



£184,950

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Baswich Stafford

Penzance Way Baswich  
Stafford Staffordshire



*This beautifully presented two double-bedroom home is perfect for a range of buyers and is located in a highly sought-after area. With a welcoming entrance hallway, a modern kitchen, and a spacious lounge, this property is designed for comfortable living.*

Upstairs, you'll find two generously sized double bedrooms and a well-appointed bathroom. The exterior boasts a neat tarmac front and a private rear garden, ideal for relaxing or entertaining. This home is an excellent choice for first-time buyers and is sure to be in high demand. With No Onward Chain, don't miss your chance—contact us today to arrange a viewing!

- Superb Two Bedroom Terraced Property
- Spacious Living Room & Kitchen
- Two Double Bedrooms & Family Bathroom
- Private Rear Garden & Driveway
- Highly Regarded & Convenient Location
- Only A Short Drive To Cannock Chase

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor, tiled floor and radiator.

## Living / Dining Room 13' 1" x 12' 5" (4.00m x 3.79m)

A spacious living / dining room with an electric fire set on a tiled hearth with a wooden surround, understairs storage cupboard, radiator and double glazed double doors giving views and access to the rear garden.

## Kitchen 11' 7" x 6' 2" (3.54m x 1.88m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with mixer taps. Range of integrated appliances including an oven, four ring gas hob with cooker hood over. Further appliance space, tiled splashbacks, tiled floor, radiator and double glazed window to the front elevation.

## First Floor Landing

Having a double glazed window to the side elevation.





## **Bedroom One** 9' 5" x 12' 6" (2.87m x 3.82m)

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

## **Bedroom Two** 8' 8" x 12' 4" (2.64m x 3.77m)

A second double bedroom having a storage cupboard, radiator and two double glazed windows to the front elevation.

## **Bathroom** 6' 2" x 6' 1" (1.88m x 1.86m)

Having a white suite comprising of a panelled bath with a chrome mixer tap and a shower attachment over, wash hand basin set in a vanity unit with chrome taps and a cupboard beneath and close coupled WC. Tiled splashbacks, wood effect vinyl floor and access to loft space.

## **Outside - Front**

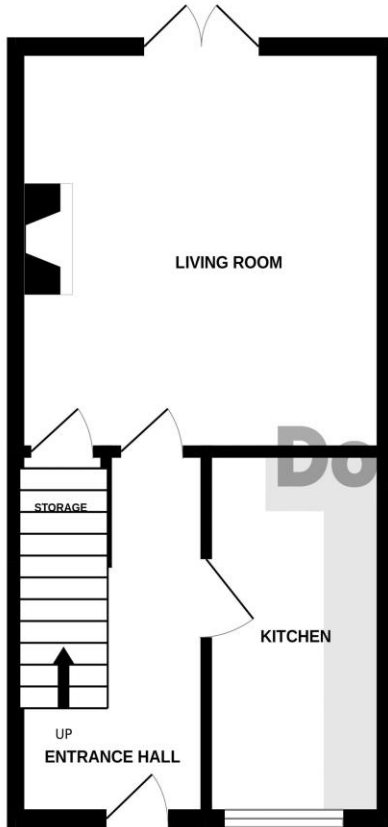
The property is approached over a tarmac driveway which provides off-road parking for two cars. In addition, there is lawned garden and gated access leading to:

## **Outside - Rear**

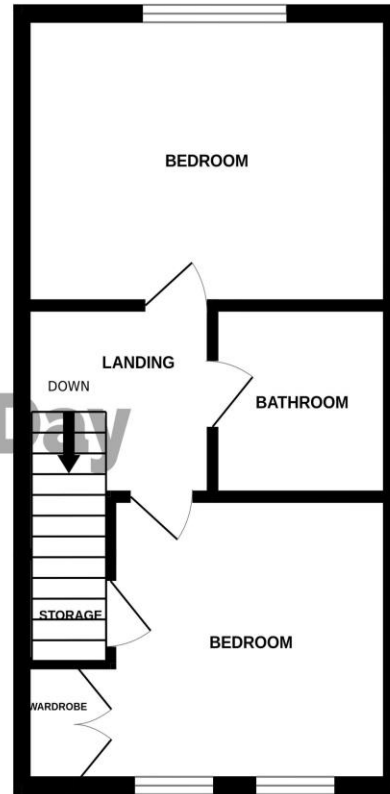
Having a decked seating area which leads onto a lawned garden and the rear garden is enclosed by panel fencing.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Bad energy efficient - higher running costs			
		69	85
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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