

**Corporation Street, Stafford, ST16 3LT**

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**Charming Extended Three-Bedroom Terraced Property on Corporation Street, Stafford**

Discover this delightful extended three-bedroom terraced home situated on the highly sought-after Corporation Street, just a stone's throw from Stafford Town Centre. This spacious property seamlessly blends modern decor with traditional features, offering a contemporary yet characterful living space.



### Key Features:

- **Modern Fitted Kitchen**: Stylish and functional, perfect for culinary enthusiasts.
- **Contemporary Interior**: Thoughtfully decorated throughout to complement the home's traditional charm.
- **Prime Location**: Ideally positioned close to Stafford Town Centre, providing easy access to a wide range of amenities including shops, supermarkets, bars, and restaurants.
- **Excellent Transport Links**: Benefit from easy access to the M6 motorway via junctions 13 and 14, a nearby intercity railway station, and well-connected bus routes.

### Accommodation Overview:

- **Entrance Hall**: Welcoming and spacious, setting the tone for the rest of the home.
- **Lounge**: Cozy and inviting, perfect for relaxation.
- **Dining Room**: Ideal for family meals and entertaining guests.
- **Kitchen**: Modern and well-equipped, catering to all your cooking needs.
- **Guest WC**: Conveniently located on the ground floor.
- **Utility Room**: Practical and functional, providing extra storage and laundry space.
- **Three Bedrooms**: Generously sized, offering comfortable living for the entire family.
- **Bathroom**: Modern fittings and fixtures for a relaxing experience.
- **Gardens**: Attractive front and rear gardens, perfect for outdoor activities and relaxation.
- **Off-Road Parking**: Accessible from the rear, providing convenient and secure parking.

### Local Area Highlights:

- **Stafford Town Centre**: A vibrant hub with a rich array of shopping and dining options, ensuring all your needs are met just minutes from your doorstep.
- **Transport Connectivity**: Excellent road links via the M6, a well-serviced intercity railway station offering direct routes to major cities, and reliable local bus services.
- **Leisure and Recreation**: Enjoy nearby public parks, leisure facilities, and cultural attractions that Stafford has to offer, making it a perfect location for both families and professionals.

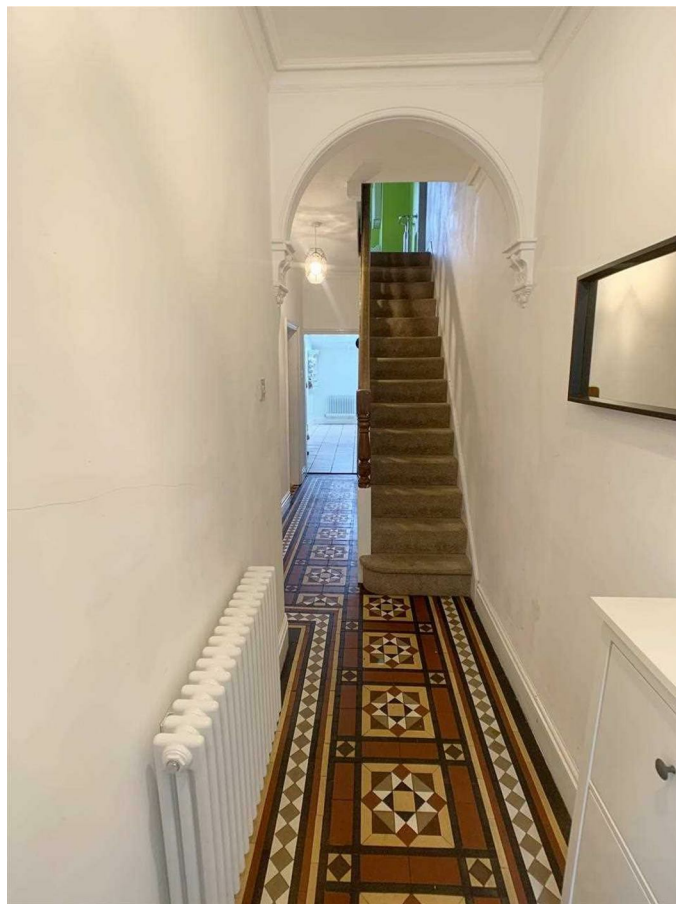
This charming property on Corporation Street is a must-see, combining modern living with traditional elegance in a prime Stafford location. Don't miss the opportunity to make this your new home. Contact us today to arrange a

viewing and experience the charm and convenience of this exceptional property.

### GROUND FLOOR

Composite door leading into :-

#### Entrance Hall



Minton tiled flooring, telephone point, multiple power points, radiator, two ceiling light points, decorative archway, openings to lounge and dining room, doors to kitchen and guest WC, stairs to first floor landing.

#### Lounge 12'7" x 11'11" (3.84 x 3.63)



UPVC double glazed walk in bay window to front,

fireplace with inset multi-fuel burner, radiator, multiple power points, TV point, ceiling light point, stripped wood flooring.

**Dining Room 12'9" x 11'2" (3.88 (3.89) x 3.41 (3.40))**



UPVC double glazed French doors to rear garden, ceiling light point, multiple power points, radiator, fireplace with inset multi fuel burner, stripped wood flooring, ample space for dining table and chairs.

**Kitchen 18'8" x 9'4" max (5.69 x 2.85 (2.84) max)**



UPVC double glazed windows and door to side, Velux window to rear elevation, matching wall and base units in a shaker style, wood block work surface, inset composite sink and drainer with mixer tap, space for range cooker, space for breakfast table, radiator, multiple power points, recessed ceiling lights, ceiling light point, wall mounted Worcester gas combination boiler.

**Guest WC**

Tiled flooring, ceiling light point, close coupled WC.

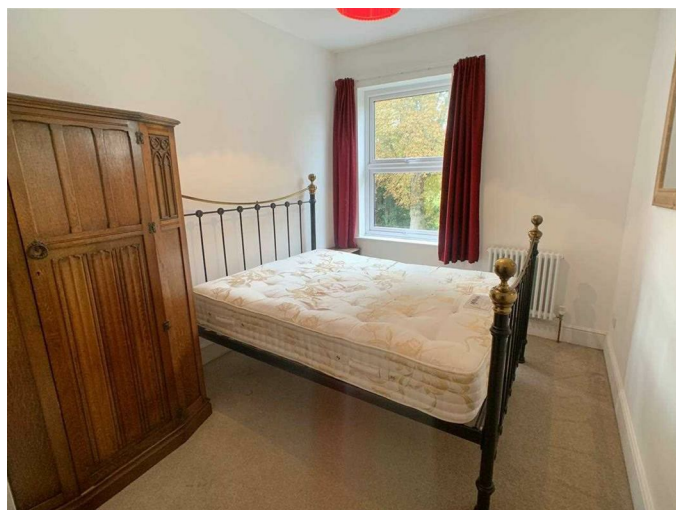
**FIRST FLOOR**

**Landing**



Stripped pine doors to three bedrooms and bathroom, two ceiling light points, hatch to loft, radiator.

**Bedroom 1 10'7" x 9'0" (3.23 x 2.74)**



UPVC double glazed windows to front, radiator, multiple power points, ceiling light point, ample space for bedroom furniture.



**Bedroom 2 11'11" x 7'8" (3.64 (3.63) x 2.34)**



UPVC double glazed windows to front, radiator, multiple power points, ceiling light point, TV point, ample space for bedroom furniture.

**Bedroom 3 11'5" x 8'5" (3.48 x 2.56 (2.57))**



UPVC double glazed windows to rear, radiator, multiple power points, ceiling light point, TV point.

**Bathroom 9'10" x 9'4" (3.00 x 2.84)**



UPVC double glazed windows to rear, 'P' shaped panel bath with fitted glass shower screen, wall mounted shower system over, low level WC, pedestal wash hand basin, wood effect flooring, heated towel rail, recessed ceiling lights, extractor.

**OUTSIDE**



To the front :- fully enclosed fore garden, pedestrian gate, path to front door, borders of planting.

To the rear :- paved patio area, security light, UPVC double glazed door to utility, path to rear of garden, area of lawn, large timber shed, gravel hard standing with room for off road parking (accessed via rear service road).

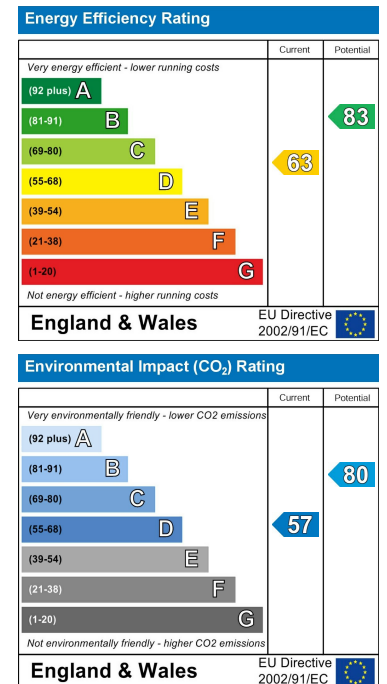
## Floor Plan



## Area Map



## Energy Efficiency Graph



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