



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

## Stafford

Queensville Avenue  
Stafford Staffordshire



***The era when this house was built has set a high standard for us Estate Agents with its charming homes featuring beautiful architectural details—but they just didn't build enough! This stunning property marries contemporary fixtures and fittings with delightful original features, including a MINTON tiled floor and a stunning stained glass entrance door.***

The accommodation is generously proportioned throughout and includes an inviting entrance hall, a spacious living room with a bay window, a separate dining room, and a well-equipped kitchen with a rear lobby. Upstairs, you'll find three generously sized bedrooms—no box rooms here—and a family bathroom. The property is situated on a spacious plot, featuring a driveway at the front. The rear garden is a good size, primarily laid to lawn with a paved patio area, perfect for outdoor enjoyment. This home is bound to attract significant interest, especially as it comes with No Onward Chain. Don't miss your chance—call us today to arrange your viewing and avoid disappointment!

- Traditional Three Bedroom Semi Detached
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Driveway & Enclosed Private Rear Garden
- Close To Stafford's Town Centre
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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## Entrance Porch

Being accessed through a glazed entrance door and having a Minton tiled floor. A stained glass entrance door leads to:

## Entrance Hall

Having stairs leading to the first floor landing with understairs storage cupboard. Minton tiled floor and radiator.

## Living Room 13' 9" x 11' 5" (4.20m x 3.47m)

A spacious living room having a gas fire set within the chimney breast with wooden surround and marble hearth. Radiator and double glazed walk-in bay window to the front elevation.

## Dining Room 12' 10" x 10' 3" (3.91m x 3.13m)

A spacious dining room having a radiator and double glazed window to the rear elevation.

## Kitchen 8' 11" x 6' 10" (2.73m x 2.09m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with



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chrome mixer tap. Spaces for appliances, tiled floor, towel radiator, double glazed window to the side elevation and a glazed door leads to:

## Rear Lobby

Having fitted work surface with space for appliances beneath, wood effect flooring, double glazed window and double glazed door leading to the rear garden.

## First Floor Landing

Having access to loft space and double glazed window to the side elevation,

## Bedroom One 12' 2" x 10' 8" (3.71m x 3.26m)

A spacious double bedroom having two double fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## Bedroom Two 12' 11" x 9' 3" (3.94m x 2.81m)

A second double bedroom again having two fitted double wardrobes providing hanging rail radiator and double glazed window to the rear elevation.

## Bedroom Three 8' 2" x 7' 0" (2.49m x 2.13m)

Having wood effect laminate floor, radiator and double glazed window to the front elevation.

## Family Bathroom 8' 11" x 7' 0" (2.72m x 2.14m)

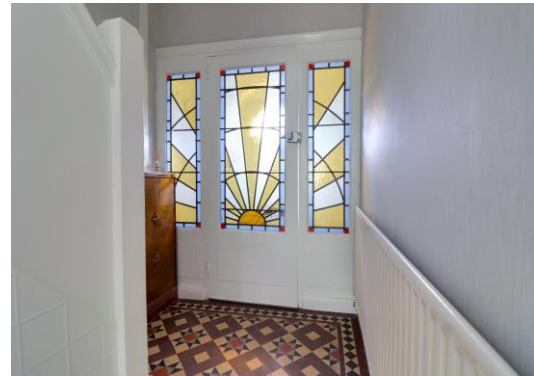
Having a white suite which includes a panelled bath with chrome mixer tap, separate shower cubicle with glazed screen and mains shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled effect vinyl flooring, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

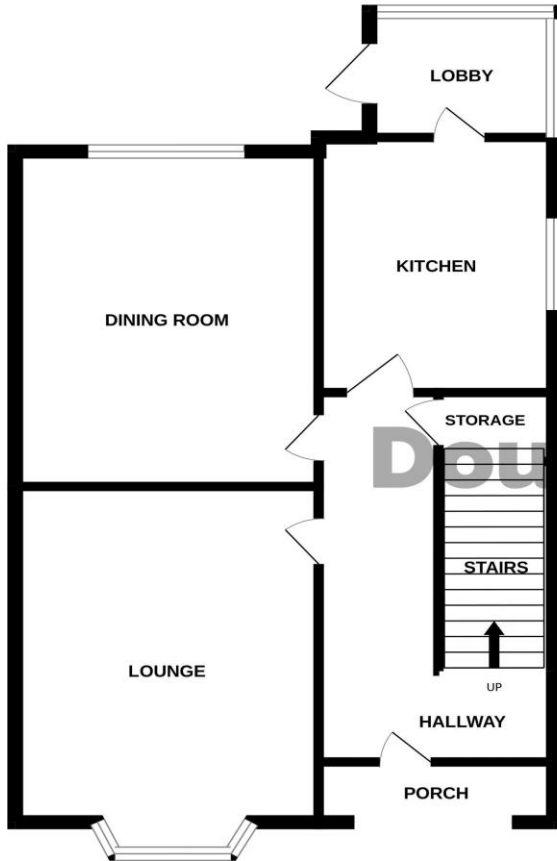
The property is approached over a slab driveway which provides off-road parking and a metal gate leads to the rear garden.

## Outside - Rear

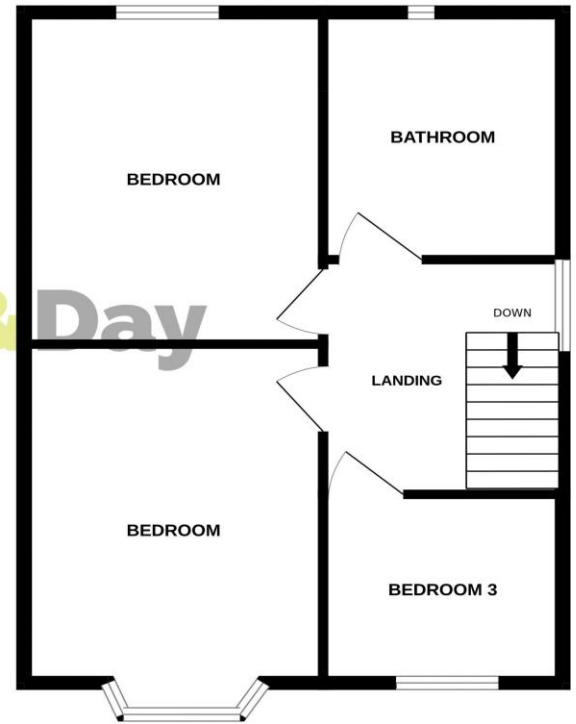
Having a paved seating area which leads onto the remainder of the garden being laid to lawn with a decorative gravelled patch to the side. There are a variety of mature shrubs and flowerbeds. The greenhouse is included in the sale and there are two useful outside storage sheds. The garden is enclosed by panel fencing.



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			

TBC

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 ©2024



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