

# Clothier & Day

## Independent Estate & Letting Agents

72 ROWLEY GROVE, OFF WOLVERHAMPTON ROAD, STAFFORD, ST17 9BJ  
 SUPERBLY PRESENTED, SPACIOUS 3 BED END TERRACED HOUSE & GARAGE



OFFERS IN THE REGION OF: £219,950

**DIRECTIONS:** Leave Stafford town centre via the A449 Wolverhampton Road. Continue over the railway bridge, then take the second turning on the left into Rowley Grove. Number 72 can be found on the right hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

*Rowley Grove is situated approximately 0.75 miles from the centre of the county town of Stafford, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.*

Accommodation in brief: THROUGH HALLWAY. GUESTS WC. FRONT FACING LOUNGE. REAR FACING DINING ROOM. EXTENDED REAR FACING FITTED KITCHEN AND BREAKFAST ROOM. TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM. GOOD SIZE RE-FITTED BATHROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. WELL LAID OUT REAR GARDEN. REAR VEHICULAR ACCESS TO GARAGE. **SHORT WALK TO TOWN CENTRE AND RAILWAY STATION. VERY POPULAR LOCATION. INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS SUPERBLY PRESENTED SPACIOUS FAMILY HOME WITH PLENTY OF OUTSIDE SPACE.**

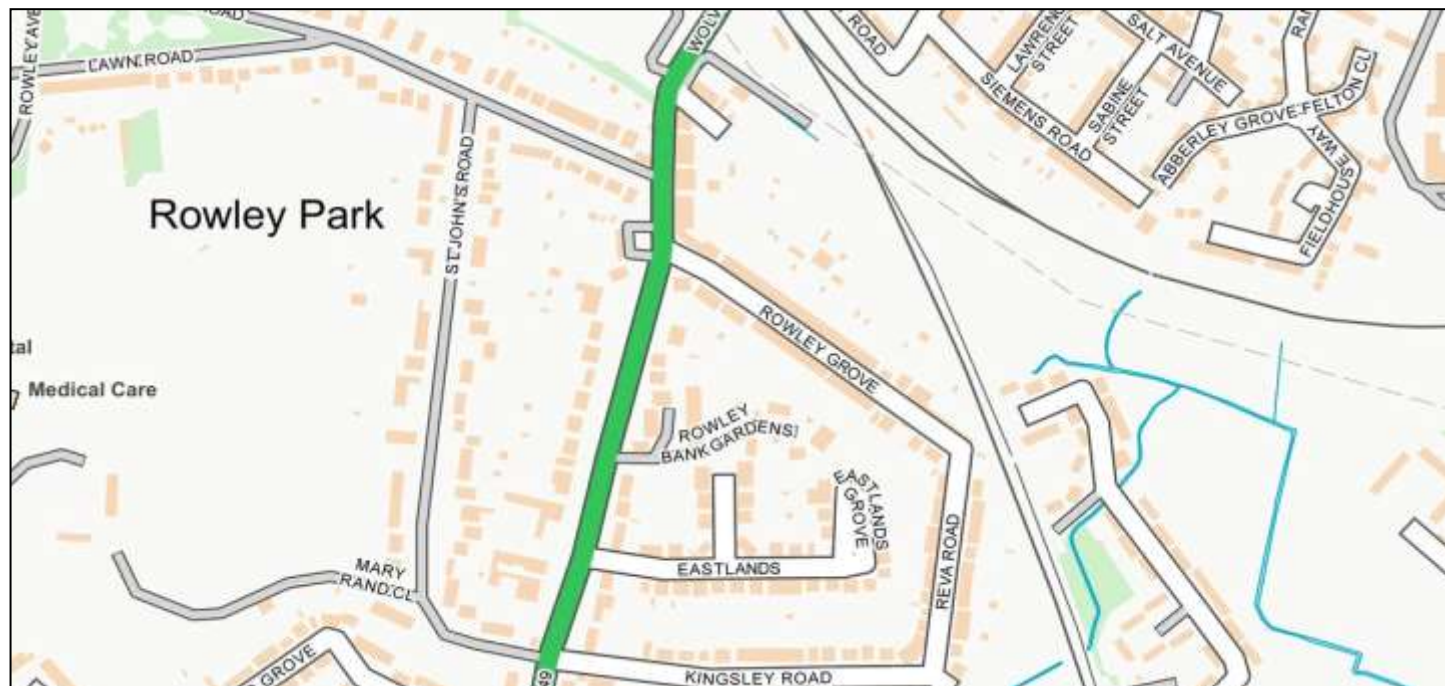
CD210326

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 [www.clothierandday.com](http://www.clothierandday.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)

Ground Floor



First Floor



**AGENTS NOTE:** Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** March 2021. **Photos taken:** March 2021.



No.72 Rowley Grove is a spacious superbly presented traditional three bedroom end terraced house. It is entranced via an original timber door with glazing with matching window units to either side into

**THROUGH RECEPTION HALLWAY 4.62m (15ft 2ins) x 1.69m (5ft 6ins)** Having stairs to the First Floor. At the end there is a door which leads to the original Kitchen and Kitchen extension and off the right there is a door which leads to the Dining Room. Door to under stairs storeroom which has now been converted to a Guests Cloaks/WC. The Hall itself has a diamond pattern tiled floor throughout, power point, panel radiator, smoke alarm and cornice to ceiling.

