



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

## Weeping Cross Stafford

Sergeant Way Weeping Cross  
Stafford Staffordshire



**MODERN LIVING!... This stylish five bedroom detached house is one you don't want to miss out on! The Aylesmore is a 5-bedroom home, laid out over three levels.**

The ground floor comprises an open-plan kitchen and dining area, living room and guest WC. On the first floor, bedroom 2 has an En-suite shower room, while bedrooms 3, 4 and 5 share the modern family bathroom. Heading up to the top floor you will find the large master bedroom suite which provides wonderful bedroom and modern fitted En-suite shower room. Outside the home features a long block paved driveway, a garage, and a landscaped rear garden. The location is sure to catch your eye too as Baswich Grange is a highly sought-after development of new homes in Stafford, situated a short drive from the town centre and commutable to Birmingham city centre. Don't delay in calling us for a viewing as this home is sure to attract a lot of interest!

- Large Three Storey Five Bedroom Detached House
- Spacious Living Room & Kitchen/Dining Room
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- Block Paved Driveway & Garage
- Landscaped Rear Garden
- Highly Sought After New Development

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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### Canopied Porch

With a double glazed composite entrance door leading through to the Hallway.

### Entrance Hallway

Having stairs rising to the first floor accommodation with a useful understairs cupboard, a radiator, and doors leading-off to the Guest WC, Living Room, and through to the Kitchen/Diner.

### Guest WC 6' 11" x 2' 11" (2.11m x 0.88m)

Fitted with a contemporary white suite that consists of a low-level WC, and a pedestal wash hand basin with mixer tap. There is also tiling to the floor, radiator, and a double glazed window to the front elevation.

### Living Room 18' 7" x 10' 8" (5.67m x 3.26m)

A spacious reception room having two radiators, and a walk-in double glazed bay window to the front elevation.

### Kitchen/Diner 13' 0" x 19' 4" (3.96m x 5.9m)

Fitted with a matching range of wall, base, and drawer units with work surfaces over extending to a breakfast bar, and incorporating an inset one and a half bowl sink with drainer and mixer tap. Integrated appliances consist of; a double oven, a four ring gas hob with hood over, fridge/freezer, dishwasher, and space for a washing machine. Additionally, there are recessed ceiling



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spotlights throughout, tiling to the floor, a radiator, a double glazed window to the rear elevation, and double glazed twin doors leading out to the garden.

## First Floor Landing

Having stairs rising to the second floor accommodation, airing cupboard, radiator, and a double glazed window to the side elevation.

## Bedroom Two 10' 7" x 8' 11" (3.22m x 2.71m)

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

## En-suite (Bedroom Two) 2' 11" x 8' 10" (0.89m x 2.7m)

Fitted with a contemporary style white suite which consists of a low-level WC, a pedestal wash hand basin with mixer tap, and a walk-in tiled shower cubicle housing a mixer shower. There is also tiling to the floor, a heated towel radiator, and recessed ceiling spotlights.

## Bedroom Three 9' 8" x 10' 6" (2.95m x 3.2m)

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

## Bedroom Four 9' 9" x 8' 8" (2.96m x 2.64m)

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

## Bedroom Five 7' 0" x 10' 2" (2.14m x 3.11m)

Having a double glazed window to the front elevation, and a radiator.

## Family Bathroom 6' 9" x 5' 7" (2.05m x 1.69m)

Fitted with a contemporary style white suite which consists of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer-fill tap. There is tiling to the floor, a heated towel radiator, recessed ceiling spotlights, and a double glazed window to the side elevation.

## Second Floor Landing

Having an internal door off, leading-in to Bedroom One (Master Bedroom).

## Bedroom One (Master) 15' 9" x 11' 2" (4.81m x 3.4m)

A large master bedroom which occupies the entire second floor, and featuring wall-to-wall fitted wardrobes and a dressing area. There are two radiators, and three double glazed windows to the front elevation.

## En-suite (Bedroom One - Master) 8' 9" x 8' 0" (2.67m x 2.45m)

Fitted with a contemporary style white suite which comprises of a low-level WC, a pedestal wash hand basin with mixer tap, and a double walk-in tiled shower cubicle housing a mixer shower. There is tiling to the floor, a heated towel radiator, recessed ceiling spotlights, and a skylight window to the rear elevation.

## Outside - Front

The property is approached over a block-paved driveway which extends to the side of the house providing off-road parking and access to the Garage.

## Garage

A single garage having an up and over vehicular access door to the front elevation.

## Outside-Rear

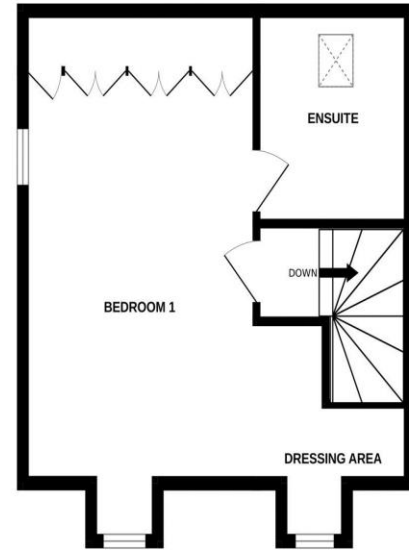
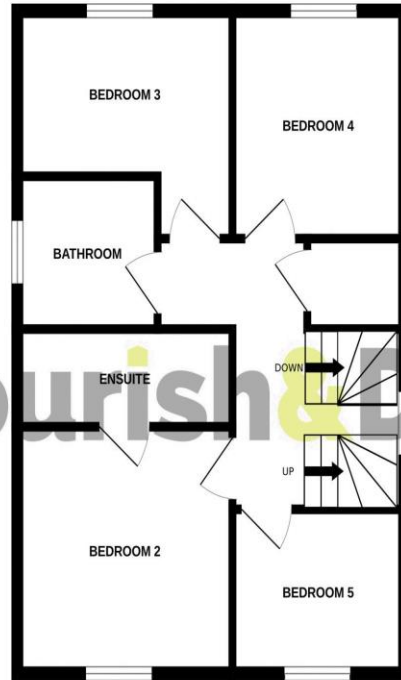
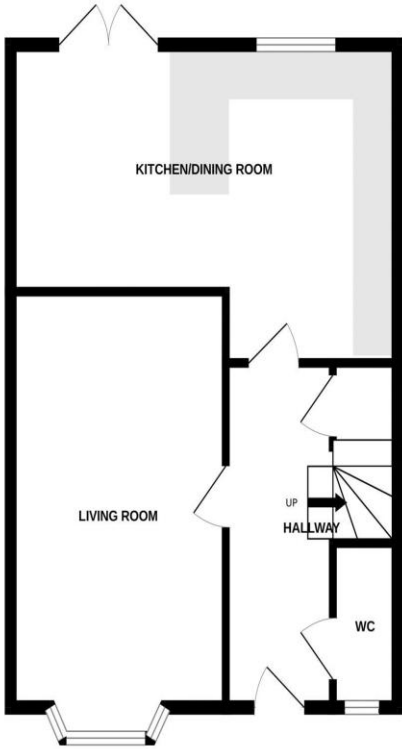
A landscaped and well maintained garden having a lawned area with planting beds, a paved patio seating area, and a further decked seating area towards the rear of the garden which features a raised garden pond.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		94
A	(81-91)	85	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			

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