



£250,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **C**

## Weeping Cross Stafford

Sidmouth Avenue Weeping Cross  
Stafford Staffordshire ST17

 **3**  **1**  **2**

***Sitting in one of the most popular parts of town, these three bedroom semi detached homes are flying out at the moment! This property certainly isn't your average three bed semi.***

The accommodation comprises an entrance porch, entrance hall, large living room opening to a dining room with a conservatory off and a kitchen all to the ground floor. Upstairs are three bedrooms and a shower room. Outside a driveway sits beside a decorative stone covered frontage and leads to a garage with remote roller door, whilst to the rear is an enclosed tiered garden plot with lawns and a walled paved patio adjacent to the conservatory. You'll have to be quick as these properties don't hang around so book your viewing today!

- Three Bedroom Semi-Detached House
- Through Lounge/Diner & Conservatory
- Fitted Kitchen
- First Floor Shower Room
- Front & Rear Gardens, Driveway & Garage
- Excellent Popular Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Porch

Having a double glazed sliding front entrance door with double glazed door with oval insert and UPVC side panel leading into the hallway.

## Hallway

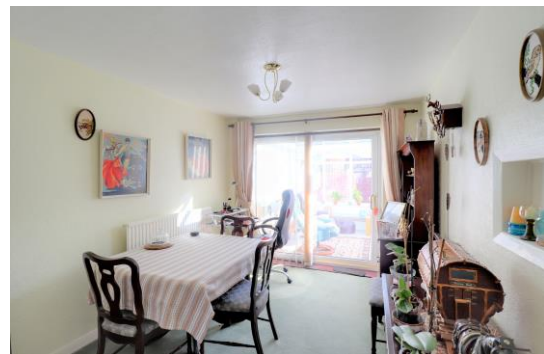
Having a staircase to the first floor accommodation, radiator, under stair store cupboard and high gloss large tiled floor which continues into the kitchen.

## Living Room 12' 11" x 10' 3" (3.94m x 3.12m)

A generous size room having a UPVC double glazed bay window to the front, radiator and marble fireplace and hearth incorporating a coal effect gas fire. There is also two wall lights points and the living room is open plan to the dining room.

## Dining Room 10' 9" x 8' 11" (3.28m x 2.71m)

Having a UPVC double glazed patio doors leading into the conservatory and radiator.



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## **Conservatory** 8' 10" x 9' 1" (2.7m x 2.78m)

Being of UPVC double glazed construction set on a low brick walls with full wall to one side. There are UPVC double glazed French doors to the rear garden and again high gloss large tiled floor.

## **Kitchen** 10' 9" x 7' 5" (3.27m x 2.25m)

Fitted with a range of base and wall units having work surfaces to two sides incorporating an inset single drainer sink unit and mixer tap. There is tiling to the walls and floor, a radiator, inset ceiling spotlighting, UPVC double glazed window to the rear, UPVC double glazed door to the side and radiator. There is an integral four ring ceramic hob with cooker hood over and separate integrated electric oven with space above for a microwave. There are further spaces for a dishwasher, washing machine, an upright fridge-freezer and a gas cooker tap behind the appliances.



## **Landing**

Having a UPVC double glazed window to the side, loft hatch and matching doors to all three bedrooms and shower room off the landing.

## **Bedroom One** 13' 0" x 9' 4" (3.96m x 2.85m)

Having a UPVC double glazed window to the front, fitted wardrobes to each side of the bed space incorporating over bed cupboards and adjacent sets of drawers. There is also a radiator to the room.



## **Bedroom Two** 10' 10" x 9' 11" (3.3m x 3.02m)

Having a UPVC double glazed window to the rear, radiator and built in airing cupboard housing the gas central heating boiler.



## **Bedroom Three** 9' 11" x 6' 6" (3.03m x 1.97m)

Having a UPVC double glazed window to the front, radiator, fitted wardrobe with over bed cupboards and cupboard below the fitted bed base.

## **Shower Room** 5' 10" x 6' 5" (1.78m x 1.95m)

Fitted with a white suite comprising low level WC, pedestal wash basin with monobloc mixer tap and corner shower cubicle with mains fed shower. There is a UPVC double glazed window to the rear and chrome heated towel rail.

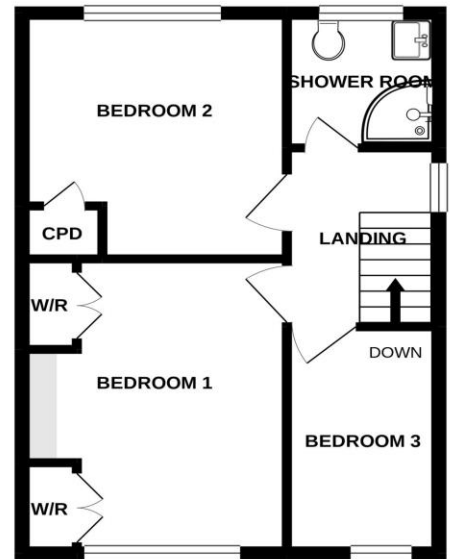
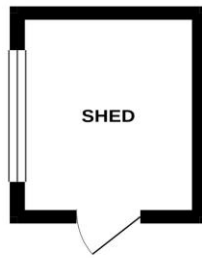
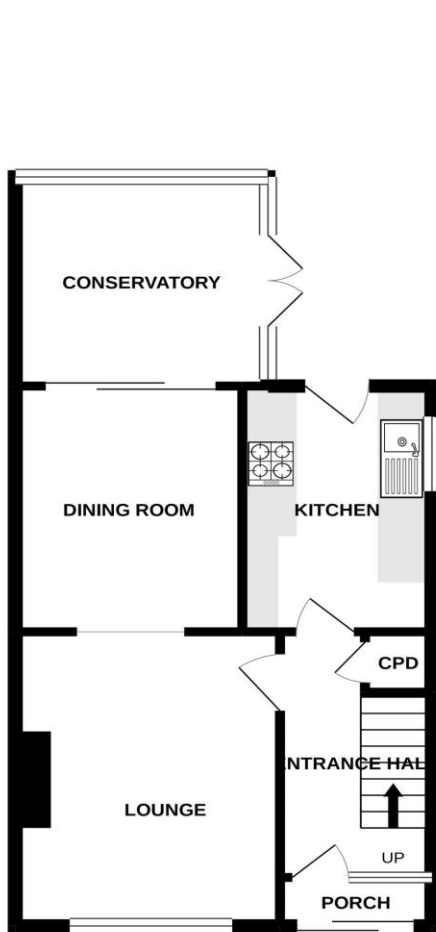
## **Outside**

The home is set behind a hedge row to the front which opens onto a decorative stone covered garden and tarmac driveway to the detached garage which has a remote controlled roller up and over door. The enclosed rear garden is tiered and includes a paved patio with surrounding wall and steps onto two further lawns, flowerbed and further raised vegetable patch. There is storage behind the garage to the side house.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

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 - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
			85
		69	
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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