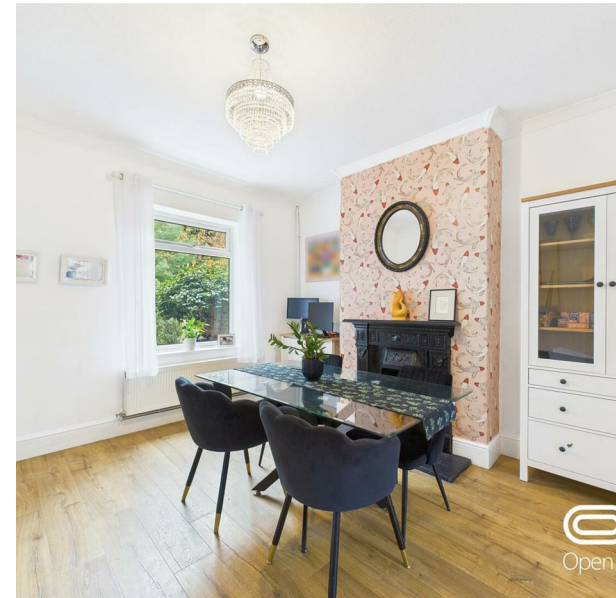


Rowley Grove, Stafford, ST17 9BL

Offers In The Region Of £225,000



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Council Tax Band: B

Character-Filled Victorian Home with Spacious Interiors and Long Garden – Rowley Grove, Stafford

Built around 1900, this charming three-bedroom mid-terrace home on Rowley Grove offers the perfect balance of period character and modern practicality. With over 1,050 sq ft of living space, high ceilings, original features, and a long garden, it's an ideal choice for families, first-time buyers, or professionals looking for a stylish home close to Stafford town centre.

Inside, the property features two generous reception rooms, both with decorative fireplaces and large sash-style windows that flood the rooms with natural light. The living room provides a welcoming space to relax, while the dining room comfortably accommodates family meals or entertaining guests.

The modern kitchen is fitted with wooden worktops, contemporary tiles, and ample storage, leading to a useful utility area and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, each tastefully decorated and full of character, alongside a spacious family bathroom complete with both bath and shower facilities.

Outside, the property benefits from a private rear south facing garden extending to a generous length — ideal for children, pets, or outdoor entertaining. The paved patio area leads to a well-kept lawn bordered by mature trees and hedging, providing a good degree of privacy and greenery.

Located on one of Stafford's most popular residential streets, Rowley Grove is within easy reach of local schools, parks, shops, and cafés, and just a short walk or drive from Stafford railway station and the M6 (J13/J14) for commuters.

Living Room

10'11" x 11'2"

This charming living room is bright and welcoming, featuring a large window that invites plenty of natural light. The room is centred around an ornate black fireplace, adding a sense of character and warmth. Neutral carpet flooring complements the fresh, white walls, creating a cosy yet contemporary atmosphere, ideal for relaxation or entertaining guests.

Dining Room

12'8" x 11'7"

The dining room offers a spacious and airy setting, with wood-effect flooring that runs throughout the area. A striking feature fireplace painted black with a decorative surround forms the focal point of the room. A large window fills the space with light, while the neutral walls provide a perfect backdrop for both casual family meals and more formal dining occasions. A glass-topped dining table with seating completes the room, blending practicality with style.

Kitchen

8'9" x 7'2"

The kitchen is a well-arranged space featuring white cabinetry with contrasting wooden countertops and a white subway tile splashback. The patterned floor tiles lend a touch of character, and the room benefits from two windows that bring in natural light. Appliances include a freestanding range cooker and dishwasher, while the layout allows for efficient meal preparation with ample surface and storage space. A door leads out to the garden, offering convenient access for outdoor dining and entertaining.

Hallway

8'4" x 2'11"

The hallway welcomes you with a traditional black and brown tiled floor, adding period charm. White walls and a dado rail enhance the sense of space and light, while practical hooks provide room for coats and bags. The hallway leads directly to the living and dining rooms and features a staircase to the first floor landing.

Bedroom 1

12'9" x 10'6"

Bedroom one is a generous double room, bright and airy with a large window that overlooks the garden. Neutral carpets and white walls provide a calm and restful atmosphere, enhanced by the simple, elegant furnishings. This bedroom offers ample space for a double bed and additional furniture, making it an ideal master suite.

Bedroom 2

11'2" x 5'11"

This bedroom is compact but comfortable, suitable as a single bedroom or a nursery. It features soft neutral carpeting and white walls, with a window that allows natural light to filter through. The room is currently styled as a child's bedroom with toys and storage, but offers versatile space for various needs.

Bedroom 3

11'0" x 9'9"

Bedroom three is a cosy double room with neutral carpeting and white walls, providing a peaceful retreat. The window offers pleasant views, and the room comfortably fits a double bed and additional furniture, making it perfect for family members or guests.

Bathroom

8'5" x 7'1"

The bathroom is fitted with a curved bathtub with shower overhead, a wash basin set in a vanity unit, and a WC. Light wall tiling and a window provide a bright and fresh feel, while the dark floor tiles add contrast and depth to this functional space.

Landing

12'9" x 5'1"

The landing is bright with white walls bringing light. It connects the three bedrooms and bathroom, with carpeted flooring that continues from the bedrooms for a seamless finish.

Rear Garden

The rear garden is a generous outdoor space featuring a paved patio area ideal for seating and alfresco dining. Beyond the patio, a long, enclosed lawn is bordered by mature trees and hedges, providing privacy and a natural backdrop. The garden is perfect for families and outdoor entertaining, with ample room for children to play or for gardening enthusiasts to enjoy.

Front Exterior





The front exterior shows a classic red brick terrace with characterful black trim around the windows and doors. A wrought iron fence and small garden area add to the curb appeal, creating a welcoming entrance. The front door leads into the hallway, giving a glimpse of the traditional tiled floor inside.



Open House Staffordshire

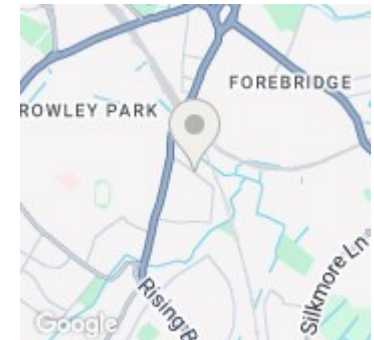


Approximate total area⁽¹⁾
79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 