



£345,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Moss Pitt Stafford

Ash Rise Moss Pitt  
Stafford Staffordshire



**Introducing this charming three-bedroom detached bungalow, nestled in the highly desirable area of Moss Pit, just a short drive from the stunning Cannock Chase. This property is full of potential and is perfect for those looking to add their own personal touch.**

Inside, you'll find a spacious layout comprising of an entrance hall, a cosy living room, separate dining room, kitchen, and a bright conservatory. The bungalow also features three well-sized bedrooms and a family shower room with a separate WC. Outside, the property offers a driveway with ample parking, a garage, and a large, enclosed private rear garden—ideal for outdoor relaxation or entertaining. With No Onward Chain, this fantastic home is ready for its new owners to make it their own. Don't miss out on this opportunity—call us today to arrange your viewing appointment!

- Three Bedroom Detached Bungalow
- Living Room & Conservatory
- Kitchen & Dining Room
- Three Bedrooms, Shower Room & WC
- Driveway, Garage & Large Private 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

Access through a double glazed entrance door with double glazed side panel, radiator, access to loft space and an airing cupboard with wall mounted gas central heating boiler and shelving.

## Living Room 12' 5" x 15' 3" (3.78m x 4.66m)

A spacious living room having a gas fire set into a marble hearth and wooden surround, radiator and double glazed bow window to the front elevation.

## Dining Room 10' 3" x 10' 6" (3.12m x 3.20m)

Having part wood panelled walls, radiator and a double glazed sliding door leading into the conservatory.

## Kitchen 10' 4" x 11' 1" (3.15m x 3.39m)

Having a range of matching base and eye level units with fitted work surfaces and an inset single bowl sink unit with chrome mixer tap. A range of built-in cooking appliances including an oven and electric hob with cooker hood over, under counter space for appliances, tiled splashbacks, double glazed window to the rear elevation and double glazed door leading to:



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## **Conservatory** 9' 6" x 20' 3" (2.89m x 6.18m)

A half brick conservatory having double glazed windows surrounding, insulated roof with downlights, two skylights, double glazed sliding door to the rear elevation and a double glazed door to the side elevation.

## **Bedroom One** 12' 11" x 12' 10" (3.94m x 3.91m)

A spacious double bedroom having fitted wardrobes and fitted drawers, radiator and double glazed window to the front elevation.

## **Bedroom Two** 10' 3" x 9' 11" (3.12m x 3.03m)

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

## **Bedroom Three** 8' 11" x 7' 4" (2.72m x 2.24m)

A versatile room currently being used as a study having a fitted desk with fitted drawers, radiator and double glazed window to the front elevation.

## **Shower Room** 10' 2" x 5' 10" (3.11m x 1.79m)

Having a white suite comprising of a shower cubicle with glazed screen housing a mains fed shower, wash basin and vanity unit with chrome mixer tap and cupboard underneath. An airing cupboard with shelving, tiled walls, radiator and double glazed window to the rear elevation.

## **WC** 5' 3" x 2' 9" (1.61m x 0.84m)

Having a WC with an enclosed cistern, part tiled splashbacks and double glazed window to the rear elevation.

## **Outside - Front**

Approached over a tarmac driveway providing off road parking and giving access to a single garage. A large lawned garden to the front with a paved path leading to the main entrance door and access to the rear elevation from both sides.

## **Garage** 19' 4" x 8' 5" (5.90m x 2.57m)

Having an up and over electric door, power and lighting, double glazed window to the side and rear elevation and an integral door leading to the conservatory.

## **Outside - Rear**

Having a large, paved seating area approached over a substantial lawned garden housing a garden shed, array of matured shrubs, hedges and flowers and a garden work shop with fitted work bench inside.



GROUND FLOOR  
1232 sq.ft. (114.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1232 sq.ft. (114.4 sq.m.) approx.

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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