





# CHURCHFIELD CLOSE, BASWICH, STAFFORD, ST17 OAR

FOR SALE  
£210,000



## Entrance Hallway

Enter the property via a uPVC/partly glazed door to the side aspect and having a ceiling light point, a central heating radiator, access to the loft space, laminate flooring and doors opening to the lounge, both bedrooms, the bathroom and a double door storage cupboard.

## Lounge/Dining Room

**15' 4" x 10' 5" (4.67m x 3.17m)**

Having sliding patio doors to the rear aspect, a ceiling light point, wall lighting, a central heating radiator, a gas fire, laminate flooring and a door opening to the kitchen.

## Kitchen

**9' 5" x 8' 1" (2.87m x 2.46m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, tiled splashbacks, a stainless steel sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet, a four-burner gas hob with a stainless steel chimney style extraction unit over, plumbing for a washing machine, tiled an obscured uPVC/double glazed door to the rear aspect opening to the sunroom.

## Sunroom

**7' 11" x 10' 3" max (2.41m x 3.12m max)**

Being of timber/glazed construction and having a ceiling light point, tiled flooring and doors to each side aspect one opening to the integral garage and one opening to the rear garden.



**Bedroom One****12' 7" x 8' 11" (3.83m x 2.72m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and laminate flooring.

**Bedroom Two****9' 7" x 9' 4" (2.92m x 2.84m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and laminate flooring.

**Bathroom**

Having ceiling spotlights, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, tiled flooring and a bath with a mixer tap fitted which has a hand-held shower head.

**Outside****Front**

Having a driveway suitable for parking multiple vehicles, a lawn, a mature tree, courtesy lighting and access to the integral garage.

**Garage****30' 5" x 10' 9" max (9.26m x 3.27m max)**

Having double doors to the front aspect, two windows to the side aspect and a window to the rear aspect.

**Rear**

A private rear garden which is mainly lawn and has a patio area and various trees, shrubs and bushes.



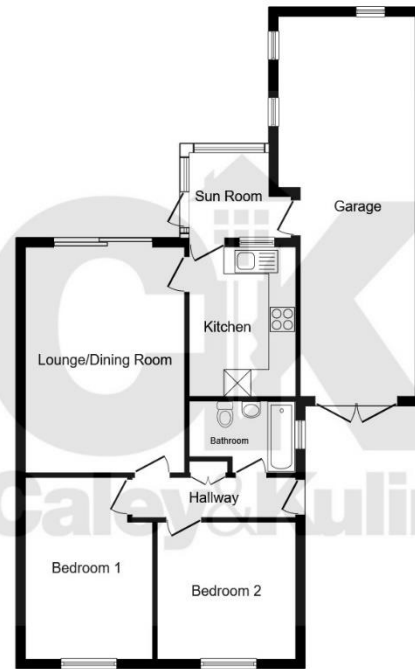






\* Offered with no upward chain \*





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Freehold

**Version:** CK2110/001



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