



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

Stafford

Tixall Road
Stafford Staffordshire



You'll be completing the checklist with this superb family home as it Tix all the right boxes! With a delightful feeling this superbly appointed bay fronted semi detached will make you proud to call home!

The accommodation includes an entrance porch, hallway, large living room, dining room, and a good size kitchen. Ascending to the first floor there are three good size bedrooms and a family bathroom. Externally there is a large enclosed private rear garden, with a good size driveway providing ample off road parking. Bordering Stafford town centre with an array of amenities including bus routes, popular schooling, train station, retail parks and easy access to The Chase & M6 motorway. Properties like these don't often come to market so take full advantage and call us today to arrange your viewing appointment. This property comes with No Onward Chain.

- Three Bedroom Semi - Offering Huge Potential
- Dining Room, Large Living Room & Kitchen
- Three Good Size Bedrooms & Bathroom
- Driveway & Large Private Rear Garden
- Close To Stafford Town & Cannock Chase
- No Onward Chain

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 Porch

Accessed through a double glazed entrance door with double glazed side panel to the front elevation and benefitting from tiled flooring. A further double glazed door leads through to the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, wood effect laminate flooring, a radiator and a double glazed window to the side elevation.

Dining Room 13' 0" x 10' 7" (3.96m x 3.23m) maximum into bay window recess
Featuring a double glazed bay window to the front elevation and having a radiator.

Living Room 21' 6" x 9' 6" (6.56m x 2.90m)
A spacious reception room featuring an inset gas fire set within the chimney breast. There is a radiator, part-wood effect laminate flooring and double glazed French doors to the rear elevation.



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Kitchen 17' 4" x 5' 9" (5.28m x 1.75m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl/sink drainer with mixer tap over and having spaces for kitchen appliances. There is ceramic splashback tiling, wood effect laminate flooring, a radiator, a double glazed door to the side elevation & double glazed window to the rear.

First Floor Landing

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

Bedroom One 13' 6" x 9' 9" (4.12m x 2.98m)

A spacious double bedroom which features a double glazed window to the front elevation, two fitted double wardrobes and a radiator.

Bedroom Two 11' 1" x 8' 11" (3.37m x 2.72m)

A second double bedroom also featuring two fitted double wardrobes and having a radiator and a double glazed window to the rear elevation.

Bedroom Three 7' 8" x 6' 1" (2.33m x 1.85m)

Having a double glazed window to the rear elevation and a radiator.

Bathroom 6' 8" x 6' 0" (2.03m x 1.82m)

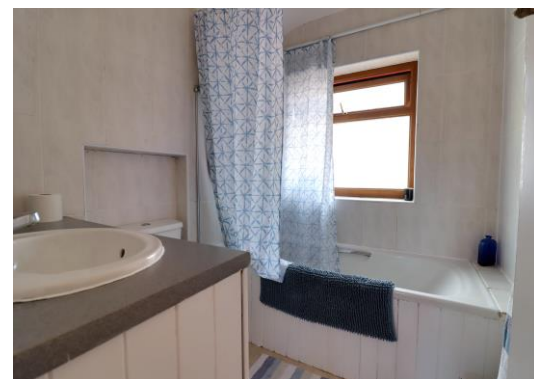
Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with a chrome mixer tap over and a panelled bath with a chrome mixer tap & electric shower over. The room also benefits from having ceramic tiled walls, a radiator and a double glazed window to the front elevation.

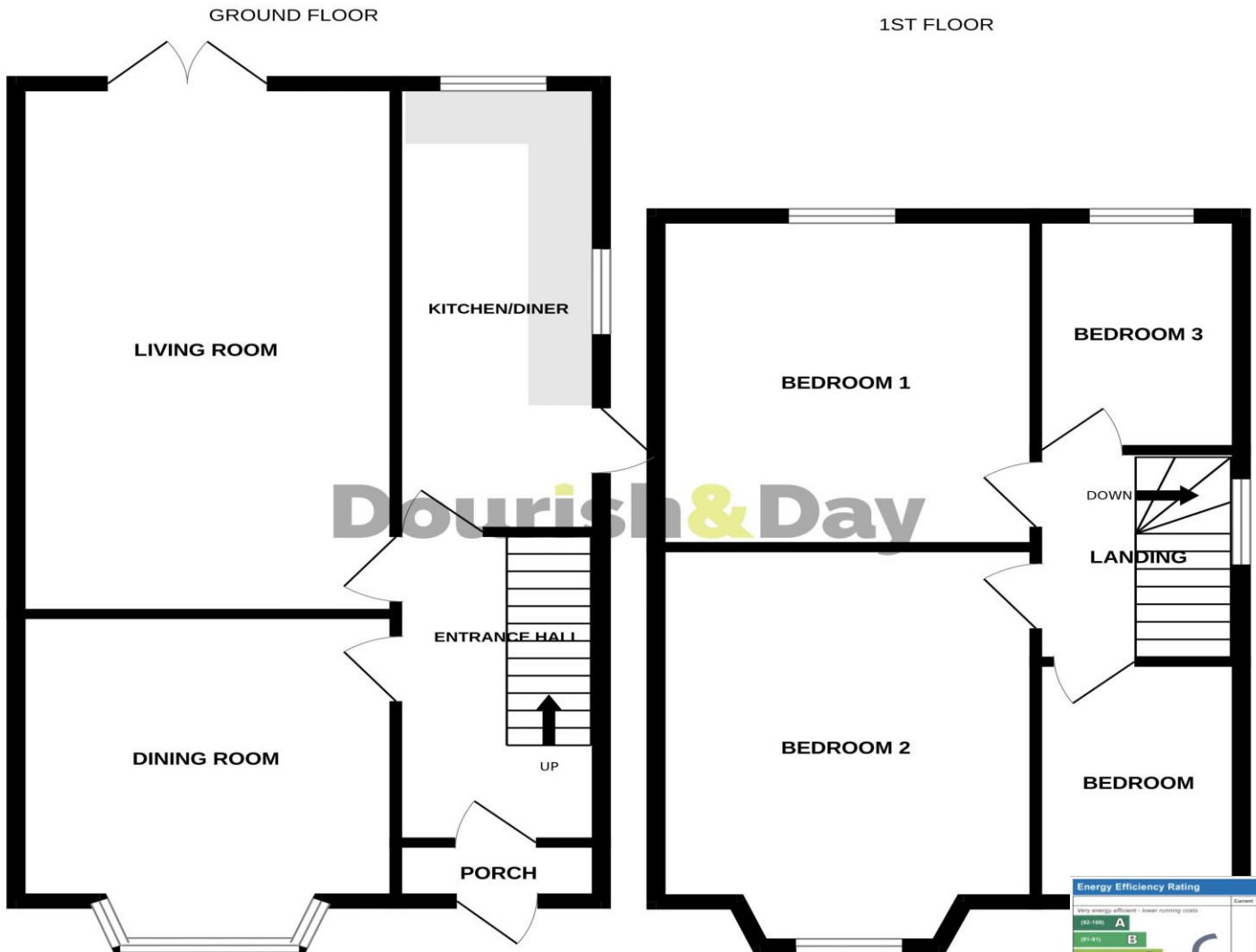
Outside Front

The property is approached over a large gravelled driveway which provides ample off street vehicle parking and access to the main entrance door to the front elevation with double timber gates to the side of the property and a variety of plants & shrubs.

Outside Rear

A large rear garden which features a decked seating area with steps leading down to a large lawned garden area with a variety of established plants, trees & shrubs and is enclosed by timber panelled fencing. In addition, there is also a wildlife pond.





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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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC



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