

Clothier & Day

Independent Estate & Letting Agents

39 WINDSOR ROAD, QUEENSVILLE, STAFFORD, ST17 4PB

MUCH IMPROVED 3 BEDROOM HOUSE WITH GREAT GARDEN & EN-SUITE



OFFERS IN THE REGION OF: £290,000

DIRECTIONS: From Stafford travel south east along the A34 Lichfield Road. After the roundabout at Queensville take the second right-hand turn into Windsor Road. Number 39 is on the right hand side of the road, and is identified by a **Clothier & Day** for sale board.

Queensville benefits from being one of the most sought after areas in Stafford, and is approximately 1 mile from Stafford town centre, 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: PORCH. RECEPTION HALLWAY. FRONT FACING LOUNGE. DINING ROOM/SITTING ROOM. SPACIOUS FITTED KITCHEN. SEPARATE WC. 3 GOOD SIZE BEDROOMS. EN-SUITE SHOWER ROOM. FAMILY BATH & SHOWER ROOM COMBINED. DOUBLE GLAZED. CENTRAL HEATING. OFF ROAD PARKING. GARAGE. SUPERB WELL LAID OUT PRIVATE REAR GARDEN. GREAT OUTSIDE SOCIAL GAZEBO. **MUCH SOUGHT AFTER LOCATION. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS SPACIOUS PROPERTY.**

SPACIOUS PROPERTY.

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CD210902A

Ground Floor
Approx. 50.3 sq. metres (541.9 sq. feet)

First Floor
Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)



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The property is entranced from beneath a gated arch with timber and glazed double width doors. The enclosed porch has a decorative tiled floor, leading from which there is the original timber and decorative leaded door with matching windows to either side which gives access to

LARGE RECEPTION HALLWAY (3.60m (11ft 9ins) max x 2.45m (7ft 11ins) excluding the door recess area) Having return stairs to the First Floor. Door to the front facing Lounge. Door to the good size under stairs storage cupboard which houses the electricity fuse box and meter, lighting is installed. Also leading from the Hall there is a door which gives access to the Kitchen and door which gives access to the rear facing Dining Room/Sitting Room. The Hallway has a double panel radiator. Telephone point. Power points along with wall light point.

FRONT FACING LOUNGE (3.80m (12ft 6ins) excluding the walk in bay x 3.90m (12ft 9ins)) This good size room has hardwood double glazed front facing windows to the walk in bay. Picture rail around the room. Two panel radiators. Timber fire surround with cast iron inset feature living flame gas fire. Power points. Television point.

DINING ROOM/SITTING ROOM (3.65m (11ft 11ins) to side of chimney breast x 3.65m (11ft 11ins) excluding the walk in bay) Having hardwood double glazed windows to the rear facing walk in bay. Picture rail around room. Panel radiator. Power points. Telephone point.

SUPERB RE-FITTED KITCHEN (3.83m (12ft 7ins) x 2.45m (8ft 0ins)) Having side facing UPVC double glazed window set into the bay, Ceramic Belfast sink with twin drainers and high neck mixer tap with base cupboards beneath. There is a range of base units, wall units and display units situated around the room. Built in double oven and grill. Four ring hob with electric extractor fan above. Panel radiator. Tall units which house the Baxi gas combination boiler along with space and plumbing for automatic washing machine and space for tumble dryer.

GUESTS CLOAKS/WC with window and dual flush WC

FIRST FLOOR

Return stairs to

LANDING AREA Having power point. Smoke alarm. Access to loft space. Doors to all three Bedrooms and family bath/shower room.

BEDROOM 1 (3.70m (12ft 2ins) x 3.80m (12ft 6ins) excluding the walk in bay) Having hardwood double glazed windows to the walk in bay. Picture rail around room. Panel radiator. Power points. Wall light points.

EN-SUITE SHOWER ROOM With two double glazed windows. Panel radiator. Close Coupled dual flush WC. Corner enclosed shower cubicle with electric shower. Shower proof wall panels. Pedestal wash hand basin with taps.

BEDROOM 2 (3.65m (11ft 11ins) max to side of chimney breast x 3.65m (11ft 11ins) excluding the walk in bay) Having rear facing hardwood double glazed windows to the walk in bay. Panel radiator. Picture rail around room. Built in wardrobes to

either side of the chimney breast. Power points.

BEDROOM 3 (2.40m (7ft 11ins) x 2.40m (7ft 11ins)) Having front facing hardwood double glazed window. Panel radiator. Picture rail around room. Power points.

SUPERB RE-FITTED BATH & SHOWER ROOM COMBINED Having rear facing hardwood double glazed window. Half height wall panels. Double ended, 4 footed bath with Victorian style side mounted bath filler with diverter to hand held shower head. Close coupled WC. Pedestal wash basin with pop up waste. Radiator/towel rail. Large fully tiled walk in shower cubicle with shower.

OUTSIDE

The front garden is set back behind a low brick wall. There are double width wrought iron gates, which provide pedestrian and vehicle access to the property. The front garden is laid to lawn with stocked borders. There is a pathway which extends from the drive across the front width of the property to provide pedestrian access. The drive is laid with decorative stones and extends to and alongside of the property. At the end of the drive there is a pre-cast concrete Garage which is accessed via metal up and over door, power and lighting installed. The superbly laid out and spacious rear garden is enclosed with a mixture of panel fencing and compact hedging and benefits from not being directly overlooked. The main area of the garden is laid to lawn with deep well stocked borders. To the left hand side there is a superb garden gazebo with roof and decking creating a fantastic outside social area. Outside courtesy lighting and water tap is provided.

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

