



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Kingston Hill Stafford

Colwich Crescent Kingston Hill  
Stafford Staffordshire



**Introducing this two-bedroom semi-detached bungalow located in the highly desirable area of Kingston Hill. Just a short drive from Stafford's town centre, you'll have easy access to a variety of shops, amenities, and a mainline train station for convenient commuting.**

The accommodation includes an entrance hall, a spacious living/dining room, a conservatory, a kitchen, two double bedrooms, and a shower room. Outside, the property features a driveway providing ample parking and a detached storage building. The enclosed low-maintenance private rear garden is perfect for those who prefer not to spend time on gardening. While the property may require some modernisation, it presents a fantastic opportunity for anyone looking to make it their own. With No Onward Chain, this home is sure to attract interest. Don't delay—call us today to arrange your viewing appointment and avoid disappointment.

- Two Double Bedroom Semi Detached Bungalow
- Large Lounge/Dining Room, Conservatory & Kitchen
- Two Double Bedrooms & Shower Room
- Driveway, Carport & Rear Garden
- Located In A Highly Desirable Location
- No Onward Chain

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

Being accessed through a double glazed entrance door having access to loft space, wood panel walls and radiator.

## Living / Dining Room 19' 5" x 11' 2" (5.93m x 3.41m)

Having a gas fire set onto a tiled hearth with tiled surround, radiator, internal glazed window and door leading to:

## Conservatory 8' 4" x 12' 0" (2.54m x 3.67m)

Of brick base construction with double glazed windows, radiator and double glazed door leading to the rear garden.

## Kitchen 8' 11" x 7' 4" (2.72m x 2.24m)

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 chrome mixer tap. Space for cooker with cooker hood over, further appliance space, airing cupboard with shelving, tiled splashbacks, tiled floor, radiator and double glazed window to the rear elevation.



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**Bedroom One** 12' 10" x 10' 0" (3.90m x 3.06m)

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

**Bedroom Two** 9' 6" x 10' 3" (2.90m x 3.13m)

A second double bedroom having a radiator and double glazed windows to the front and side elevations.

**Shower Room** 7' 1" x 5' 9" (2.17m x 1.74m)

Having a white suite which includes a walk-in shower cubicle with glazed screen and electric shower, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, wood effect vinyl flooring, A double bedroom having a radiator and double glazed window to the side elevation.

**Outside - Front**

The bungalow has a paved driveway providing ample off-road parking with a decorative gravelled area which could be used for additional parking. The driveway leads down the side of the bungalow and into:

**Carport**

Giving access to the main entrance door and leading to:

**Former Garage / Store** 19' 3" x 7' 9" (5.86m x 2.37m)

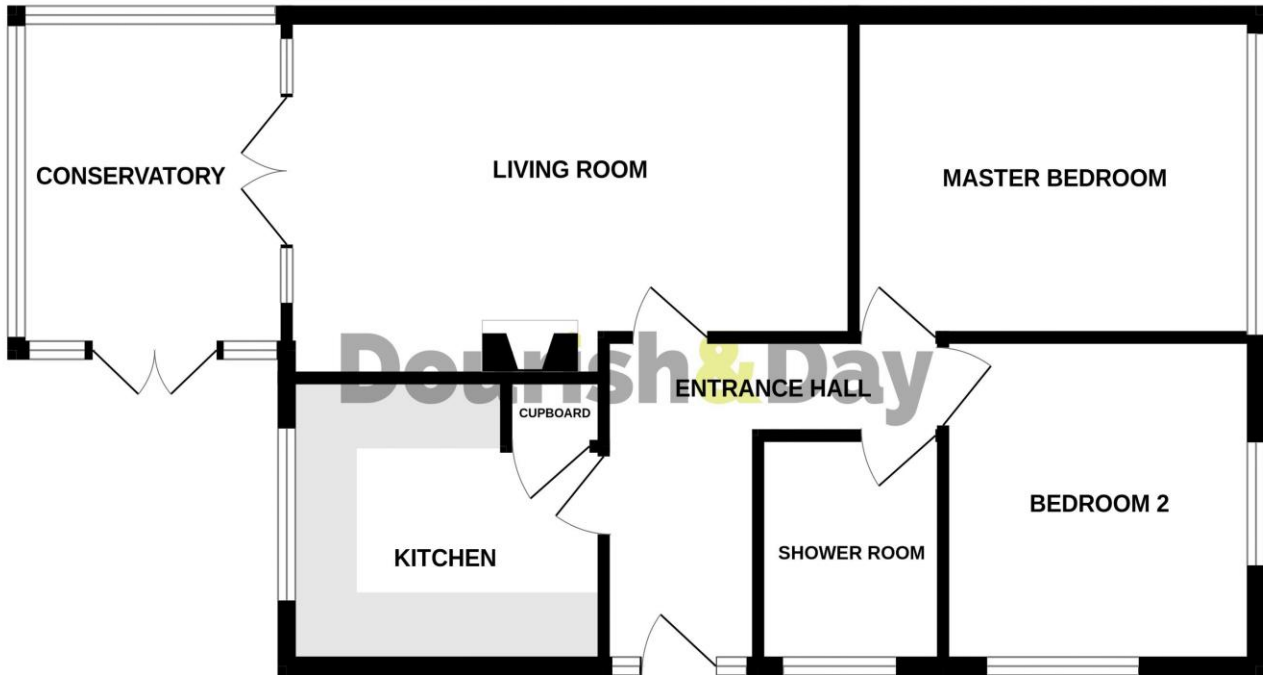
Having double glazed door and window to the front, glazed door and window leading to the rear garden. This could be reinstated back as garage with the removal of the door and window at the front.

**Outside - Rear**

A low maintenance rear garden having a paved seating area which leads onto a decorative gravelled area. There are two greenhouses included in the sale and the garden is enclosed by panel fencing.



## GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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