



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Acton Trussell Stafford

St. James Crescent Acton Trussell  
Stafford Staffordshire



*If you're in the market for a beautifully presented family home located at the end of a quiet cul-de-sac, then look no further than this three-bedroom detached home in the highly desirable village of Acton Trussell.*

Step inside and discover an entrance hall, a welcoming living room, a large, spacious kitchen/dining room, and a guest WC on the ground floor. Ascending to the first floor, you'll find three generously sized bedrooms, a family bathroom, and a separate shower room. Externally, the property is approached via a driveway leading to a double garage, with a multi-tier rear garden offering ample space for outdoor relaxation. This property comes with No Onward Chain, so call us today to arrange your viewing appointment and avoid disappointment!

- Three Bedroom Detached Family Home
- Living Room, Large Kitchen/Dining Room
- Three Good Size Bedrooms
- Shower Room, Bathroom & Guest WC
- Driveway, Double Garage, Rear Garden
- No Onward Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a modern composite double glazed entrance door and featuring porcelain tiled flooring, stairs rising to the first floor landing & accommodation, a radiator and a double glazed window to the side elevation. There are internal doors off, providing access to;

## Guest WC 4' 5" x 7' 1" (1.35m x 2.16m)

Fitted with a white suite comprising of a wash hand basin with cupboard beneath & chrome mixer tap and a low-level WC. The room also benefits from having part-tiled walls, tiled flooring and a radiator.

## Living Room 21' 2" x 12' 10" (6.45m x 3.90m)

A spacious reception room featuring an open fireplace with tiled hearth, oak wood flooring, two radiators, a double glazed window to the front elevation & double glazed French doors with full height double glazed window panels to each side providing an abundance of natural lighting and access & views to the enclosed rear garden.

## Kitchen & Dining Space 9' 11" x 24' 3" (3.01m x 7.40m)

A spacious & light room featuring a fitted range of matching wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl sink/drainage with mixer tap over. The kitchen is fitted with a range of appliances, including; oven, electric hob with hood over, integrated washing



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machine & dishwasher with space for further appliances. There is ceramic splashback tiling to the walls, ceramic tiled flooring, an electric radiator, inset ceiling downlighting throughout, two skylight windows, and double glazed windows to both the front & side elevations.

## First Floor Landing

Having access to the loft space, a double glazed window to the side elevation and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 10' 11" x 12' 9" (3.32m x 3.88m)

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

## Bedroom Two 10' 3" x 9' 11" (3.13m x 3.02m)

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

## Bedroom Three 8' 1" x 12' 4" (2.46m x 3.77m)

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

## Bathroom 7' 2" x 7' 5" (2.19m x 2.26m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin & panelled bath with chrome mixer tap & shower attachment. The room also features porcelain tiled flooring, tiled walls, a radiator and a double glazed window to the side elevation.

## Shower Room 7' 5" x 6' 11" (2.26m x 2.10m)

Fitted with a double width screened shower cubicle with shower and a pedestal wash hand basin. The room also benefits from ceramic tiled walls, porcelain tiled flooring, a radiator and a double glazed window to the rear elevation.

## Outside Front

The property is approached over an asphalt driveway which provides off-street vehicle parking, continuing to the property providing access to the front entrance door and double garage. To the front is a lawned garden with an array of established plants & shrubs and gated access to the side of the property leads to the enclosed rear garden.

## Double Garage 17' 11" x 16' 4" (5.46m x 4.97m)

A large double garage having an electric roller shutter door to the front elevation, a double glazed window & integral door into the house, and benefitting from having both power & lighting installed.

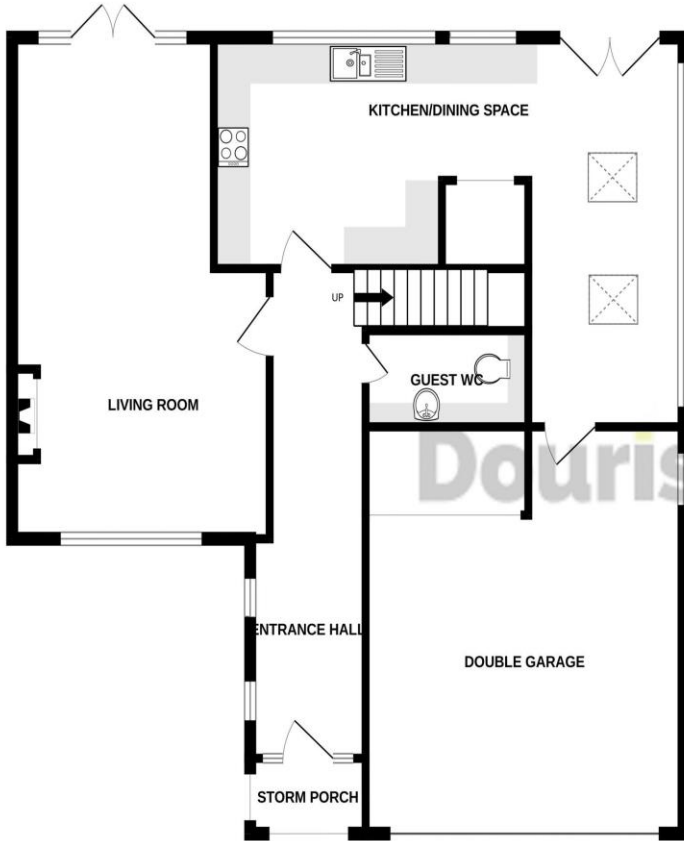
## Outside Rear

An enclosed, multi-level garden, having a paved seating area with a small brick wall & steps leading to a raised seating area and further steps leading up to the garden room.

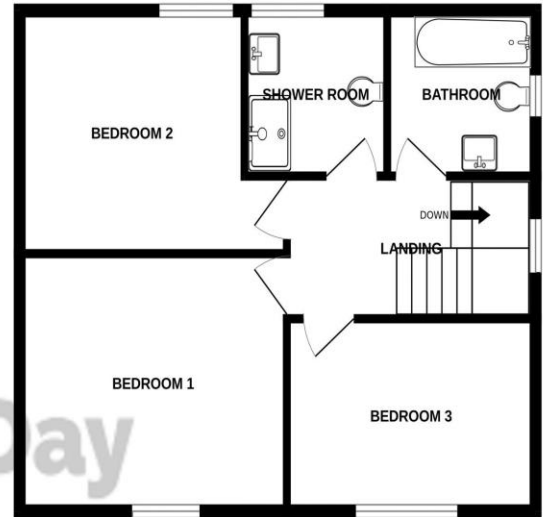




GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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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