



£385,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: E

## Baswich Stafford

Truro Way Baswich  
Stafford Staffordshire



*This spacious four bedroom detached home is ready and waiting for the new owners to make their own, discreetly situated within a small cul-de-sac on the desirable Saxonfields Estate and having excellent nearby schooling, amenities and only a short drive or bike ride away from the beautiful Cannock Chase.*

Internally the ground floor accommodation comprises of an entrance hallway, guest W.C, dining/sitting room, breakfast kitchen, living room and large Orangery. To the first floor there are four bedrooms, En-suite to bedroom one and a family bathroom. Externally the property enjoys ample off road parking, single integrated garage and a rear garden with a paved seating area. This property is being offered for sale with No Onward Chain.

- Spacious Four Bedroom Detached House
- Large Orangery & Living Room
- Breakfast Kitchen & Dining/Sitting Room
- Driveway, Garage & Rear Garden
- En-Suite, Guest W.C & Family Bathroom
- Desirable Location & No Onward Chain!

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

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### Entrance Hallway

Accessed through an arched storm porch with a double glazed entrance door leading into the spacious hallway having wood effect flooring, stairs off to the first floor landing with a useful understairs storage cupboard & radiator.

### Guest WC

Comprising of a low-level WC & wash hand basin with chrome mixer tap. There is wood effect flooring and a radiator.

### Living Room 12' 4" x 16' 5" (3.77m x 5.00m)

A spacious lounge having ceiling coving, wood effect flooring, a feature Adams style fire surround with quartz inset & hearth housing a living flame coal effect gas fire, two radiators and double glazed sliding doors to the orangery.

### Orangery 10' 3" x 15' 10" (3.12m x 4.83m)

A spacious & light second reception room with vaulted ceiling & downlighting, wood effect flooring, double glazed windows to three elevations, a vertical radiator, and double glazed double doors leading out to the rear garden & paved seating area.

### Dining Room / Study 12' 4" x 8' 4" (3.77m x 2.54m)

A room with flexible usage having wood effect flooring, a radiator and two double glazed windows to the front elevation.



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## **Kitchen** 16' 0" x 8' 4" (4.88m x 2.53m)

A breakfast kitchen fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over and a range of appliances including; 5-ring gas hob with a stainless steel splashback rising to a stainless steel extractor hood over, an integrated oven/grill, with spaces for plumbed appliances. The kitchen also benefits from having bevelled edge ceramic splashback tiling to the walls, radiator, a wall mounted gas central heating boiler, and having a double glazed window to the rear elevation & double glazed side door.

## **First Floor Landing**

Having radiator, access to loft space & radiator.

## **Bedroom One** 10' 7" x 13' 3" (3.23m x 4.05m) maximum measurements

Having a built-in double wardrobe, two double glazed windows to the rear elevation, radiator & internal door to En-suite showeroom.

## **En-suite (Bedroom One)**

Fitted with a suite comprising of a low-level WC, pedestal wash hand basin and a ceramic tiled shower cubicle housing a mains shower. The room also benefits from having ceramic splashback tiling, a radiator and double glazed window to the side elevation.

## **Bedroom Two** 13' 9" x 9' 9" (4.20m x 2.97m) measured into fitted wardrobe space

A second double bedroom, having a built-in double wardrobe, a double glazed window to the rear elevation and a radiator.

## **Bedroom Three** 11' 0" x 9' 0" (3.36m x 2.75m)

A third double bedroom, having a built-in double wardrobe, two double glazed windows to the front elevation and a radiator.

## **Bedroom Four** 7' 4" x 12' 8" (2.23m x 3.85m) maximum measurements

A further double bedroom, having a built-in double wardrobe, two double glazed windows to the front elevation and a radiator.

## **Bathroom** 6' 6" x 8' 9" (1.98m x 2.67m)

Fitted with a suite comprising of a panelled bath with chrome mixer tap, shower over & screen, a pedestal wash hand basin & low-level WC. The room also benefits from having ceramic splashback tiling to the walls, a double glazed window to the side elevation and a radiator.

## **Outside**

The property is discreetly positioned within a small cul-de-sac approached via a double width asphalt driveway providing off-street vehicle parking and access to the main entrance door & integrated garage. Secure gated access to the side of the property leads to the rear garden which has a paved outdoor seating area leading onto a lawned garden.

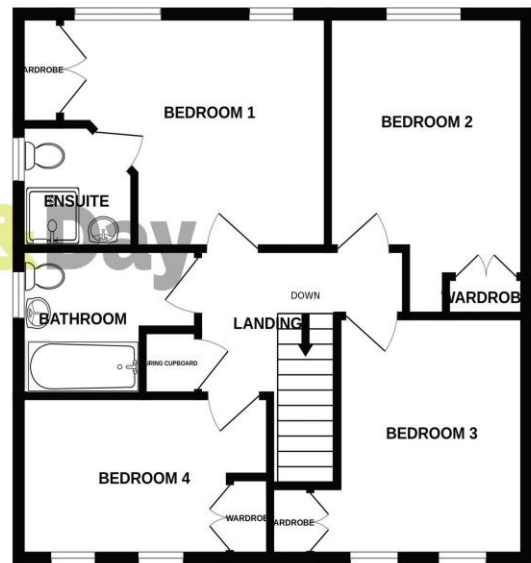
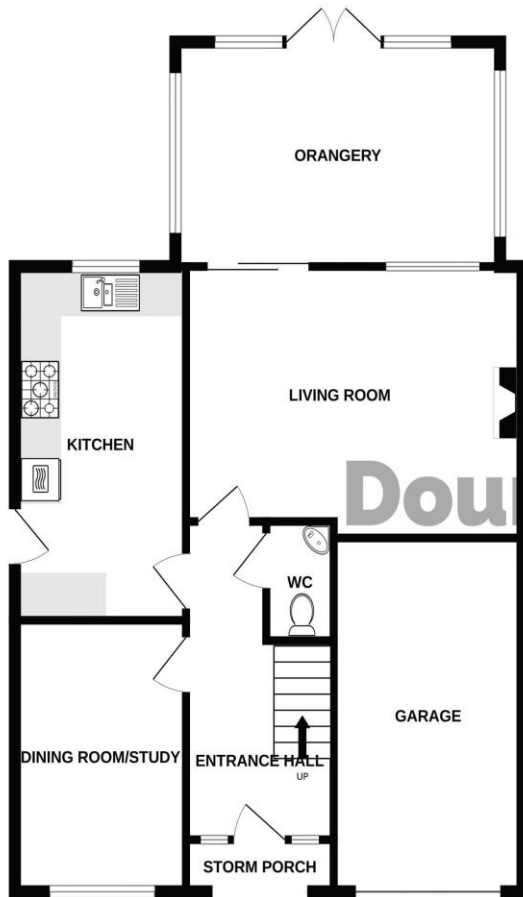
## **Garage**

A single integrated garage accessed via an up and over garage door to the front elevation and benefitting from having both power & lighting installed.



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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