



£315,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: D

## St. Georges Parkway Stafford

Shielding Way St. Georges Parkway  
Stafford Staffordshire

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***This beautifully presented three-story townhouse is perfectly positioned within walking distance of Stafford Town Centre, the mainline railway station, and a wide array of shops and amenities.***

The ground floor offers a welcoming entrance hallway, a convenient downstairs bedroom with a wet room, a contemporary kitchen/dining area, and a conservatory. On the first floor, you'll find a spacious living room, two well-sized bedrooms, including a master with an ensuite. The second floor features two additional bedrooms and a Jack and Jill family bathroom. Externally, the property includes a driveway leading to a garage store. The enclosed private rear garden is complemented by a converted home office/hair salon, providing an ideal space for work or hobbies. Townhouses of this size and proximity to town are a rare find, so don't miss this opportunity. Call us today to book your viewing appointment!

- Well Presented Five Bedroom Semi Detached Home
- Living Room, Conservatory, Kitchen/Dining Room
- Five Spacious Bedrooms & Home Office/Salon
- Family Bathroom, Wet Room & Ensuite
- Driveway, Garage Store & 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



## Agents Note

Planning permission has granted in March 2023 for a single storey ground floor extension that extends 4m out from the house and across the whole of the back of the property. The extension was to house a large bedroom and wet room with ramp access to the garden and a downstairs WC. Along with permission, the plans also include removing all internal ground floor walls to create a big open plan living, dining area. The planning application can be found on the Stafford Borough Council website - planning application number: 22/36354/HOU

## Entrance Hall

Being accessed through a composite entrance door and having stairs leading to the first floor accommodation, useful understairs storage cupboard, airing cupboard, radiator and wood effect laminate floor.

## Kitchen / Dining Room 11' 1" x 15' 1" (3.37m x 4.61m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, five ring gas hob and double cooker hood over. Further integrated appliances includes a washing machine, dishwasher and fridge freezer. Tiled splashbacks, tiled floor, radiator, double glazed window and door leading into:

## Conservatory 9' 6" x 10' 5" (2.90m x 3.18m)

Having a dwarf brick wall construction with double glazed windows, wood effect laminate floor, radiator and double glazed double doors giving views and access to the rear garden.



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## **Ground Floor Bedroom Five** 11' 0" x 8' 11" (3.36m x 2.72m)

A good-sized ground floor bedroom having a radiator and double glazed window to the front elevation.

## **Wet Room** 4' 10" x 6' 5" (1.48m x 1.96m)

Having a white suite which includes a shower area with a mains shower, wash hand basin with chrome taps and close coupled WC. Part tiled walls and radiator.

## **First Floor Landing**

Having a staircase off leading to the second floor landing, radiator, downlights and double glazed window to the front elevation.

## **Living Room** 12' 8" x 15' 2" (3.85m x 4.62m)

A spacious living room having a media wall with cupboards set within the recess, two radiators and two double glazed windows to the rear elevation.

## **Bedroom One** 9' 7" x 15' 11" (2.91m x 4.86m)

A large main bedroom having built-in wardrobes providing hanging rail, two radiators, access to loft and double glazed window to the rear elevation.

## **Ensuite Shower Room** 5' 8" x 9' 5" (1.72m x 2.88m)

Having a white suite comprising of a shower cubicle with mains shower and glazed screen, wash hand basin with chrome mixer tap and a WC with an enclosed cistern. Towel radiator, tiled walls, tiled floor and double glazed window to the front elevation.

## **Bedroom Four** 9' 11" x 9' 1" (3.03m x 2.78m)

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

## **Second Floor Landing**

Having downlights and the following lead off:

## **Bedroom Two** 13' 1" x 8' 11" (4.00m x 2.72m)

A second double bedroom gain with built-in double wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 4" x 11' 7" (3.15m x 3.54m)

A third double bedroom with two storage cupboards, access to loft space, radiator and double glazed window to the front elevation.

## **Jack And Jill Bathroom** 13' 2" x 5' 11" (4.01m x 1.81m)

A jack and jill bathroom serving bedrooms three and four and having a white suite which includes a freestanding lion claw bath with chrome mixer tap and shower attachment, separate walk-in shower cubicle with mains shower and glazed screen, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Part tiled walls, tiled floor, downlights, chrome towel radiator and skylight to the rear elevation.

## **Outside - Front**

The property is approached over a block paved driveway with a decorative slate area and a paved path leads to the entrance door.

## **Garage Store** 7' 5" x 9' 9" (2.25m x 2.96m)

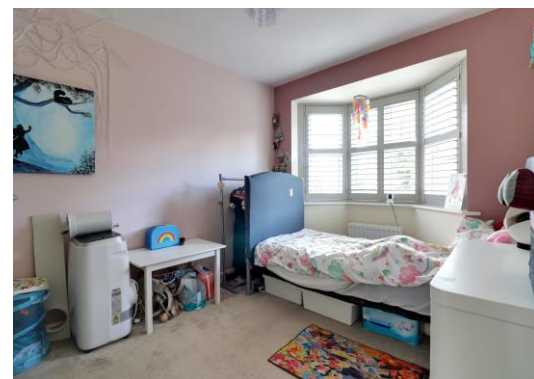
Having an up and over door.

## **Home Office / Salon** 11' 3" x 9' 7" (3.42m x 2.92m)

Currently being used as a salon, there is power and lighting, wood effect flooring and double glazed door leading to the rear elevation.

## **Outside - Rear**

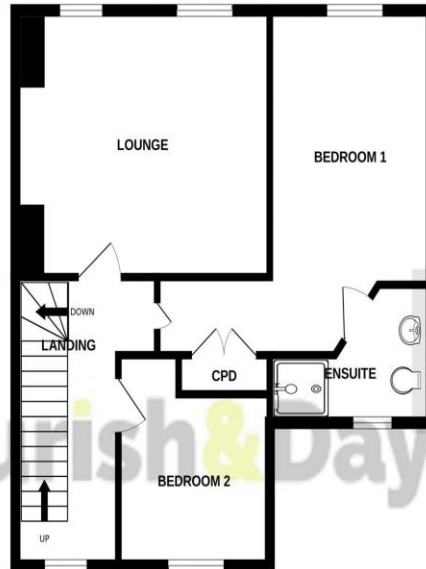
A large rear garden which includes an Indian stone paved seating area overlooking the remainder of the garden which is mainly an Astro turf garden with a further decked seating area and pergola. The rear garden is enclosed by panel fencing and brick walling. A wooden pedestrian gate leads to the front of the property.



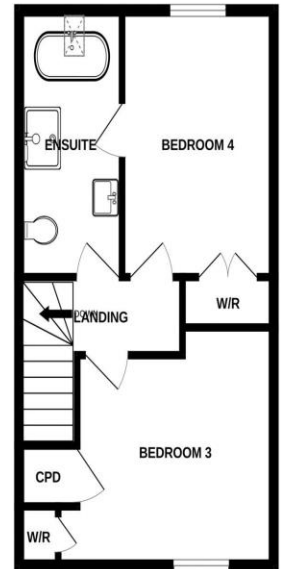
GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.

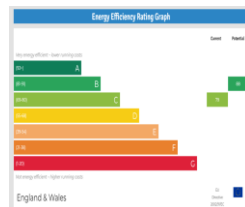


2ND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.

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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