



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

Stafford

Wolverhampton Road
Stafford Staffordshire



This deceptively spacious three-bedroom terrace home retains an abundance of charm and character. Ideally located near Stafford's vibrant town centre, with a fantastic range of shops, amenities, and a mainline train station, it's perfect for commuters.

Step inside to be greeted by an inviting entrance hall featuring original tiled flooring, a cozy living room with a log burner, a bright and spacious dining room, and a modern kitchen/breakfast area. On the first floor, you'll find two generously sized double bedrooms and a contemporary family bathroom, with a further staircase leading to a third large double bedroom. Outside, the property boasts a low-maintenance rear garden with potential for off-road parking. Homes in such immaculate condition rarely hit the market, so don't miss out—call us today to arrange your viewing appointment!

- Beautifully Presented Three Bedroom Terrace Home
- Living Room With Log Burner
- Kitchen/Breakfast & Dining Room
- Three Large Double Bedrooms & Bathroom
- Ideal First Time Buyers Home
- Close To Stafford's Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a double glazed composite entrance door and having stairs leading to the first floor landing. Original tiled floor, useful storage cupboard, additional pantry cupboard and two radiators.

Living Room 11' 9" x 10' 11" (3.58m x 3.32m)

Having a log burner set within the chimney breast and on a tiled hearth with a cast iron fire surround, original storage cupboards located within the recesses, wooden floor, radiator and double glazed bay window to the front elevation.

Dining Room 11' 9" x 11' 5" (3.57m x 3.47m)

An attractive dining room having a cast iron fire surround on tiled hearth and again with storage cupboards within the recesses, wooden floor, radiator and window to the rear elevation.

Kitchen 12' 10" x 8' 0" (3.92m x 2.45m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob and cooker hood over. Further appliance space, quarry tiled floor, windows to the side and rear elevations and double glazed door to the side elevation.



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First Floor Landing

Having access to loft space and a further staircase rising to the second floor.

Bedroom One 13' 0" x 14' 8" (3.97m x 4.48m)

A large, spacious main bedroom having a decorative original fireplace, wooden flooring, radiator and double glazed window to the front elevation.

Bedroom Two 11' 6" x 13' 0" (3.51m x 3.97m)

A second double bedroom having an original decorative fireplace, wooden floor, useful storage within the recess, radiator and window to the rear elevation.

Bathroom 12' 8" x 8' 1" (3.87m x 2.46m)

Having a white suite comprising of a panelled bath with mains shower over and glazed screen and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and close coupled WC. Tiled walls, wood effect vinyl floor, radiator, airing cupboard with shelving, further storage cupboard and double glazed window to the rear elevation.

Second Floor Landing

Leading to:

Bedroom Three 15' 9" max x 8' 0" (4.81m max x 2.43m)

A spacious double bedroom having wooden floor, radiator and double glazed window to the rear elevation.

Outside - Front

Being accessed through a metal gate, the front courtyard style garden gives access to the entrance door.

Outside - Rear

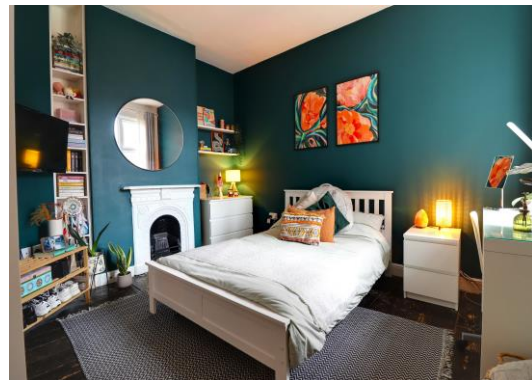
Having a block paved seating area overlooking the remainder of the garden being mainly laid to lawn. There is outside storage cupboards and the garden has an array of beds with mature plants.

Agents Notes

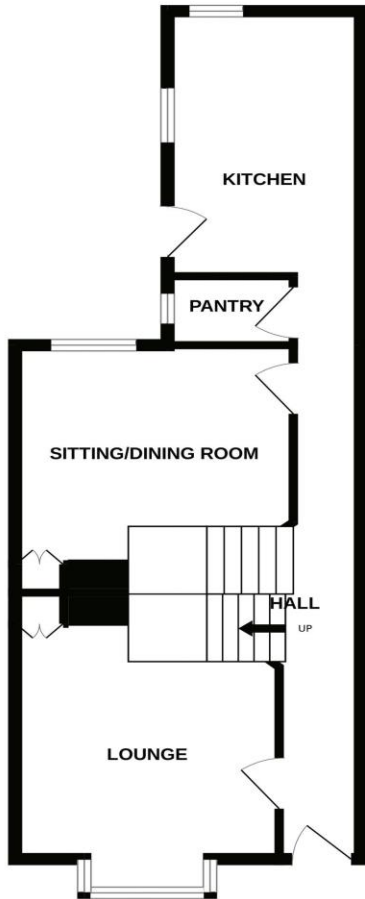
There is potential to create off-road parking at the rear (subject to any necessary approval) as there is a service road located at the rear of the property.

ID Checks

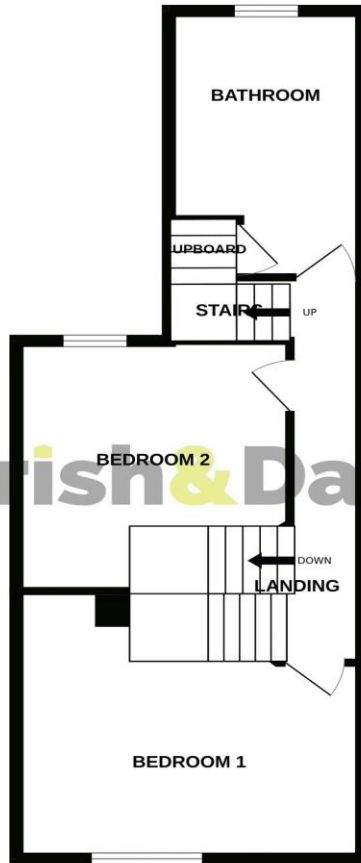
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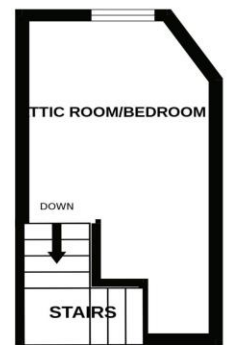
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		78
(35-38)	D		
(29-34)	E	51	
(17-28)	F		
(1-16)	G		
<small>Full energy efficient - higher running costs</small> England & Wales			
			<small>EU Directive 2002/91/EC</small>
<small>www.epcrea.com</small>			

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