



Offers Over £205,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Stafford

Sandalwood Drive  
Stafford Staffordshire



***A spacious three story townhouse offering three-storey living that gives you great versatile accommodation and on a very popular estate. Where else can you find three double bedrooms, parking, a garage store, a guest WC, en-suite and utility room at this price?!***

In addition to this, there is also a bathroom, store room, bright living room and kitchen diner with Juliette balcony. Outside is a rear garden with patio, lawn and gate providing rear access. So, if you're looking for space, then this is the home for you, so book in a visit today! The property is a short drive to Stafford's town centre which has an array of shops and amenities and a mainline train station. This property offers No Onward Chain so call us today to arrange your viewing appointment.

- Spacious Three Story Townhouse
- Three Double Bedrooms
- Bathroom, En-Suite & Guest WC
- Large Lounge & Kitchen Diner
- Utility, Store Room & Garage Store
- Parking & Enclosed Rear Garden

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 Hall

An entrance door with double glazed panels opens to an entrance hall with wood effect flooring and staircase leading up to the first floor accommodation. There is a useful understairs storage cupboard and radiator.

## Guest WC 5' 8" x 2' 7" (1.72m x 0.78m)

Comprising of a white suite which includes a pedestal wash hand basin with tiled splash back and low level WC. There is a wood effect flooring, extractor fan and radiator.

## Store Room 10' 8" x 8' 6" (3.25m x 2.60m)

The rear of the garage has been converted into a useful store room and has its own lighting and power.

## Bedroom Three 10' 4" x 8' 7" (3.14m x 2.61m)

A third double bedroom having a radiator and double glazed window to the rear elevation.

## Utility Room 7' 2" x 5' 11" (2.18m x 1.80m)

Having a range of matching base cabinets with fitted work surfaces having an inset stainless steel sink with tiled splashback. There are spaces for a washing machine and tumble dryer, wall mounted gas fired central heating boiler,



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extractor fan, radiator, tiled floor and double glazed door leading to the rear garden.

## First Floor Landing

Having a radiator and double glazed window to the front elevation. Stairs lead up to the second floor.

## Living Room 14' 11" x 10' 10" (4.55m x 3.3m)

A modern fireplace provides a focal point for the room which also includes a radiator and two double glazed windows to the rear elevation.

## Kitchen / Diner 15' 3" x 8' 8" (4.64m x 2.65m)

Having a range of matching units extending to base and eye level and a slide-out pantry cupboard. There are fitted work surfaces with an inset one and a half bowl stainless steel sink with chrome mixer tap and tiled splashback. There is a range of integrated appliances including an integrated oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Wood effect flooring, radiator and double glazed French doors to the front elevation open onto a Juliette style balcony.

## Second Floor Landing

Having an airing cupboard and access to loft space.

## Bedroom One 12' 5" x 11' 7" (3.79m x 3.52m)

A good sized double bedroom with built-in wardrobes, radiator and double glazed window to the front elevation.

## Ensuite Shower Room 6' 7" x 5' 2" (2.00m x 1.58m)

Having a suite including a shower cubicle with fitted shower, pedestal wash hand basin and low level WC. Extractor fan, radiator and double glazed window to the front elevation.

## Bedroom Two 10' 11" x 8' 2" (3.34m x 2.49m)

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

## Bathroom 6' 6" x 6' 0" (1.98m x 1.82m)

Having a suite which includes a panelled bath with chrome mixer tap and a shower above, pedestal wash hand basin and low level WC. Wood effect flooring, extractor fan, radiator and double glazed window to the rear elevation.

## Outside - Front

The property has a tarmac driveway to the front.

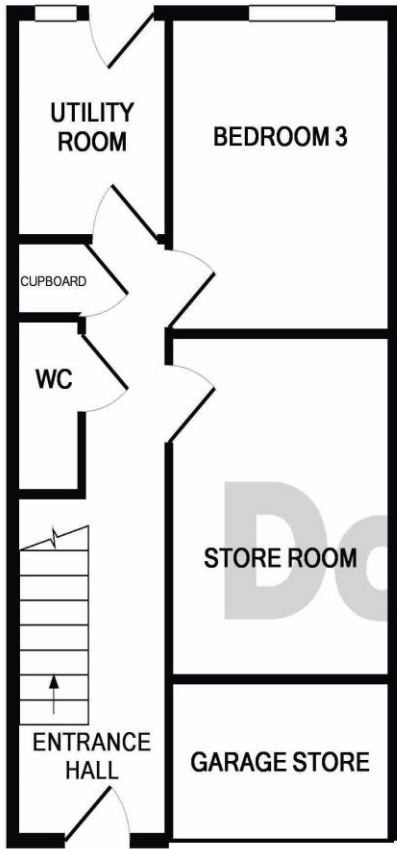
## Garage Store 8' 7" x 4' 5" (2.61m x 1.35m)

Up and over door to the front and internal door to the adjacent store room.

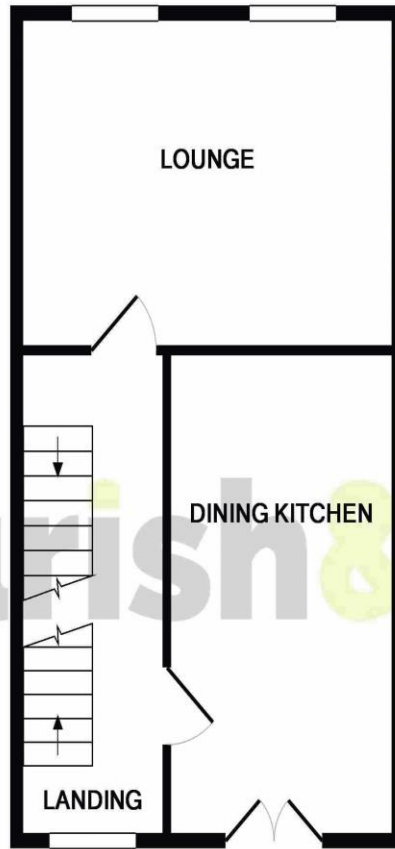
## Outside - Rear

The enclosed rear garden is mainly laid to lawn with a paved patio and rear access gate.

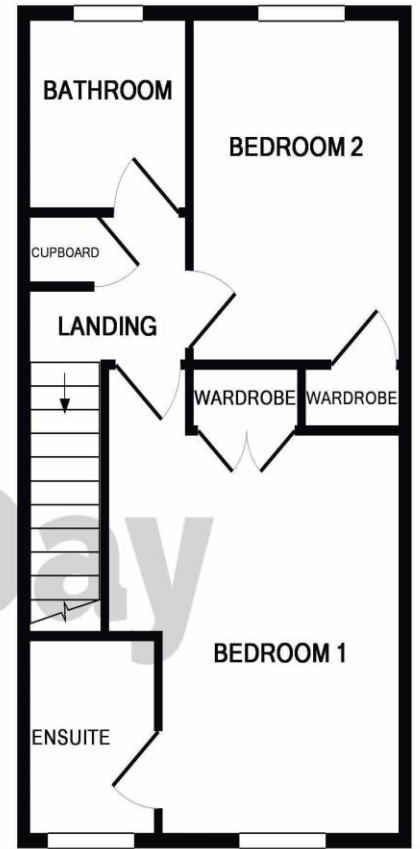




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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