



**Lichfield Road, Stafford, ST17 4LL**

**Offers In The Region Of £165,000**

**Stylishly Modernised Three-Bedroom Home with a Generous Garden – A Perfect First-Time Buy or Investment!**

**Welcome to this beautifully modernised three-bedroom terraced home, perfectly situated just minutes from Stafford town centre and offering a wealth of amenities on your doorstep. Boasting spacious interiors, contemporary finishes, and a generous private rear garden, this home is ideal for first-time buyers, growing families, or investors looking for a hassle-free rental opportunity.**

### Key Features:

Fully Modernised & Move-In Ready

Two Reception Rooms – Ideal for Flexible Living

Stylish Refitted Kitchen with Integrated Appliances

Spacious Bedrooms with Natural Light

Refitted Bath/Shower Room with Sleek Finishes

Large Private Rear Garden – Perfect for Outdoor Living

Excellent Commuter Links & Local Amenities Nearby

### Ground Floor:

Step through the front door into a welcoming entrance hall, leading to a bright and airy living room with a large double-glazed front window, offering plenty of natural light. The separate sitting/dining room provides a perfect space for family meals or entertaining guests, with access to a small cellar for extra storage. The modern refitted kitchen is well-equipped with stylish wall and base units, a sleek worktop, integrated oven and hob, and space for essential appliances. A rear door leads out to the garden, seamlessly blending indoor and outdoor living.

### First Floor:

Upstairs, the property boasts three well-proportioned bedrooms. The primary bedroom offers a relaxing retreat with plenty of space for storage, while the second double bedroom also benefits from generous dimensions and a bright, airy feel. The third bedroom is perfect as a child's room, guest room, or home office. The refitted bath/shower room is finished to a high standard, featuring a panelled bath, separate shower cubicle, modern basin, and WC.

### Outside:

The rear garden is a standout feature – an impressively large, private outdoor space offering a mix of paved patio and lawn, ideal for summer barbecues, entertaining, or simply unwinding in the fresh air. There is also rear access for added convenience.

### Location:

Situated within walking distance to Stafford town centre, this home is close to shops, restaurants, schools, parks, and transport links. Stafford's train station provides direct connections to Birmingham, Manchester, and London, making it ideal for commuters. Easy access to the M6 motorway further enhances its connectivity.

This stunningly presented and well-located home won't stay on the market for long – book your viewing today and make it yours!

### Entrance Hall

### Lounge 10'6" x 12'4" (3.21m x 3.77m)



### \*\*Lounge\*\*

A comfortable and inviting lounge, perfect for relaxing or entertaining. The space benefits from a large window that allows natural light to filter in, complemented by neutral décor to create a bright and airy feel. Recessed alcoves add character and offer additional storage or display opportunities. The room is well-proportioned, with ample space for a sofa and entertainment setup, making it an ideal spot for cozy evenings. Soft carpeting enhances the warmth of the room, while recessed and pendant lighting create a well-balanced ambiance.

### Sitting/ Dining Room 11'5" x 12'4" (3.48m x 3.78m)



### \*\*Sitting Room / Dining Room\*\*

A versatile and spacious room that can serve as a formal dining area or an additional sitting room,



depending on your needs. This well-lit space benefits from a large window that allows plenty of natural light to brighten the room. Neutral décor and soft carpeting provide a cosy atmosphere, while recessed spotlights and a central pendant light enhance the ambiance. The room offers ample space for a dining table or lounge furniture, making it ideal for entertaining guests or family gatherings. A door leads conveniently to the kitchen, adding to the practicality of the layout.

**Kitchen 7'9" x 7'9" (2.38m x 2.38m)**



**\*\*Kitchen\*\***

This modern and stylish kitchen is well-equipped with sleek wall and base units, offering ample storage and a contemporary aesthetic. The wooden worktops provide a warm contrast to the vibrant red and white tiled splashback. Integrated appliances include an oven with a four-ring hob and an extractor hood, while space and plumbing are available for a washing machine. A large window to the side elevation fills the space with natural light, enhancing the bright and airy feel. The tiled flooring ensures easy maintenance, making this a practical yet inviting space for cooking and entertaining.

