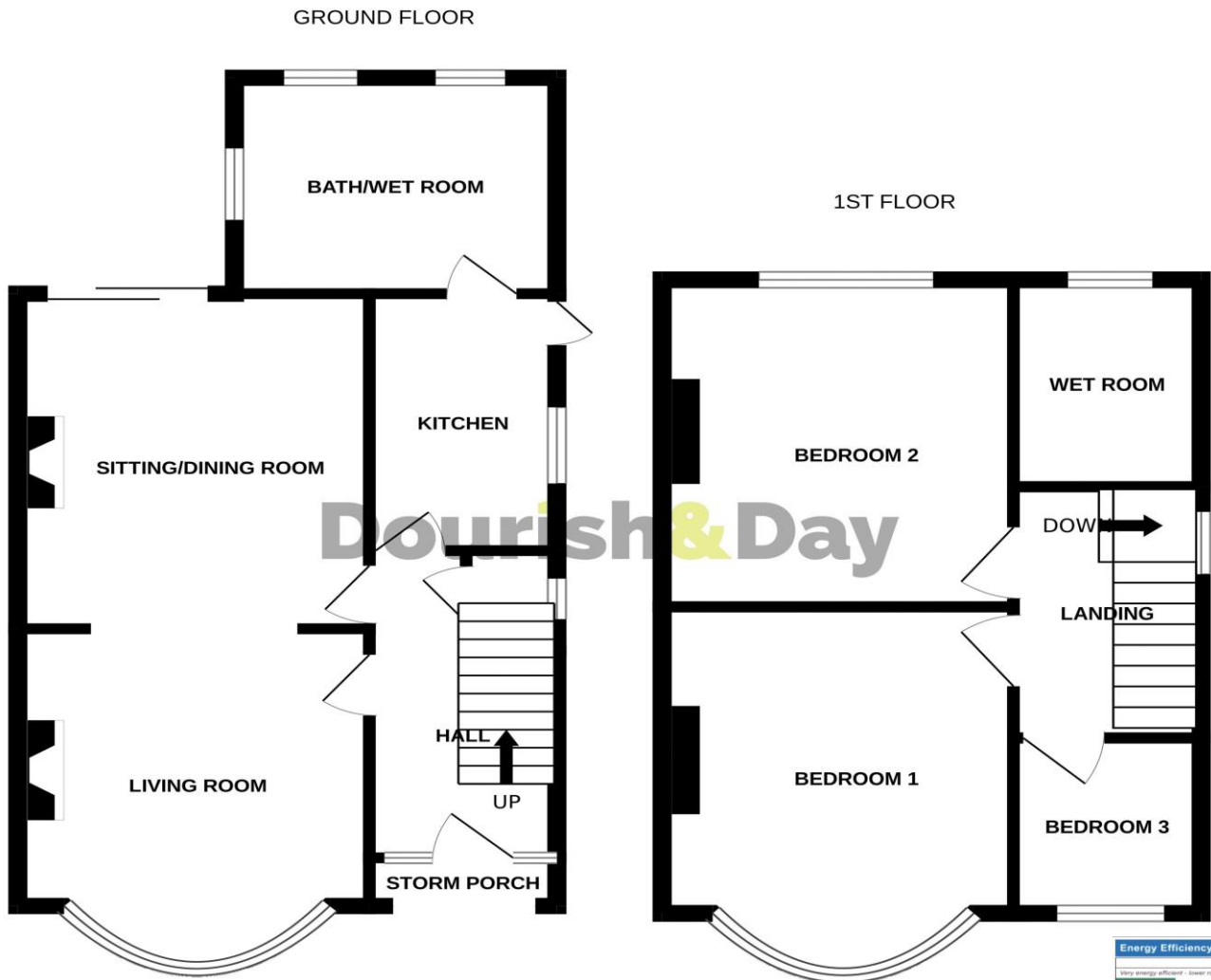
### **Outside - Rear**

A cut Indian stone path leads to the stunning, landscaped and private rear garden being mainly a cut Indian stone patio with a lawned area having well stocked flower beds and double doors lead to the cabin.

### **Cabin** 7' 9" x 13' 10" (2.37m x 4.21m)

Having a decked seating area to two elevations, being accessed through glazed double doors, the spacious cabin could also be used as a garden room or even a workshop and has power, lighting and windows to two elevations.





Energy Efficiency Rating		Current	Potential
Ultra energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**TBC**

England, Scotland & Wales

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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