**GUESTS CLOAKS/WC** Having side facing UPVC double glazed window. White corner wash hand basin with chrome plated taps and close coupled WC.

**DINING ROOM (3.92m (13ft 1ins) x 3.10m (10ft 2ins))** Having rear facing timber and glazed door with matching window units to the side which lead out to the Conservatory. Panel radiator. Power points. Cornice to ceiling with centre rose. The Dining Room has a wide opening which leads to the front facing family Lounge.

**LOUNGE (4.16m (13ft 8ins) max x 3.60m (11ft 10ins))** Having UPVC double glazed windows to the front facing deep and wide walk-in bay. Cornice to ceiling along with centre rose. Timber traditional style fire surround to the chimney breast with tiled back and hearth and provision for gas fire. Panel radiator. Television point.

**CONSERVATORY (3.53m (11ft 7ins) x 3.16m (10ft 5ins) max)** Being constructed with brick dwarf wall and UPVC double glazed units. Having tiled floor. Panel radiator. Power points. Side facing UPVC double glazed exit door which leads out to the rear garden and patio. Access opening to a good size and useful storage area.

**KITCHEN (3.92m (12ft 10ins) x 2.19m (7ft 2ins) to the original kitchen area 4.28m (14ft 1ins) x 2.21m (7ft 3ins) max to the kitchen extension)** The original Kitchen area has a rear facing UPVC double glazed window with matching exit door to the rear garden and a wide opening to the side which leads to the Kitchen Extension and Breakfast Room. There is a good number of base and wall units in a light cream finish with wood block effect work tops. Stainless steel single drainer sink top with chrome plated high neck mixer tap. Four ring induction electric hob. The tall unit houses the electric oven and grill. The far side of the room benefits from having matching base and wall units. Part tiled walls. Power points. **BREAKFAST AREA** Having UPVC double glazed windows to both the side and front elevation along with a modern electric radiator. The Kitchen units in this section match the original Kitchen in a light cream finish with woodblock effect worktops. Space and plumbing is provided for an automatic washing machine. Space for an upright refrigerator/freezer. Ample base and wall units along with rear facing UPVC double glazed window which overlooks the rear garden. Ample power points.

## FIRST FLOOR

Stairs to

**LANDING AREA** Having side facing UPVC double glazed window. Access to loft space. Power point. Smoke alarm.

**BEDROOM 1 (4.16m (13ft 8ins) x 3.26m (10ft 9ins))** Having UPVC double glazed windows to the wide and deep front facing walk-in bay. Panel radiator. Power points.

**BEDROOM 2 (3.98m (13ft 1ins) x 3.30m (10ft 10ins))** Having rear facing UPVC double glazed window. Panel radiator. Power points.

**BEDROOM 3 (2.33m (7ft 8ins) x 2.06m (6ft 9ins))** Having front facing UPVC double glazed window. Panel radiator. Power points.

**BATHROOM (2.92m (9ft 7ins) x 2.89m (9ft 5ins) max)** This good size Bathroom has been re-fitted out with a modern suite in white. Built-in airing cupboard housing the gas combination boiler for both central heating and hot water, space for storage. 'P' shaped bath with shaped shower screen fitted, wall mounted, chrome plated thermostatically controlled shower mixer valve, riser rail for the attachment of the shower head, complementary full height tiling around the bath and shower area. Pedestal wash hand basin with chrome plated taps, half height tiling around. Close coupled WC. Rear facing UPVC double glazed window.

## OUTSIDE

The front garden is set back behind a stone built wall, it is laid to lawn with stocked borders. Timber gate provides pedestrian access to the front garden area, three steps then lead to the front door. There is a service road which runs along side of the property which provides access to a Garage at the rear which is owned by No.72 and there is space for parking to the front of the Garage. There is an additional piece of land to the front of the side extension where the Occupier presently parks a small car. The garden is fully enclosed with panel fencing and has a timber gate for pedestrian access. Slab laid pathway leading from the gate which goes to the Conservatory and the Kitchen. There is a wide slab laid pathway which extends almost the full width of the garden, having raised stocked rockery to either end. Three steps lead from the patio to the rear garden, set back behind a brick wall and neatly laid to lawn with stocked border across the rear along with hard standing suitable for garden shed.

**TENURE** We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

**SERVICES** All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

**THE PROPERTY IS OFFERED SUBJECT TO CONTRACT  
VACANT POSSESSION UPON COMPLETION**