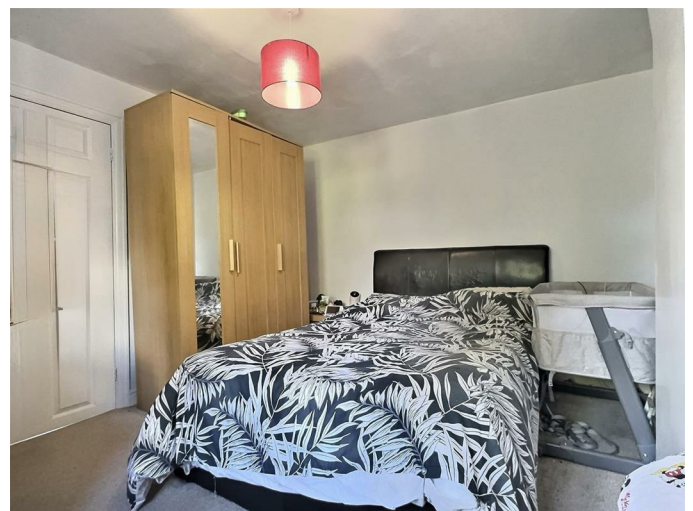
**First Floor Landing**



**\*\*Landing\*\***

A bright and airy landing space providing access to all first-floor rooms. The neutral décor enhances the sense of space, complemented by soft carpeting for a warm and inviting feel. A stylish pendant light fixture adds character, while a white wooden balustrade offers a classic touch. Ideal for displaying artwork or decorative pieces, this landing serves as a functional and welcoming area within the home.

**Bedroom One 11'1" x 9'8" (3.39m x 2.96m)**



**\*\*Bedroom One\*\***

A generously sized double bedroom featuring a contemporary design with neutral décor, offering a relaxing retreat. The room benefits from ample space for freestanding furniture, including a large wardrobe and bedside units. A stylish pendant light adds warmth to the space, while soft carpeting enhances comfort. The layout provides flexibility for various furniture arrangements, making this an ideal main bedroom for restful nights.

### Bedroom Two 10'5" x 9'4" (3.18m x 2.85m)



#### **\*\*Bedroom Two\*\***

A well-proportioned double bedroom featuring a large window that allows plenty of natural light to fill the space. The room offers ample space for a bed and additional furniture, making it a versatile area suitable for a bedroom or home office. A radiator provides warmth, while neutral décor offers a blank canvas for personalisation. Overlooking a pleasant outdoor view, this room is ideal for relaxation.

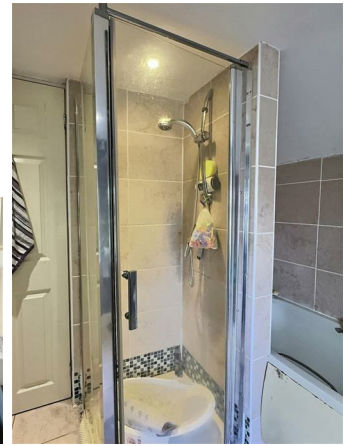
### Bedroom Three 7'8" x 6'0" (2.34m x 1.84m)



#### **\*\*Bedroom Three\*\***

A compact yet functional bedroom, ideal as a nursery, home office, or guest room. The space benefits from a large window that allows natural light to flow in, complemented by a neutral décor that enhances the airy feel. A radiator ensures warmth, while the layout provides versatility for various furniture arrangements.

### Bath/ Shower Room

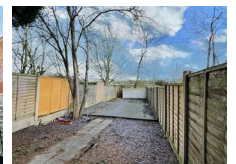
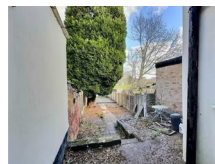


#### **\*\*Bathroom & Shower Room\*\***

A modern and spacious bath and shower room featuring a panelled bathtub with a fitted mixer tap and shower attachment, alongside a separate enclosed glass shower cubicle with tiled surround. The contemporary white suite includes a pedestal washbasin and a low-level WC, complemented by neutral tiling and soft grey painted walls. A frosted double-glazed window allows for natural light while maintaining privacy.

### Cellar

### Outside

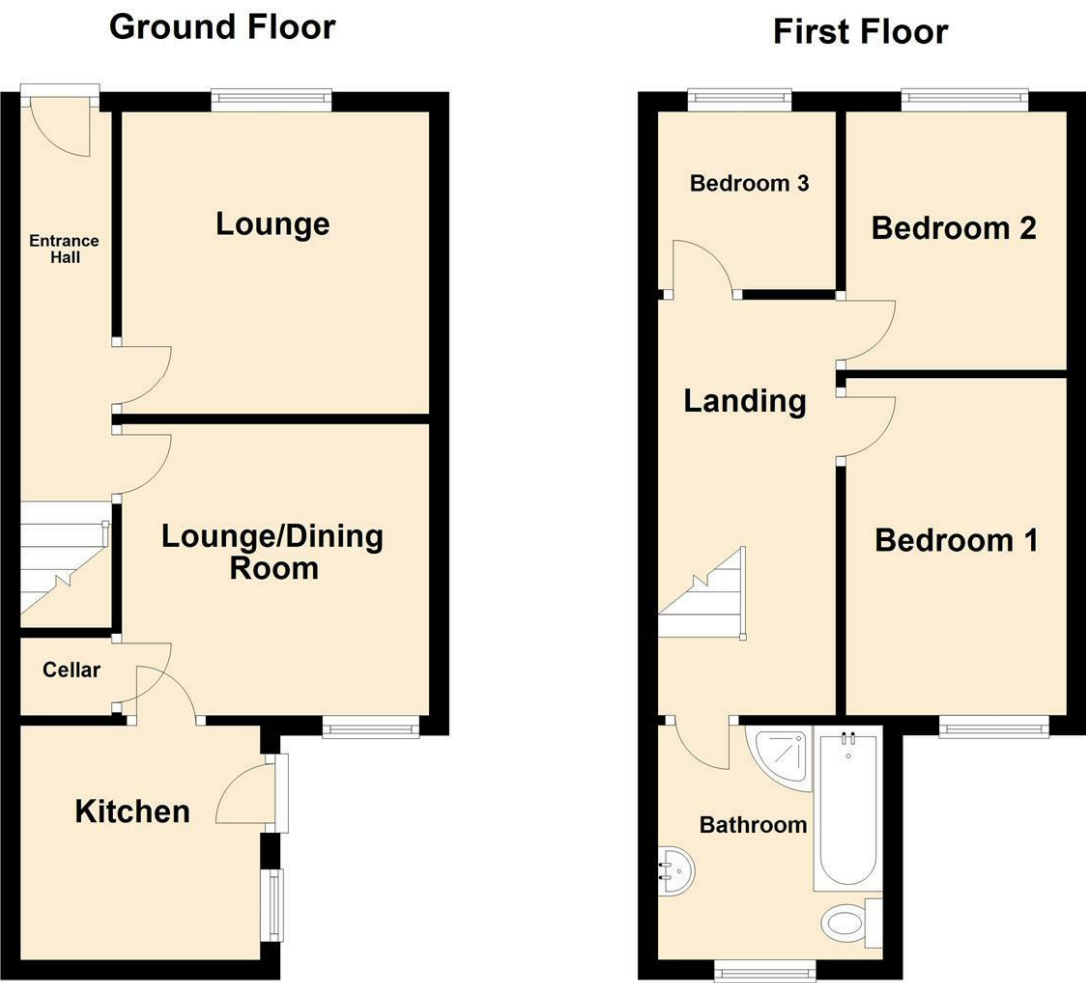


#### **\*\*Outside\*\***

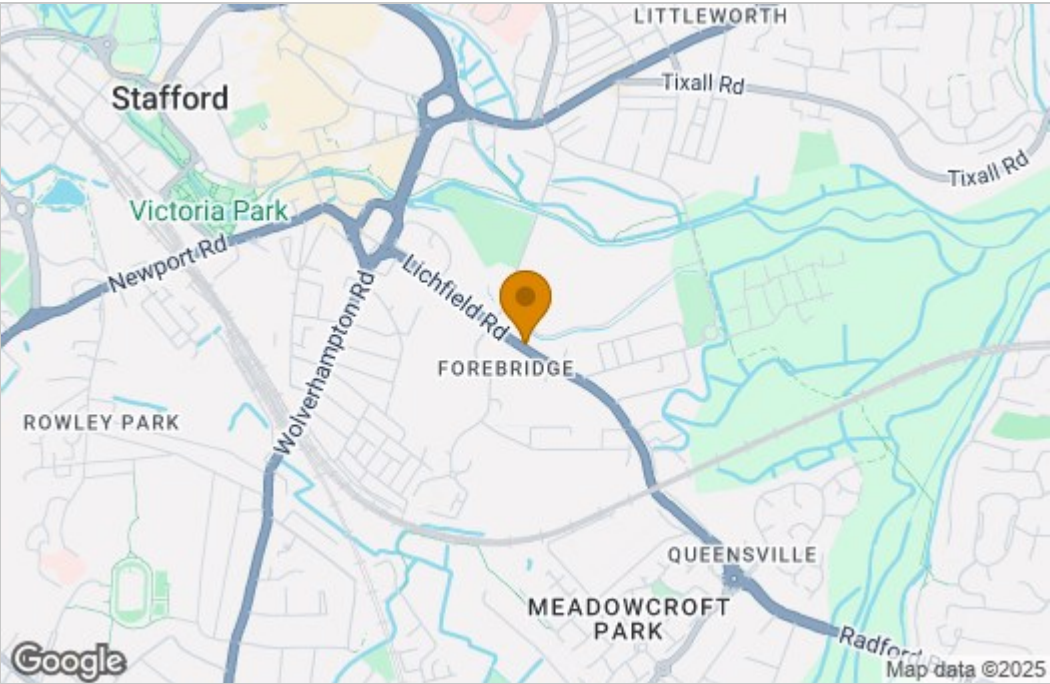
The property boasts a spacious and private rear garden, offering a fantastic outdoor space for relaxation and entertaining. The garden extends to a generous size and includes a mix of paved and lawned areas, ideal for outdoor furniture and summer gatherings. A rear gate provides access, and mature trees and fencing ensure privacy. While in need of some maintenance, this outdoor area presents a great opportunity for personalisation and landscaping to suit your needs.



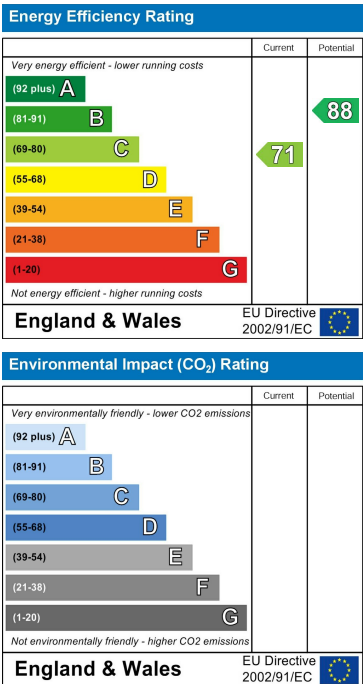
Floor Plan



Area Map



Energy Efficiency Graph



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