



# 1 CRESTWOOD PARK

STAFFORD, ST19 9JD

OFFERS IN THE REGION OF £350,000  
**FREEHOLD**

NO ONWARD CHAIN - Extended three bedroom detached bungalow occupying a generous corner plot in a highly sought after village location. Requiring a scheme of general updating the well proportioned accommodation comprises reception hall, living room, dining room, kitchen, utility, three bedrooms, bathroom and shower room. A driveway and garage provide off road parking for several vehicles.



# 1 CRESTWOOD PARK

- NO CHAIN • SOUGHT AFTER VILLAGE

LOCATION • THREE BEDROOMS • GENEROUS  
CORNER

POSITION • DRIVEWAY • GARAGE • BATHROOM  
AND SHOWER ROOM



## APPROACH

The property is approached via a driveway providing off road parking with access to a gated side passage and garage.

## RECEPTION HALL

Radiator, useful store cupboard.

## SHOWER ROOM

Double-glazed obscure window, radiator, pedestal wash hand basin, close-coupled w.c, shower enclosure

## LIVING ROOM

15'10" x 11'8"

Double-glazed bow window, radiator, feature fireplace.

## DINING ROOM

9'8" x 8'5"

Double-glazed window, radiator, doorway to the kitchen.

## KITCHEN

8'1" x 6'6"

Double-glazed window, tiled walls, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. Doorway to the utility room.

## UTILITY

Double-glazed window, doorway to the garden.

## BEDROOM ONE

14'5" x 11'1"

Two double-glazed windows, radiator, fitted wardrobes.

## BEDROOM TWO

11'10" x 9'1"

Double-glazed window, radiator.

## BEDROOM THREE

11'10" x 7'9"

Double-glazed window, radiator.

## BATHROOM

Double-glazed obscure window, towel rail, pedestal wash hand basin, close-coupled w.c, paneled bath.

## GARAGE

18'0" x 8'5"

Roller door to the front, window to the rear, doorway to the garden.

## GARDENS

Occupying a corner plot, the property has a generous lawned foregarden and two smaller more secluded lawns to the rear.

## TENURE Freehold

The property is freehold.

## COUNCIL TAX

Staffordshire Council - Tax Band E

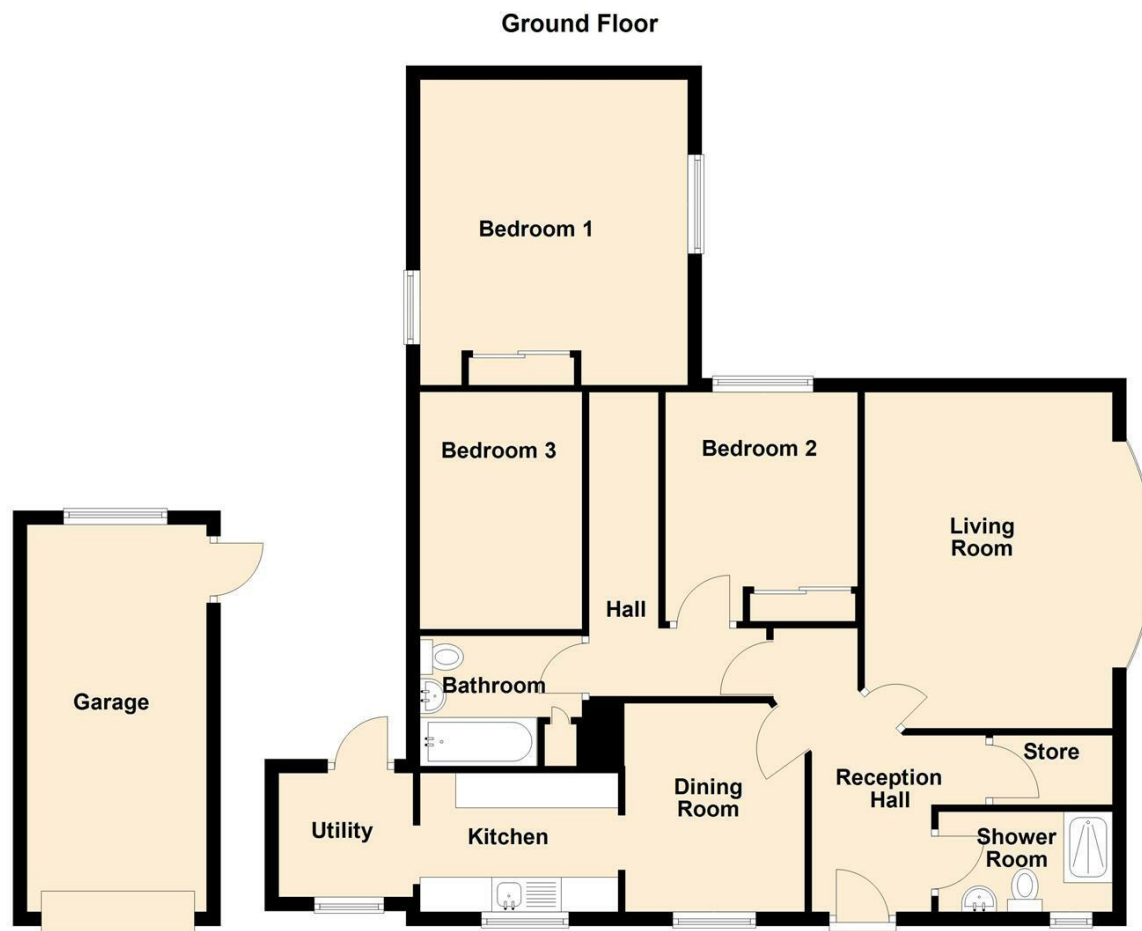
## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements