



£395,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Stafford

Beechcroft Avenue  
Stafford Staffordshire



**Looking for a home with charm and character? Don't miss this rare opportunity! We are thrilled to present this delightful four-bedroom property, packed with unique features and a spacious layout that's perfect for family living. Ideally located within walking distance of the town centre and Stafford's mainline train station, this well-presented home offers convenience alongside its traditional appeal.**

Step inside to explore the generous ground floor, which includes an inviting entrance hallway, a cosy living room, a library/sitting room, and a formal dining room. The kitchen/dining area provides the perfect space for family meals, while a ground floor shower room adds practicality. Moving up to the first floor, you'll discover four well-proportioned bedrooms and a family bathroom. Outside, the home features off-street parking and a garage, as well as a beautifully landscaped rear garden—a true paradise for gardening enthusiasts. A charming courtyard offers a perfect setting for outdoor gatherings, and an external utility room adds extra convenience. Properties on this sought-after road don't come up often, so act quickly!

- Four Double Bedroom Semi-Detached Home
- Three Wonderful Reception Rooms
- Spacious Kitchen/Dining Room & Guest Shower Room
- Four Bedrooms, Shower Room & Family Bathroom
- Driveway, Courtyard, Large Enclosed Private Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Porch

Accessed through a double glazed double doors leading into the entrance porch. There is original feature tiled flooring, and has doors off leading into the garage and entrance hallway.

## Entrance Hallway

Accessed through a glazed entrance door from the entrance porch and being a beautiful and characterful entrance hallway which has stairs off rising to the first floor landing & accommodation which features an understairs wine cellar, original Minton tiled flooring, part-quarry tiled flooring, a radiator and double glazed sash windows to the side elevation. There is also original ceiling coving & rose,

## Library/Sitting Room 15' 1" x 12' 0" (4.60m x 3.65m)

A spacious room which features an original cast-iron fire surround with open fire & tiled hearth, fitted wooden bookshelves, a radiator and a double glazed walk-in bay window to the front elevation.



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## **Living Room** 12' 10" x 15' 3" (3.92m x 4.65m)

A spacious living room featuring a multi-fuel cast-iron stove set within a decorative surround on a granite hearth, a double glazed sash window to the side elevation and double glazed double doors to the rear elevation. The room also benefits from having a radiator.

## **Dining Room** 18' 6" x 11' 7" (5.64m x 3.53m)

A spacious dining room which features a multi-fuel cast-iron stove set within a brick chimney breast, part-panelled walls & quarry tiled flooring, a double glazed sash window to the side elevation, and a double glazed bay window to the side elevation.

## **Kitchen** 18' 11" x 11' 11" (5.77m x 3.63m)

A breakfast kitchen featuring a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainer with chrome mixer tap over, and offering space & plumbing for appliances including a double oven having an existing hood over. The room also benefits from having tiled flooring, a radiator, a double glazed window to the side elevation, and a double glazed sliding door to the rear elevation and rear garden.

## **Rear Lobby**

Having a double glazed door which opens out to a courtyard, a double glazed window and tiled flooring.

## **Shower Room** 8' 10" x 6' 6" (2.68m x 1.98m)

Having a white suite comprising of a walk-in screened shower with mains-fed shower, wash basin with mixer tap & low-level WC. The room also benefits from having part-splashback tiling to the walls, downlights, radiator, and double glazed window.

## **First Floor Landing**

A large landing featuring a reading corner, two loft access points, a feature double glazed window to the side elevation and a radiator.

## **Bedroom One** 12' 11" x 15' 7" (3.93m x 4.74m)

A spacious double bedroom having original feature cast-iron fireplace set within the chimney breast, a double glazed sash window to the rear elevation and radiator.

## **Bedroom Two** 13' 3" x 11' 0" (4.05m x 3.35m)

A spacious double bedroom which features an original cast-iron fireplace set within the chimney breast, a built-in double wardrobe, a double glazed walk-in bay window to the front elevation and radiator.





**Walk-in Store Cupboard** 5' 10" x 6' 0" (1.77m x 1.84m)

A useful store, having a skylight window to the front elevation.

**Bedroom Three** 12' 8" x 8' 9" (3.86m x 2.66m)

A third double bedroom which features an original cast-iron fireplace set within the chimney breast, a double glazed sash window to the side elevation and radiator.

**Bedroom Four** 8' 0" x 11' 10" (2.43m x 3.60m)

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

**Bathroom** 5' 9" x 8' 2" (1.75m x 2.49m)

Having a white suite comprising of a panelled bath with chrome mixer tap, shower attachment and screen, a wash hand basin set into a top with cupboard beneath and mixer tap above and a low-level WC. The room



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also benefits from having part-tiled walls, a towel radiator and a double glazed sash window to the side elevation.

## Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking and access to the entrance porch to the front elevation & garage. There is a lawned garden area which has an array of plants & shrubs

## Garage 15' 0" x 8' 2" (4.57m x 2.48m)

Having an electrically operated roller shutter door to the front elevation, power, lighting, internal door to the porch, two double glazed windows and a double glazed door to the courtyard.

## Courtyard

Being paved with a planting bed area filled with an array of plants & shrubs. From the courtyard, there is access to an outdoor utility.

## Outdoor Utility 7' 5" x 8' 6" (2.26m x 2.60m)

A useful addition, having fitted base units, power & lighting, tiled flooring, and a glazed door & window to the courtyard, and a further glazed window & door to the rear elevation.

## Outside Rear

Having a paved seating area, a feature garden pond, garden shed, a seating area which leads to a large lawned rear garden which has a planting bed area with a variety of mature plants & shrubs and the garden is enclosed by timber panelled fencing.

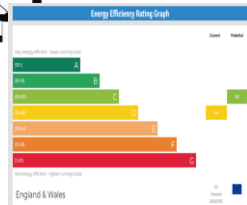
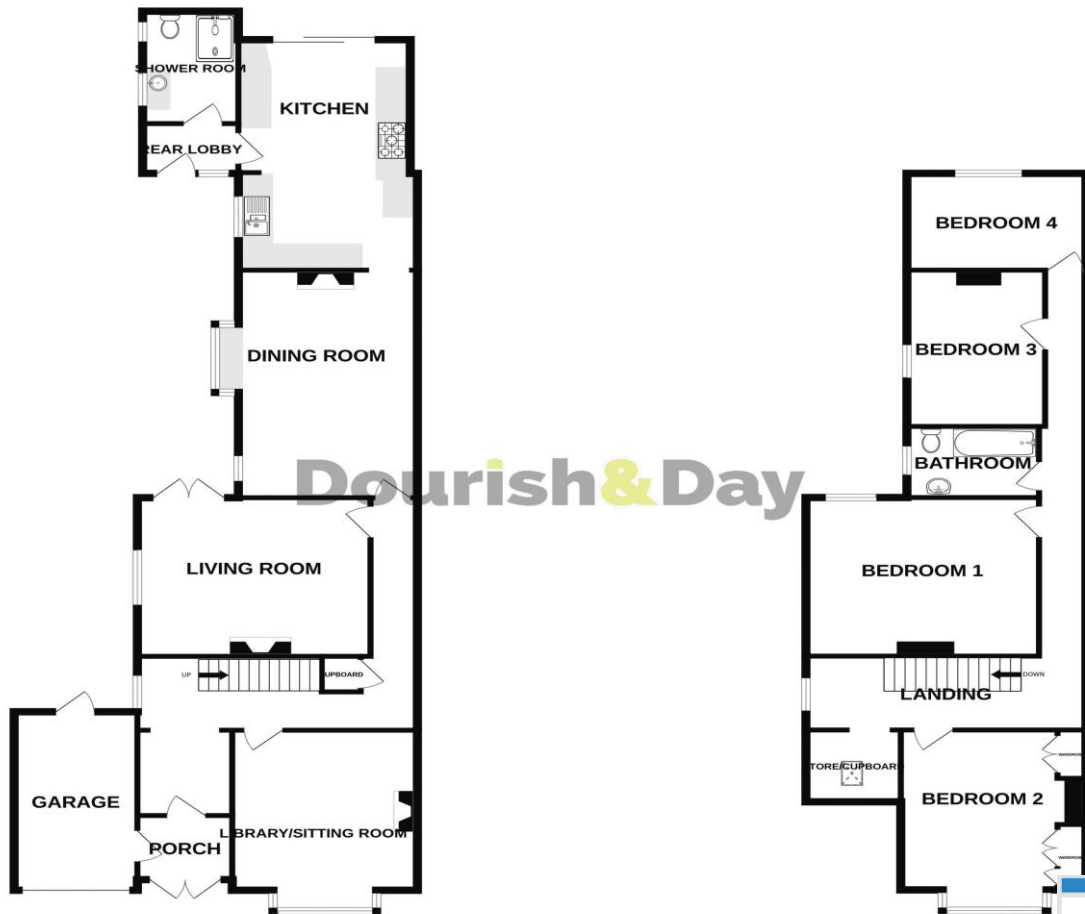
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GROUND FLOOR

1ST FLOOR



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