



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Kingston Hill Stafford

Wolseley Road Kingston Hill
Stafford Staffordshire ST16



Feel like royalty in this extended semi-detached home, perfectly perched on the sought-after Kingston Hill estate, offering breathtaking views from its elevated position. Ideal for families.

The spacious accommodation includes an entrance hall, a generous living/dining room, a kitchen, and a large garage store with a convenient guest WC. Upstairs, you'll find three well-sized bedrooms, with stunning vistas from the second bedroom, along with a modern family shower room. Outside, there's a driveway providing off-road parking and a beautifully landscaped rear garden. With No Onward Chain, this property is sure to be in high demand. Don't wait—call us today to schedule your viewing!

- Extended Three Bedroom Semi Detached Home
- Large Living/Dining Room & Kitchen
- Three Bedrooms & Family Shower Room
- Large Garage Store & Guest WC
- Driveway & Enclosed Private Rear Garden
- Close To Stafford's Town & No Onward Chain

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 Hall

Accessed through a double glazed entrance door to the front elevation and having stairs off, rising to the first floor landing & accommodation, a radiator and a double glazed window to the front elevation.

Living Rom & Dining Space 26' 10" x 12' 0" (8.18m x 3.65m)

A large and open-plan living & dining space which has an inset electric fire set within a decorative stone surround. There are two radiators, double glazed sliding doors to the rear elevation opening out to the rear garden and a double glazed window to the front elevation.

Kitchen 13' 2" x 12' 3" (4.01m x 3.73m)

A good size kitchen which has a fitted range of matching wall, base & drawer units with fitted work surfaces over which incorporates an inset sink/drainers with mixer tap over and offering space for a freestanding cooker and under-counter plumbed appliances. There is ceramic splashback tiling to the wall surfaces, wood effect vinyl flooring, a radiator, a useful pantry cupboard and double glazed window to the rear elevation.



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Rear Lobby

Having tiled effect flooring, a double glazed window to the rear elevation.

Guest WC

Having a white suite comprising of a low-level WC & wash hand basin with chrome mixer tap and tiled effect flooring.

First Floor Landing

Having a double glazed window to the side elevation, access to loft space and a built-in cupboard, with internal doors off, providing access to;

Bedroom One 10' 4" x 9' 2" (3.14m x 2.80m)

A spacious double bedroom, having fitted bedroom furniture, a radiator and a double glazed window to the front elevation.

Bedroom Two 11' 5" x 8' 8" (3.49m x 2.64m)

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

Bedroom Three 8' 2" x 6' 5" (2.50m x 1.96m)

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

Shower Room 5' 10" x 5' 9" (1.78m x 1.76m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with mixer tap over and storage beneath, and a separate screened shower cubicle with an electric shower. There is tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

Approached over a block paved driveway providing off-road vehicle parking and access to the entrance door to the front elevation and garage/store. To the side of the driveway is a low maintenance gravelled garden area.

Garage/Store 16' 10" x 7' 8" (5.13m x 2.33m)

A large garage/store having a garage door to the front elevation, a double glazed window and door to the rear and further integral door leading from/to the rear lobby. There is also power & lighting.

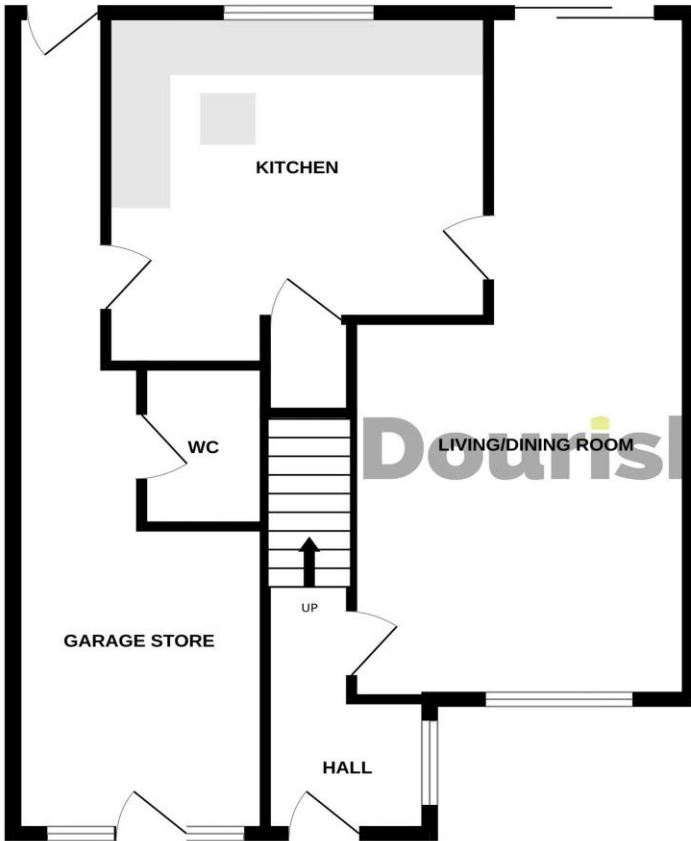
Outside Rear

Having a paved patio area leading onto a lawned garden with decorative planting borders with a variety of mature shrubs. Steps lead down to a lower garden area providing beautiful neighbouring countryside views. There is a garden shed and the garden is enclosed by part-timber panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

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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