



£290,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **C**

Weeping Cross, Stafford

Porlock Avenue Weeping Cross
Stafford Staffordshire ST17



This beautifully presented three-bedroom family home in the sought-after area of Weeping Cross has been thoughtfully renovated to a high standard. It offers plenty of living space and is within easy reach of excellent schools, making it ideal for families.

Upon entering, you're greeted by a bright hallway, a guest WC, and a spacious open-plan living area that flows into the kitchen and dining room. The property also includes a conservatory, a separate office, and a useful utility room. Upstairs, there are three good-sized bedrooms and a stylish family bathroom. Outside, the home benefits from a double-width driveway, a garage store, and a generous, private garden perfect for family activities. Homes like this don't come up often, so book your viewing today!

- Well Presented Three Bedroom Semi Detached Home
- Living Room, Kitchen/Dining Room & Conservatory
- Office, Utility & Garage Store
- Three Bedrooms & Family Bathroom
- Double Width Driveway & Large Private Rear Garden
- Located In A Highly Desirable Part Of Town

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Entrance Hallway

Accessed through a double glazed composite door having stairs leading up to first floor accommodation, a storage cupboard, cloakroom and solid oak wooden flooring.

Ground Floor WC 3' 9" x 2' 6" (1.14m x 0.77m)

Fitted with a white suite comprising of a wash basin set into a vanity unit with a chrome mixer tap, and a close coupled WC, there is also a chrome towel radiator, tiled walls, solid oak wooden flooring and a double glazed window to the front elevation.

Living Room 13' 5" x 11' 5" (4.08m x 3.49m)

Part of the open plan ground floor accommodation, featuring a wood burning stove, solid oak wooden flooring, a vertical fitted tall radiator and a double glazed bay window looking out to the front elevation.

Kitchen/Dining Room 18' 2" x 11' 8" (5.54m x 3.55m)

Featuring a contemporary range of matching base and eye level units with Quartz worktops incorporating a sunken stainless steel single bowl sink with chrome mixer tap, there are a range of integrated appliances including an oven with four ring gas hob with a cooker hood over and a dishwasher and



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spaces for additional appliances. There is a L shaped fitted bench seat, solid oak wooden flooring a double glazed window to the rear elevation and a double glazed door to the conservatory.

Office 11' 9" x 6' 11" (3.59m x 2.10m)

Having wood effect Vinyl flooring a radiator and a double glazed door opening onto the rear garden.

Utility 4' 6" x 7' 10" (1.38m x 2.40m)

Having spaces for appliances and double glazed double doors leading into the garage store.

Conservatory 11' 10" x 9' 7" (3.60m x 2.91m)

A brick based double glazed conservatory with an Insulated roof and featuring an electric heater, wood effect laminate flooring and double glazed doors opening onto the rear garden.

First Floor Landing

Having a loft access, solid oak wooden flooring and a double glazed window to the side elevation.

Bedroom One 13' 5" x 10' 0" (4.09m x 3.05m)

A double bedroom with wood effect flooring, a radiator and a double glazed window looking out to the front of the property.

Bedroom Two 10' 8" x 11' 1" (3.24m x 3.37m)

A second double bedroom having wood effect flooring, a radiator and double glazed window looking out to the rear of the property.

Bedroom Three 7' 4" x 9' 5" (2.23m x 2.88m)

Having wood effect flooring, a radiator and a double glazed window looking out to the front of the property.

Family Bathroom 7' 11" x 7' 1" (2.42m x 2.17m)

A stunning luxury bathroom fitted with a contemporary suite comprising of a P-shaped bath with shower over, WC and wash hand basin with inbuilt storage under. In addition the benefits from wood effect flooring, a heated towel rail and two double glazed obscured windows.

Outside Front

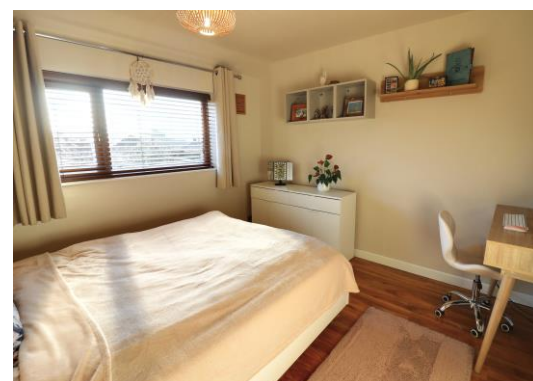
The property is approached over a double width driveway providing ample off road parking. The driveway leads to a garage store and the main entrance door.

Garage Store 11' 7" x 8' 2" (3.53m x 2.50m)

Having an electric roller shutter door, power & lighting and a double glazed door leading into the utility.

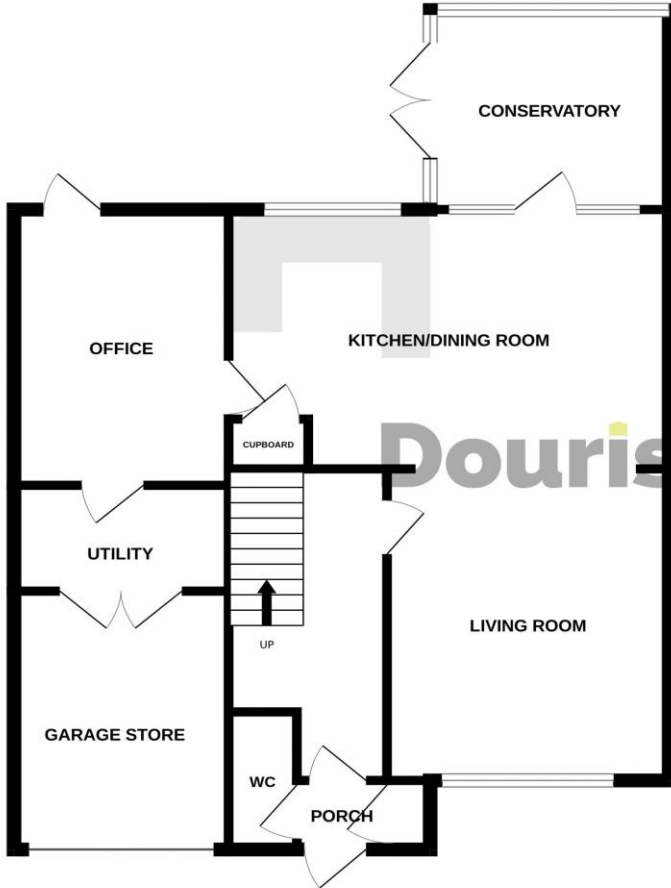
Outside Rear

A large garden being laid mainly to lawn with a block paved patio and gravelled area to the end.



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
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		69	83
<small>Full energy efficient - higher heating costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> www.ec.europa.eu	



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