



Offers Over £175,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **A**

Stafford

Lichfield Road
Stafford Staffordshire ST17



Get ready for an early Christmas delight with this beautifully enhanced cottage! Ideal for first-time buyers seeking a move-in-ready property, this home goes above and beyond.

Step inside and discover an entrance porch, a charming living room, dining room, kitchen, and a rear porch/utility on the ground floor. Head upstairs to find two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property boasts curb appeal with a low-maintenance courtyard front garden, while the spacious rear garden features a predominantly lawned area and a sizable patio seating space. Don't miss the chance to make this your new home; act swiftly before it becomes a sought-after gem!

- Stunning & Improved Terraced Cottage
- Perfect For First Time Buyers
- Cosy Living Room & Separate Dining Room
- Kitchen & Rear Porch/Utility
- Two Bedrooms & Modern Fitted Bathroom
- Courtyard Front Garden & Large Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch 2' 6" x 5' 0" (0.76m x 1.53m)

Accessed through a double glazed composite entrance door and benefitting from tiled flooring a double glazed window and an internal wooden entrance door leading into the main living room.

Living Room 11' 1" x 13' 3" (3.37m x 4.05m)

A cosy main reception room which features a electric period style fire, recessed downlights, wood effect flooring, stairs to the first floor accommodation, radiator and a double glazed window to the front elevation.

Dining Room 10' 5" x 10' 4" (3.18m x 3.16m)

A second good-sized reception room which features a large storage cupboard, wood effect flooring, recessed downlights a radiator and a double glazed window to the rear elevation.

Kitchen 8' 5" x 6' 11" (2.57m x 2.11m)

Fitted with a range of wall, base and drawer units with fitted work surfaces which incorporates a sink drainer unit with mixer tap and offers spaces for appliances. The room also has tiled flooring a wall mounted gas central heating boiler and a double glazed window to the side elevation.



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Rear Porch/Utility 7' 8" x 4' 8" (2.33m x 1.42m)

Having recessed downlights and a double glazed windows and a double glazed farm house style rear door leading out to the garden.

First Floor Landing

A bright landing fitted with a glass balustrade a loft access point and a radiator.

Bedroom One 11' 4" x 13' 4" into wardrobe (3.45m x 4.07m into wardrobe)

A superb sized double bedroom that features a newly fitted wardrobe a radiator and a double glazed window to the front elevation.

Bedroom Two 10' 6" x 7' 7" (3.20m x 2.31m)

A second good-sized bedroom having a radiator and a double glazed window to the rear elevation.

Family Bathroom 8' 10" x 7' 0" (2.70m x 2.13m)

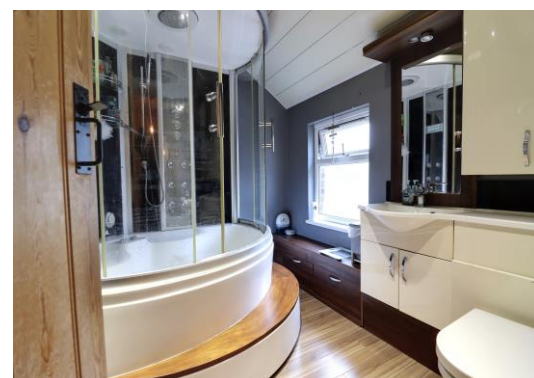
Fitted with a modern white suite which includes a WC and wash hand basin with fitted units around and a multi functional corner bath with water jets and shower over. The room also has recessed downlights, a chrome towel radiator, wood effect flooring and a double glazed window to the side elevation.

Outside Front

The property is approached over a gated forecourt garden which features a slate garden and a block paved path.

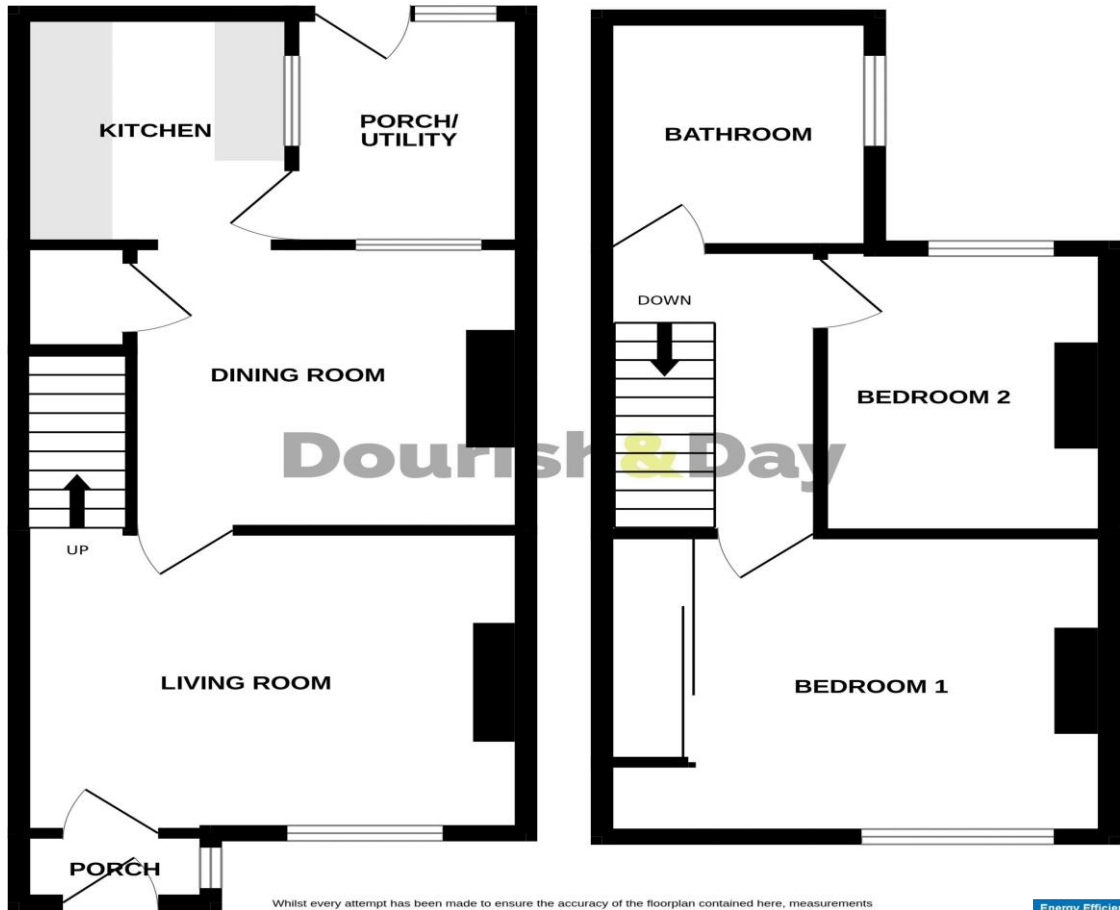
Outside Rear

A large landscaped garden which is predominately lawned with a paved patio seating area. It is noted that there is a right of way access across the garden for neighbouring properties.



GROUND FLOOR

1ST FLOOR



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 |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) | A | | |
| (81-90) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | | 78 |
| | | | 60 |

England & Wales EU Directive 2002/91/EC
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