



£285,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Stafford

Tixall Road  
Stafford Staffordshire



*This fantastic property is sure to tick all your boxes, offering a spacious layout and a generously sized rear garden, making it ideal for a growing family. Conveniently located near the town centre, local shops, bus routes, and scenic canal walks, it also provides easy access to Cannock Chase and Stafford Hospital.*

Inside, the home features an inviting entrance hallway, a bright and open living/dining area, and a well-equipped kitchen. Upstairs, you'll find three generously sized bedrooms, a family bathroom, and a separate WC. Outside, the property boasts a large block-paved driveway, providing ample off-street parking, and a great-sized plot perfect for outdoor activities. Don't miss out on this superb opportunity—arrange your viewing today!

- Spacious Traditional Semi-Detached Home
- Through Living/Dining Room
- Conservatory & Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom with Separate WC
- Large Block Paved Driveway & Large 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 Hallway

Having a large understairs cupboard, radiator, stairs off to the first floor accommodation, a double glazed window to the side elevation, wood laminate flooring, and approached through a double glazed front entrance door.

## Kitchen 10' 5" x 9' 4" (3.17m x 2.84m)

Fitted with a matching range of wall, base, and drawer units with work surfaces over, and incorporating an inset sink with drainer and mixer tap. Appliances include; fitted oven, hob with hood over, and having spaces available to accommodate additional appliances. Additionally, there is wood laminate flooring and two double glazed windows to both the side and rear elevations.

## Living / Dining Room: 25' 2" x 10' 9" (7.68m x 3.28m)

A Large spacious room having a living flame gas fire, a radiator, wood laminate floor, a glazed door leading to the conservatory and a large double glazed walk-in bay window to the front elevation.

## Conservatory 7' 5" x 11' 10" (2.27m x 3.61m)

A double glazed conservatory having a door leading out directly on to the rear garden.



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## First Floor Landing

Having access to the loft space which is boarded, and a double glazed window to the side elevation.

**Bedroom One** 14' 2" x 10' 11" (4.33m x 3.33m) (length measured into bay window)  
A double bedroom having a radiator, and a double glazed walk-in bay window to the front elevation.

**Bedroom Two** 11' 7" x 10' 11" (3.52m x 3.34m)  
A second double bedroom having a radiator, and a double glazed window to the rear elevation.

**Bedroom Three** 7' 0" x 9' 3" (2.14m x 2.83m)  
A third good sized bedroom having a radiator, and a double glazed window to the rear elevation.

**Family Bathroom** 6' 11" x 6' 4" (2.12m x 1.92m) (maximum measurements)  
Fitted with a white suite which consists of a panelled bath with mixer tap, and a pedestal wash hand basin with mixer tap. Additionally, there is a double glazed window to the front elevation,

**Separate WC** 3' 3" x 5' 8" (0.98m x 1.73m)  
Fitted with a white low-level WC, and a wash hand basin. There is also a double glazed window to the front elevation.

## Outside - Front

the property is approached over a large block-paved driveway which provides ample off-road parking for several vehicles and access to the front and side of the property.

## Outside - Rear

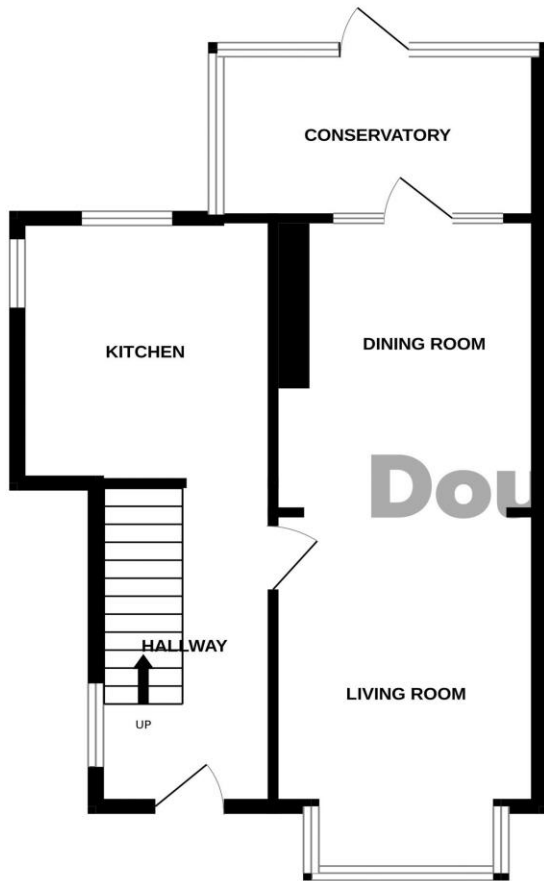
A large enclosed and well established rear garden featuring paved seating areas, lawned gardens with well stocked planting beds.

## Garage

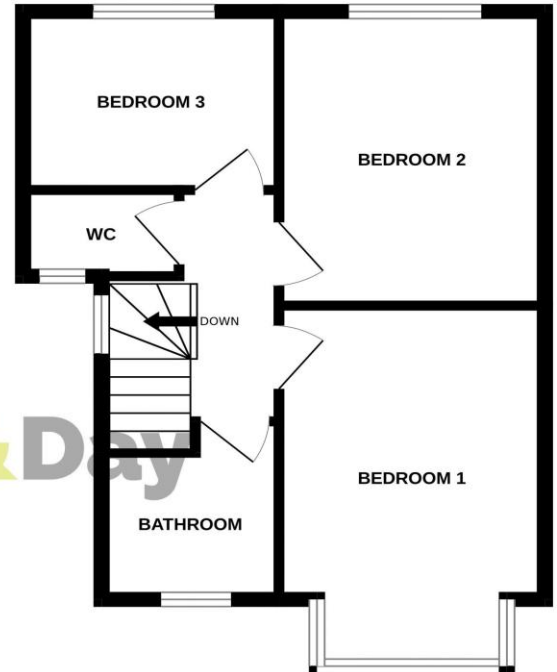
Accessed down the side of the property leaving to a single garage what has an up and over door.



GROUND FLOOR



1ST FLOOR



Dourish & Day

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - Great rating cost   |   |         |                         |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - Higher running costs |   |         |                         |
| 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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