



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: E

## Salt Stafford

Hill Rise Salt  
Stafford Staffordshire



**Calling all property buyers! Are you on the hunt for your forever family home? Seeking a property with potential to extend and make your own? Look no further than this charming three-bedroom detached home, situated in the highly desirable village of Salt.** Enjoy the peaceful, rural feel of village life without being too far from Stafford's town centre. Step inside to find a welcoming entrance hall leading to a comfortable living room, a bright conservatory, a formal dining room, a well-equipped kitchen, and a convenient guest WC—all on the ground floor. On the first floor, you'll discover three well-sized bedrooms and a family bathroom. Outside, the property offers a driveway, a carport, and a private rear garden—perfect for relaxing or entertaining. This home presents an ideal opportunity for those looking for a project, with incredible potential for extending and creating a truly unique space and the property comes with No Onward Chain. Don't miss out—call us today to arrange your viewing appointment and see the possibilities for yourself!

- Three Bedroom Detached Family Home
- Large Living Room & Conservatory
- Kitchen, Dining Room, Guest WC
- Three Bedrooms & Family Bathroom
- Driveway, Carport & Private Rear Garden
- Highly Desirable Village & 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

Accessed through a glazed entrance door with stairs to the first floor landing, radiator, herringbone effect wooden flooring and an open archway leading into the dining room.

## Guest WC 5' 3" x 2' 7" (1.59m x 0.78m)

Having a white suite comprising of a wash basin with chrome taps, close coupled WC, tiled walls and tile effect vinyl flooring.

## Living Room 13' 11" x 15' 8" (4.24m x 4.77m)

A large, spacious living room having an electric fire set onto a granite hearth with matching surround, radiator and double glazed double doors leading to the:

## Conservatory 10' 9" x 12' 9" (3.28m x 3.89m)

A half bricked conservatory having double glazed windows surrounding, a radiator and double glazed double doors leading to the rear elevation.

## Dining Room 11' 10" x 8' 2" (3.61m x 2.50m)

A good sized dining room having herringbone effect wooden flooring, a radiator and double glazed window to the front elevation.



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## **Kitchen** 11' 10" x 7' 0" (3.61m x 2.14m)

Fitted with a matching range of base and eye level units with fitted work surfaces and inset stainless steel one and a half bowl sink unit with chrome mixer tap. There is a range of built in cooking appliances including an oven with electric hob and cooker hood over. Additional integrated appliances include a dishwasher and fridge. The kitchen also benefits from tiled splashbacks, tiled flooring, double glazed window to the front elevation and double glazed door to the side elevation.

## **First Floor Landing**

Having a loft access point and double glazed window to the side elevation.

## **Bedroom One** 10' 8" x 15' 8" (3.25m x 4.78m)

A spacious double bedroom having an airing cupboard with shelving inside, radiator and two double glazed windows to the rear elevation.

## **Bedroom Two** 9' 11" x 8' 11" (3.01m x 2.72m)

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

## **Bedroom Three** 12' 0" x 6' 5" (3.67m x 1.96m)

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

## **Bathroom** 7' 9" x 5' 7" (2.37m x 1.69m)

Having a white suite comprising of a panelled bath with chrome mixer tap, separate mains shower set into a cubicle with glazed screen, pedestal wash basin with chrome mixer tap, close coupled WC, tiled walls, tile effect flooring, chrome towel radiator, downlights and double glazed window to the side elevation.

## **Outside - Front**

Approached over a block paved driveway providing ample off road parking for several vehicles. Having a lawned garden with planting bed border, an array of flowers, matured shrubs and trees. The driveway gives access around the side of the property and leads to the rear garden. There is a car port area giving access to the main entrance door and into the single garage. There is also potential for an extension.

## **Garage** 16' 1" x 8' 2" (4.90m x 2.48m)

Having an up and over door, power and lighting, and a rear door giving access to the:

## **Outdoor Utility** 3' 3" x 7' 10" (1.00m x 2.38m)

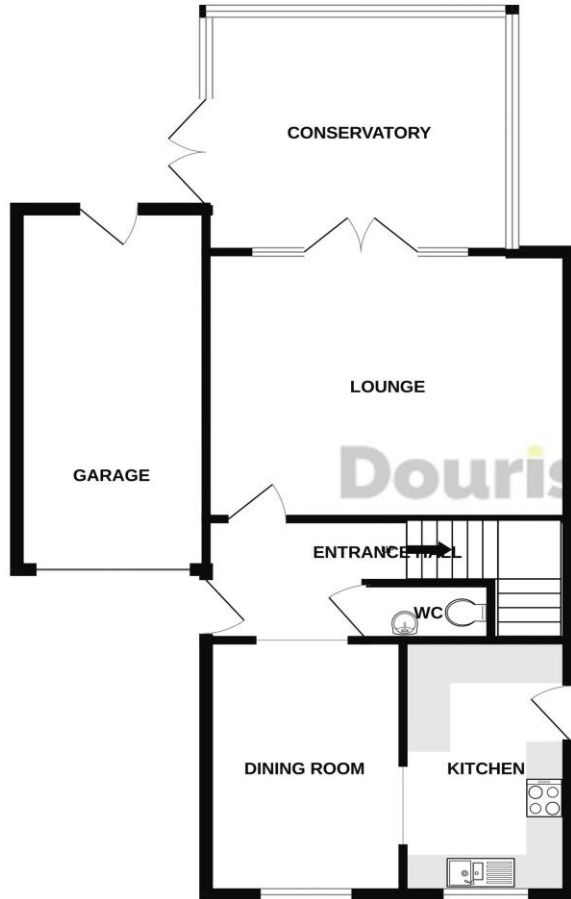
A useful utility which has space for appliances, floor mounted oil central heating boiler, tiled flooring and double glazed door to the rear elevation.

## **Outside - Rear**

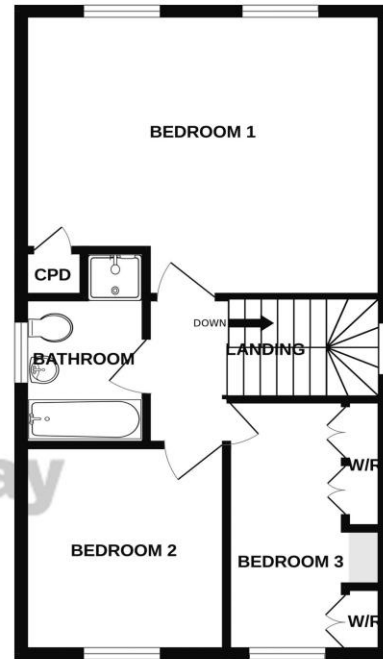
Having a paved seating area, greenhouse, small brick steps leading onto a lawned garden having an array of matured shrubs, flowers, trees and hedges.



GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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