



£235,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Baswich Stafford

Kestrel Close Baswich
Stafford Staffordshire ST17

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

Introducing this charming semi-detached home, reminiscent of the Kestrel—graceful, yet full of potential. If you've been hunting high and low for the perfect property in a prime location where you can truly make your mark, your search may be over.

Originally built as a three-bedroom home, the current owners have extended the main bedroom into the third, though this can easily be reverted back to its original layout with minimal effort. The property boasts a spacious full-width lounge, a separate dining room, and a practical kitchen. Both bedrooms come equipped with fitted wardrobes, and the generously sized bathroom adds to the appeal. The rear garden offers privacy and tranquillity, while a double-length garage provides ample storage. If you're ready to transform a home into something truly special, then this little gem could be the opportunity you've been waiting for. Swoop down and seize it before it's gone!

- Popular Location - Requires Some Updating
- Living Room, Dining Room & Kitchen
- Two Double Bedrooms & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Excellent Nearby Schooling & Amenities
- A Short Drive To Staffords Town & Mainline Train Station

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

Double glazed entrance door with double glazed windows leading into the entrance porch with a tiled floor and part glazed door to:

Living Room 16' 8" x 10' 8" (5.07m x 3.25m)

Stone fireplace with gas fire and side settle area, under-stairs recess and double glazed bow window.

Dining Room 10' 3" x 8' 8" (3.13m x 2.65m)

Radiator, under-stairs cupboard and double glazed sliding patio door to rear garden.

Kitchen 10' 5" x 7' 5" (3.17m x 2.27m)

Fitted work surfaces extending to 3 sides with single drainer sink unit and mixer taps. Range of base and eye level units. Built in oven, hob and cooker hood over. Radiator, integrated fridge and washing machine (being situated behind matching cupboard doors), tiled effect floor, tiled splash backs and double glazed window.



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First Floor Landing

Airing cupboard and access to the part boarded loft space which houses the gas boiler.

Bedroom One 10' 9" x 16' 8" (3.28m x 5.08m)

Originally being two bedrooms which could easily be converted back by the installation of a partition wall and reinstatement of the original door, this excellent size bedroom comprises of extensive fitted furniture including wardrobes, over bed storage units and additional storage cupboards. Deep over stairs wardrobe, two radiators and two double glazed windows.

Bedroom Two 10' 6" x 8' 1" (3.2m x 2.47m)

Fitted wardrobes with sliding mirror fronted doors, radiator and double glazed window to rear elevation.

Bathroom 7' 5" x 8' 1" (2.25m x 2.47m)

Suite comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin and WC. Radiator, tiled walls and two double glazed windows to rear.

Outside - Front

Lawned front garden with block paving drive leading to: attached garage.

Garage 27' 2" x 7' 8" (8.27m x 2.34m)

Up and over door, double glazed window and door to rear garden. Internal door to kitchen.

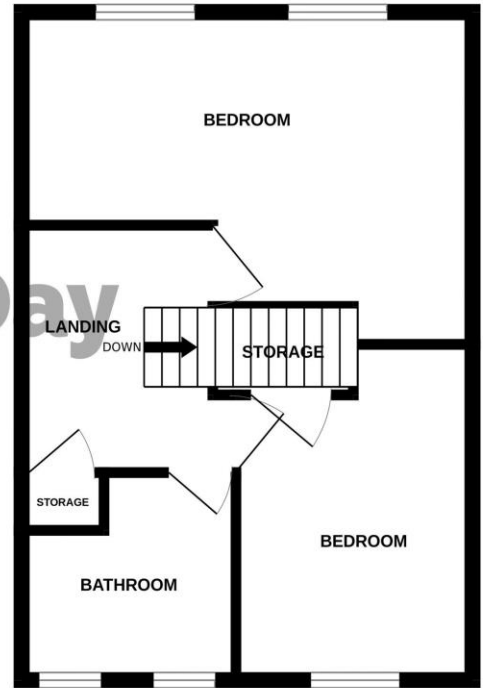
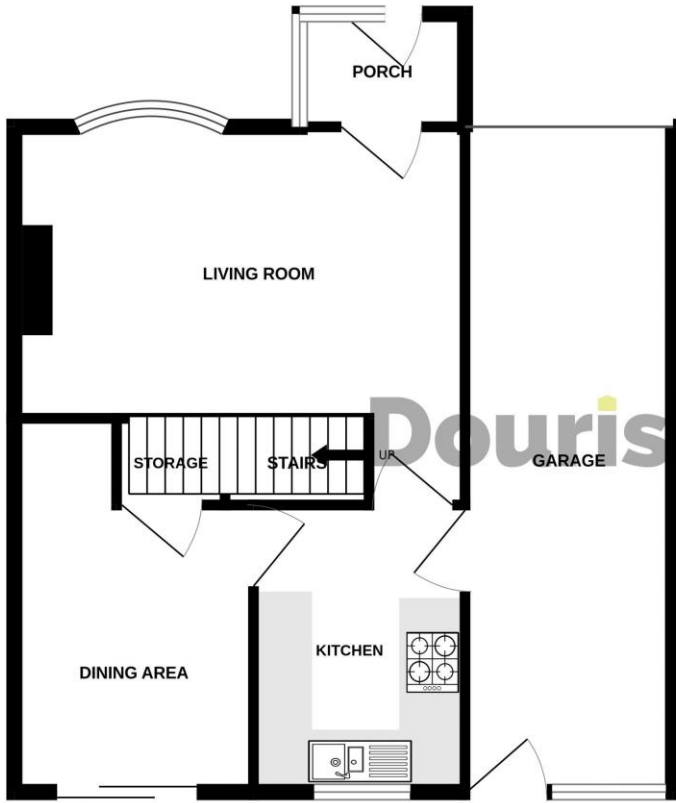
Outside - Rear

Paved patio area with steps leading up to the lawned garden which has raised beds and being enclosed by panel fencing. The rear garden is not overlooked.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating cost			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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