



£700,000

🔑 TENURE: **Freehold** 📊 EPC RATING: **TBC** 💷 COUNCIL TAX BAND: **F**

Weeping Cross Stafford

Cannock Road Weeping Cross
Stafford Staffordshire



This grand detached family home sits gracefully on an expansive plot, enveloped by mature landscaped gardens. Bursting with potential, pending planning approval, it beckons you to envision the myriad possibilities of curating your ideal forever home.

Inside, a welcoming and generously proportioned layout unfolds, boasting an entrance porch, hallway, guest WC, and spacious living and dining rooms adorned with commanding bay windows. The kitchen/breakfast room, utility area, and an additional ground floor WC complete the main level. Ascend the stairs to discover four well-proportioned double bedrooms, a contemporary shower room, and an extra WC. Outside, a sprawling frontage, accessed via a substantial gravel driveway, provides ample parking, and leads to a garage and supplementary garage/storage space. The expansive rear garden, meticulously manicured and shielded by established hedges, offers utmost privacy. Such homes are a rare find, so don't miss your chance—call us today to schedule a viewing.

- Beautiful Four Bedroom Detached Family Home
- Four Spacious Bedrooms & Family Bathroom
- Living Room, Dining Room, Breakfast Kitchen & Utility
- Private Driveway & Large Wrap Around Garden
- Close To Stafford Centre & Mainline Train Station

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 Porch

Accessed through a double glazed entrance door to the front elevation, being of a spacious size with tiled flooring, and a further door with stained glass & lead detail which leads through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard & radiator.

Guest WC 7' 0" x 3' 3" (2.13m x 0.98m)

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin with chrome taps. There is part-tiled walls, a double glazed window to the front elevation & radiator.

Living Room 20' 6" x 13' 11" (6.25m x 4.24m) measured into bay window recess

A spacious & bright reception room which features a walk-in double glazed window to the front elevation, an inset electric fire set within a decorative marble surround on a matching marble hearth. There are two radiators, and double glazed windows to the side elevation. There is a further glazed door to the side elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Dining Room 17' 5" x 12' 6" (5.32m x 3.81m)

A further spacious reception room, again featuring an inset electric fire set within a decorative marble surround on a matching marble hearth. There is a double glazed walk-in bay window to the front elevation, a further double glazed window to the side elevation & radiator.

Kitchen 12' 11" x 21' 11" (3.94m x 6.69m)

A spacious breakfast kitchen which features a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainage unit with chrome mixer tap over, and a range of integrated/fitted appliances including; a Range style double oven with a 7-ring gas hob & large extractor hood over. The kitchen also benefits from splashback tiling to the walls, tiled flooring, two radiators, and double glazed windows to both the side & rear elevations. In addition, there is a large larder storage area off.

Utility Room 10' 11" x 11' 9" (3.34m x 3.58m)

A spacious utility room with fitted work surfaces & under-counter space(s) and plumbing for appliance(s). There is tiled flooring, a double glazed window to the rear elevation, and double glazed doors to each side elevation.

WC 3' 4" x 2' 8" (1.01m x 0.82m)

Having a low-level WC, tiled flooring, and housing a wall mounted gas central heating boiler.

First Floor Landing

Having a useful large built-in storage cupboard, a further built-in airing cupboard, a feature stained glass window to the side elevation, an access hatch to the loft space, and internal doors off, providing access to;

Bedroom One 16' 1" x 14' 1" (4.90m x 4.28m)

A spacious double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Two 13' 3" x 12' 6" (4.04m x 3.82m)

A second spacious double bedroom having a wash hand basin set into top with storage beneath, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 13' 1" x 13' 7" (3.98m x 4.14m)

A third double bedroom, again having a wash hand basin set into top with storage beneath & chrome taps, a radiator, and a double glazed window to the rear elevation.





Bedroom Four 10' 4" x 9' 6" (3.15m x 2.90m)

A fourth double bedroom having useful eaves storage, a wash hand basin with chrome taps, radiator, and a double glazed window to the side elevation.

Shower Room 8' 8" x 7' 10" (2.65m x 2.39m)

Fitted with a white suite comprising of a walk-in shower cubicle housing a mains-fed mixer shower, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC with an enclosed cistern. The room also benefits from having tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

WC 4' 9" x 3' 5" (1.46m x 1.04m)

Having a low-level WC, radiator, and a double glazed window to the front elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Outside Front

The property is approached over a large, gravelled driveway providing access to the front entrance porch, garage, and providing off-street parking for several vehicles. There are steps leading down to extensive & beautifully well-manicured wrap-around lawned gardens with a variety of well-established plants, shrubs & trees.

Garage One

Having an electrically operated roller shutter garage door to the front elevation, and benefitting from having both power & lighting installed. Unable to gain access to provide measurements.

Garage Two

Having an electrically operated roller shutter garage door to the front elevation, and benefitting from having both power & lighting installed. Unable to gain access to provide measurements.

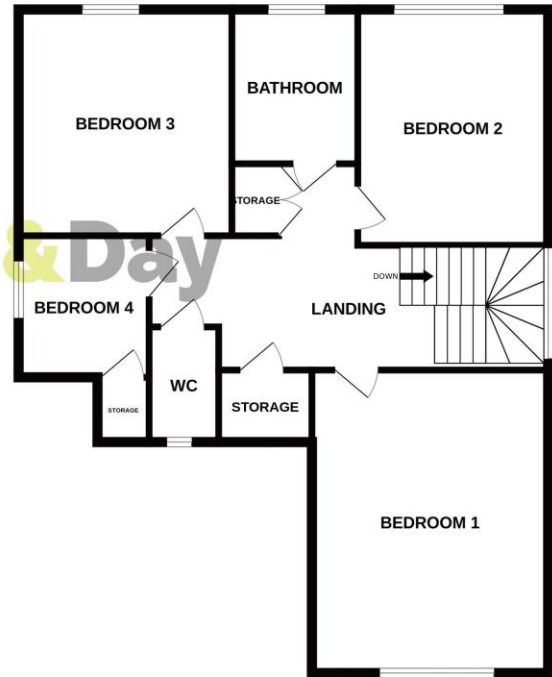
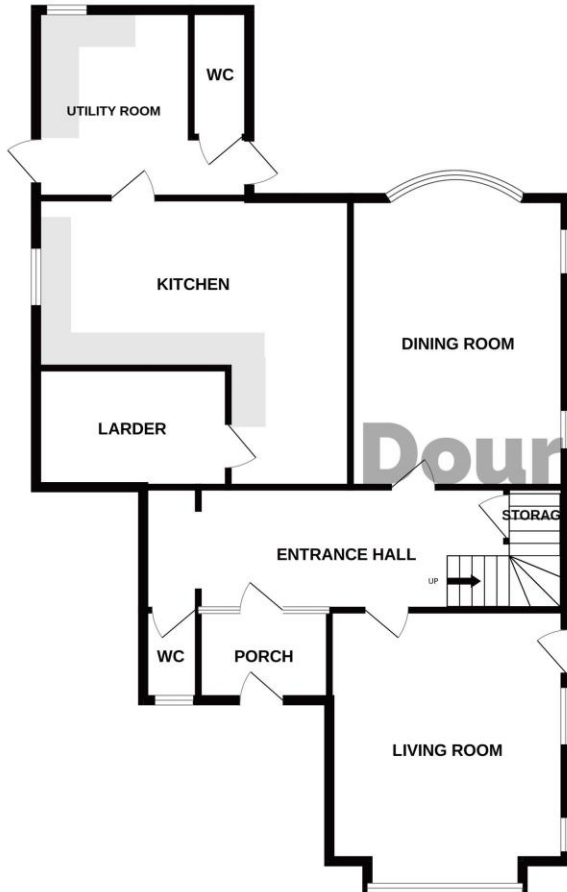
Outside Rear

A very large, private & enclosed rear garden with an extensive lawned garden to the rear, wrapping around the side of the property where there is a paved pathway to the rear garden. There are a variety of matured plants, trees & shrubs, a garden shed to the rear of the garden, and a paved patio seating area.



GROUND FLOOR

1ST 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>High energy efficient - lower running costs</small> <small>Low energy efficient - higher running costs</small>		52	76
England & Wales		<small>EU Directive 2002/91/EC</small>	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk