



£215,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: B

Kingston Hill Stafford

Wolseley Road Kingston Hill
Stafford Staffordshire

 **3**  **1**  **2**

A beautifully presented home, close to Stafford Town Centre with light and spacious open plan living space, ample off road parking and a private landscaped rear garden enjoying elevated views!

This superb three bedroom semi detached property would suite a variety of buyers and internally comprises of an entrance hallway, kitchen, open plan living room, open plan dining room and conservatory. To the first floor there are three bedroom and a refitted contemporary style bathroom. Externally the property has a block paved driveway and a fantastic, easy maintenance private rear garden with a large decked terrace. The property is located in a very well regarded location only a short drive into Stafford Town Centre and the beautiful Cannock Chase.

- Superb Three Bed Semi Detached House
- Open Plan Living Room & Dining Room
- Kitchen & Open Plan Conservatory
- Private Landscaped Rear Garden With Decking
- Block Paved Drive, Ample Off Road Parking
- Desirable Location Close To Stafford Town Centre

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing, wood effect laminate floor and radiator.

Open Plan Lounge 13' 3" x 11' 11" (4.04m x 3.64m)

Beautifully presented and spacious open plan lounge having a fire surround a quartz inset and hearth and housing a coal effect gas fire, radiator, wood effect laminate flooring and double glazed bay window to the front elevation with plantation style shutters.

Open Plan Dining Room 8' 5" x 7' 6" (2.56m x 2.29m)

Having wood effect laminate floor and radiator.

Garden Room / Conservatory 10' 6" max x 7' 11" (3.20m max x 2.42m)

Having a glass roof with vaulted ceiling, wood effect laminate floor, double glazed double doors giving views and access to the large raised decked seating area and the private rear garden which enjoys stunning elevated views.



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Kitchen 8' 2" x 7' 5" (2.48m x 2.26m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink drainer. Range of cooking appliances including an oven / grill, eye level microwave oven, four ring halogen hob with stainless steel and glass cooker hood oven, fridge, freezer and space for washing machine and dishwasher. Splashback tiling, wood effect laminate floor, understairs storage cupboard, double glazed door to the side elevation and double glazed window to the rear elevation.

First Floor Landing

Having an airing conditioning unit, access to loft space, airing cupboard and double glazed window to the side elevation.

Bedroom One 10' 6" x 9' 0" (3.21m x 2.75m)

Having wood effect laminate floor, radiator and double glazed window to the front elevation.

Bedroom Two 11' 5" x 8' 11" (3.47m x 2.72m)

Having wood effect laminate floor, radiator and double glazed window to the rear elevation enjoying far reaching and elevated views.

Bedroom Three 7' 3" x 6' 3" (2.22m x 1.90m)

Having wood effect laminate floor, radiator and double glazed window to the rear elevation.

Contemporary Bathroom 6' 0" x 6' 1" (1.84m x 1.85m)

Being fitted in a contemporary style having a 'P' shaped bath with central chrome mixer tap, glass shower screen and mains shower over, wash hand basin with chrome mixer tap and vanity unit beneath and enclosed dual flush WC. Chrome towel radiator, tiled walls, downlights and double glazed window to the front elevation.

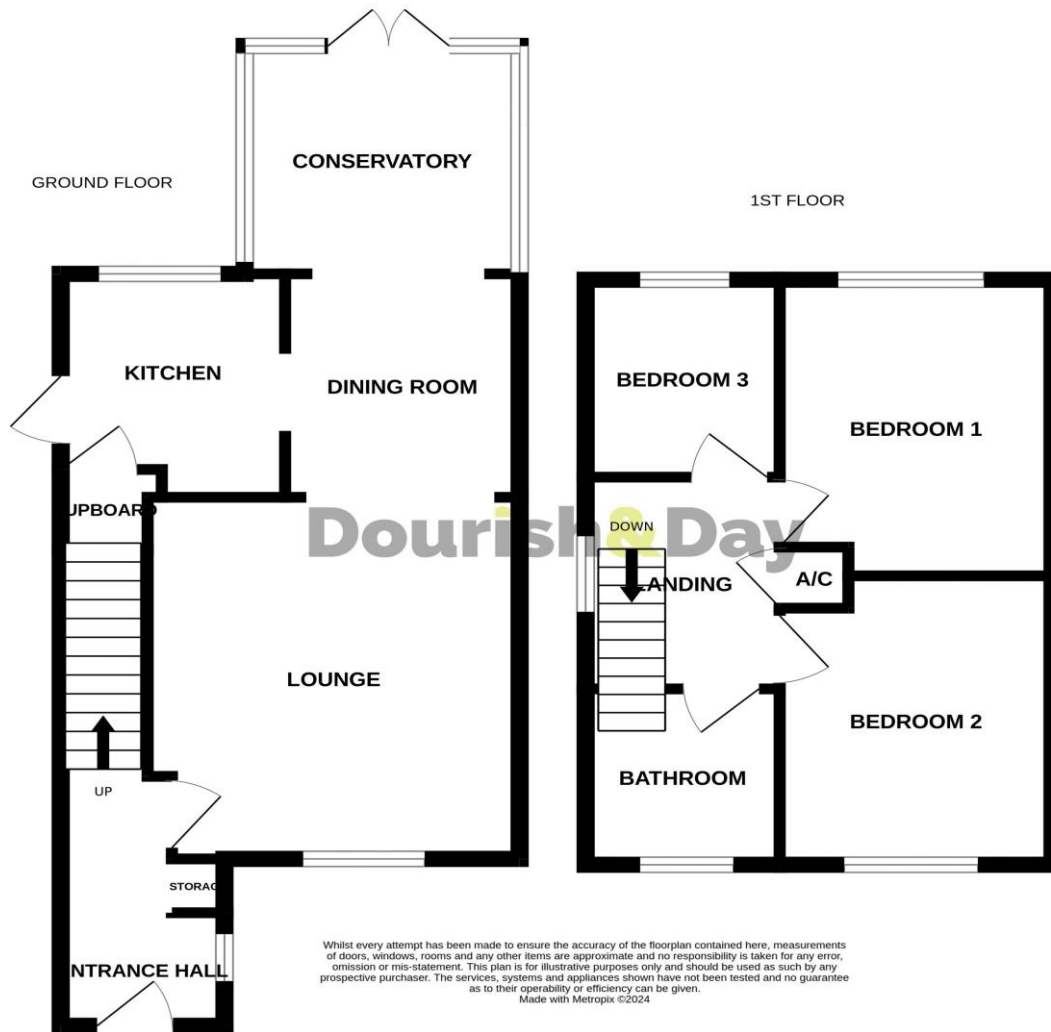
Outside - Front

The property has a lawned front garden and is approached over a double width block paved driveway which continues to the side of the property with secure double gates which lead to the rear garden.

Outside - Rear

The private, landscaped, low maintenance rear garden includes a substantial decked terrace, Astro turf area, raised bed, cut Indian stone flagged area, garden shed and outside water tap.





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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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