



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: C

Trinity Fields Stafford

Trinity Rise Trinity Fields
Stafford Staffordshire



Feel like you are moving sideways in the quest to find your dream home? If you have been waiting for a family sized three bedroom home, on the north side of Stafford, then we have found the property for you!

Situated in a well regarded location, with nearby schooling and amenities with easy access on to the A34 and M6 Junction 14. This property offers an entrance hallway, guest WC, kitchen, large lounge and spacious dining room. To the first floor, are three bedrooms and a re-fitted shower bathroom. Externally, the property is approached via a driveway leading to the carport and rear access to the large garden with a paved patio and three tier areas. Available to view now, we are open 9am until 9pm 7 days a week to arrange your viewing.

- Well Presented Semi-Detached House
- Ample Off-Street Parking & Carport
- Well Regarded & Convenient Location
- Three Bedrooms & Shower Room
- Generous Rear Garden
- Spacious Lounge Diner & Smart Kitchen

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, radiator, vinyl flooring, internal door off, to Guest WC, and internal glazed French doors off, leading through into the Lounge & Dining Area.

Guest WC

Fitted with a WC and a wall mounted wash hand basin with chrome taps. In addition, there is ceramic tiled flooring, ceramic tiling to the walls, and a double glazed window to the side elevation.

Lounge & Dining Area 22' 4" x 11' 3" (6.81m x 3.42m) (maximum measurements)

A bright & spacious reception room which features a living flame gas fire set on a marble hearth, two radiators, a double glazed window to the front elevation, double glazed sliding patio doors to the rear elevation, and a further internal door leading through into the Kitchen.

Kitchen 9' 7" x 8' 9" (2.93m x 2.67m)

A modern kitchen fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & chrome mixer tap,



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

and appliances which include; fitted oven & hob, and having spaces available to accommodate further kitchen appliances. In addition, there is ceramic splashback tiling to the walls, ceramic tiled flooring, ceiling coving, and a double glazed window & door to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, and internal doors off, providing access to;

Bedroom One 12' 6" x 10' 5" (3.81m x 3.17m)

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

Bedroom Two 9' 8" x 9' 7" (2.95m x 2.93m)

Featuring fitted wardrobes with sliding mirrored door fronts, a double glazed window to the rear elevation, and a radiator.

Bedroom Three 9' 6" x 7' 6" (2.90m x 2.28m)

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

Shower Room 6' 4" x 6' 4" (1.93m x 1.92m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash basin with chrome mixer tap, and a shower cubicle & screen housing a mains-fed mixer shower over. In addition, there is a built-in storage cupboard with door, chrome towel radiator, ceramic tiling to both the walls & floor, and a double glazed window to the rear elevation.

Outside Front

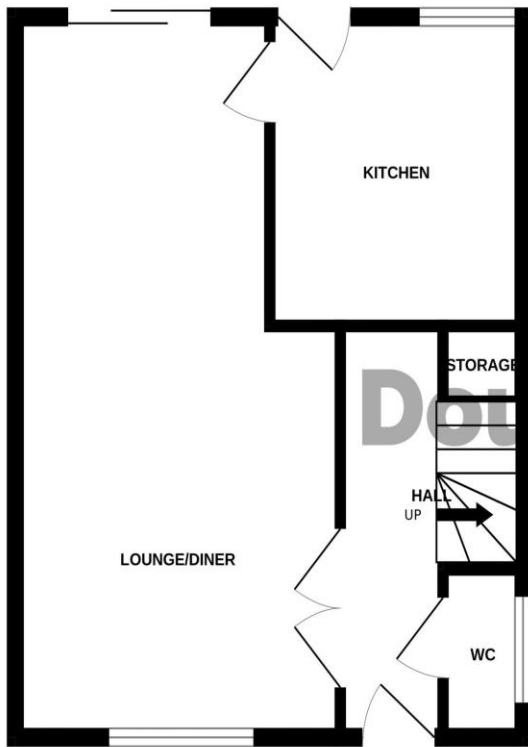
The property is approached over a Tarmacadam driveway providing ample off-street parking and continuing to the side of the property via secure wrought iron gates to a covered Carport, and a further pedestrian access gate to the garden. There is also a lawned front garden area with decorative slate borders.

Outside Rear

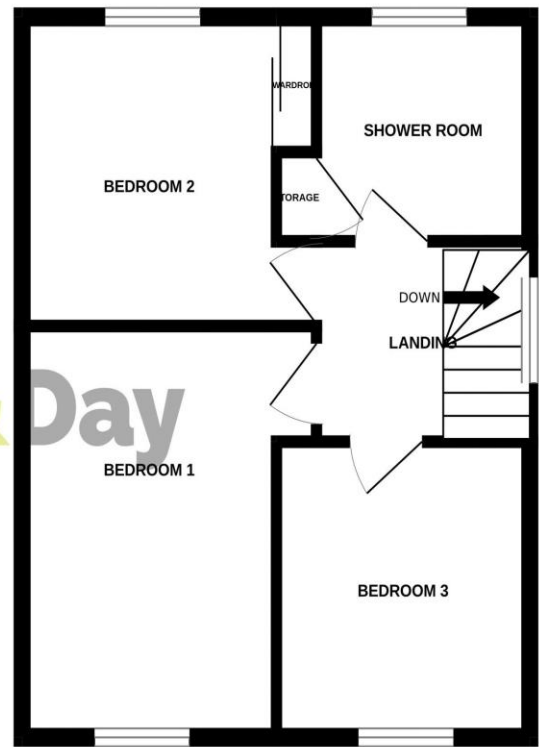
A good sized enclosed rear garden which features a paved patio seating area and steps off rising to raised & tiered garden areas with space for a garden shed, a variety of low maintenance decorative gravelled areas, and raised sleeper planting beds.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk