



33 Weeping Cross

, Stafford, ST17 0DG

Offers invited £300,000



" IN NEED OF IMPROVEMENT" Chase Owl are pleased to market this four bedroom extended semi detached property. Located in a desirable location, close to local amenities this property would make an ideal Family Home after some improvements are made. OFFERED WITH NO UPWARD CHAIN. Having Entrance Porch, Open plan Lounge to Dining Room, Breakfast Kitchen and Downstairs Bathroom. First Floor Landing to Four Bedrooms and Shower Room. Off road Parking to Garage and Good sized Gardens to front and rear.



Entrance Porch

Approached from wooden front entrance door and having ceiling light point with further door leading into Lounge.

Lounge 15'6" x 12'3" (4.72m x 3.73m)

Having a brick feature fireplace with gas fire on hearth. Ceiling light point, radiator, wall light and walk in bay with upvc double glazed window to front aspect. Open plan to Dining Room.

Open plan Dining Room 15'0" x 14'4" (4.57m x 4.37m)

Having ceiling light point, radiator, useful under stairs storage cupboard and wooden bay window to side aspect. Open stairs leading to First Floor Landing and door to Breakfast Kitchen.

Breakfast Kitchen 15'7" x 13'2" (4.75m x 4.01m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point, space with plumbing for washing machine and wall mounted boiler. Two ceiling light points, radiator and windows to side and rear aspects. Wooden door allowing access to the Rear Garden. Door to Downstairs Bathroom.

Downstairs Bathroom

Comprising panelled bath, w.c and vanity hand wash basin. Ceiling light point, radiator, built in airing cupboard housing hot water cylinder, tiling to walls and window to rear aspect.

First Floor Landing

Approached from stairs in Dining Room and having two ceiling light points and loft access.

Bedroom One 13'0" x 8'2" (3.96m x 2.49m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 11'7" x 8'7" (3.53m x 2.62m)

Having ceiling light point, radiator, loft access and upvc double glazed window to front aspect. Door leading a dressing area with built in wardrobes and window to rear aspect.

Bedroom Three 12'2" x 11'0" (3.71m x 3.35m)

Having ceiling light point, loft access, radiator and walk in bay with window to side aspect.

Bedroom Four 13'8" x 12'6" (4.17m x 3.81m)

Having ceiling light point, radiator, built in wardrobes and walk in bay with window to side aspect.

Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Two ceiling light points, built in storage cupboard, tiling to walls, radiator and window to rear aspect.

Outside

The front of the property having a lawned foregarden with borders. A driveway leading to Garage (15'11" x 8'8") with up and over door, having light and power with access door to Rear Garden. A wrought iron gate allows access to the enclosed rear garden with good sized patio to lawn with borders.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate. Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer. Money Laundering; Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

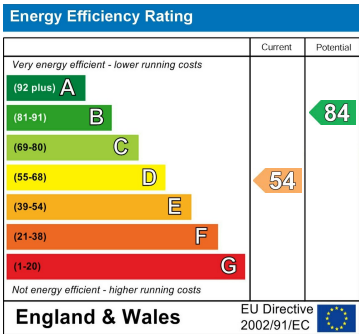
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

