

# Clothier & Day

## Independent Estate & Letting Agents

74 FAIRVIEW WAY, BASWICH, STAFFORD, ST17 0AX

GREAT 4 BED SPLIT LEVEL DETACHED HOUSE WITH VIEWS FROM A BALCONY



OFFERS IN THE REGION OF: £359,950

**DIRECTIONS:** Leave Stafford town centre via the A34 Lichfield Road. At the top of Radford Bank, turn left into Baswich Lane. Take the fourth left into Farmdown Road. Follow the road around to the right, then left, then at the "T" junction with Fairview Way, turn left. Number 74 can be found on the left hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

*Fairview Way is situated on the popular south east side of the county town of Stafford, and is conveniently situated approximately 2 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station, general hospital and university. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.*

Accommodation in brief: ENCLOSED PORCH. LARGE RECEPTION HALLWAY. GROUND FLOOR SHOWER/UTILITY ROOM. LARGE GROUND FLOOR BEDROOM. LARGE OPEN PLAN FAMILY LOUNGE AND DINING ROOM. GOOD SIZE FITTED KITCHEN. 3 FURTHER DOUBLE BEDROOMS. RE-FITTED FAMILY BATHROOM. FANTASTIC BALCONY WITH SPECTACULAR VIEWS DOWN TO THE PENK VALLEY AND ONWARDS TO STAFFORD. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE. DRIVEWAY PARKING FOR MANY VEHICLES. GOOD SIZE TIERED REAR GARDEN AND PATIO. **VERY POPULAR LOCATION WITHIN THE MUCH SOUGHT AFTER ADDRESS OF BASWICH. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS WELL PRESENTED FAMILY HOME. WALTON SCHOOL CATCHMENT AREA.**



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This superb split level design four bedroom property is situated in a very sought after location with views over the surrounding countryside to the front. The property itself is entranced via a UPVC double glazed sliding patio door, which is beneath the balcony, this area provides a covered outside seating area.

**ENCLOSED PORCH** Having tiled floor and lighting. Leading from the Porch there is a UPVC double glazed door with matching window units to either side which lead to

**RECEPTION HALLWAY (3.90m (12ft 9ins) x 1.86m (6ft 1ins))** On the left there is a door to the large Bedroom 4. Door on the right provides access to the Ground Floor Shower Room/Utility Room. At the end of the Hall there is a door which leads to a good size under stairs cloaks storage cupboard, stairs lead to the First Level. The Hall itself has a dado rail around, panel radiator, cornice to ceiling and power point.

**BEDROOM 4 (4.98m (16ft 4ins) x 2.80m (9ft 2ins))** Having front facing UPVC double glazed window. Panel radiator. Power points. Television point.

**GROUND FLOOR SHOWER ROOM/UTILITY (2.40m (7ft 10ins) x 1.85m (6ft 1ins))** Having front facing UPVC double glazed window. Panel radiator beneath. Work surface with space and plumbing beneath for both automatic washing machine and tumble dryer. Quadrant shaped corner shower cubicle having fully height tiling and double opening doors, wall mounted thermostatically controlled shower mixer valve with riser rail for the attachment of the shower head, pedestal wash hand basin with chrome plated taps, close coupled WC with dual flush. Wall mounted extractor fan. Cornice to ceiling.

Stairs to

**LEVEL 1** Having stairs which lead to Level 2 and doors which lead to three further double Bedrooms. This Level has a panel radiator with dado rail around. Cornice to ceiling. Loft access point.

**MASTER BEDROOM (3.76m (12ft 4ins) x 3.12m (10ft 3ins) excluding door recess area)** Having rear facing UPVC double glazed window. Panel radiator. Power points. Cornice to ceiling.

**BEDROOM 2 (3.02m (9ft 11ins) x 2.74m (9ft 0ins))** Having rear facing UPVC double glazed window. Panel radiator. Power points. Cornice to ceiling.

**BEDROOM 3 (2.98m (9ft 9ins) x 2.79m (9ft 2ins))** Currently used as an office. Having rear facing UPVC double glazed sliding patio door and window which leads out to the rear garden. Built-in wardrobes. Panel radiator. Power points. Broadband point. Cornice to ceiling.

Stairs to

**LEVEL 2** Having been reconfigured, it now provides a large, spacious open plan area. To the left there is a door which leads to the Family Bathroom and door which leads to the airing cupboard having shelving for storage and housing the wall mounted gas combination boiler for both central heating and hot water and panel radiator providing additional heat for airing of clothes etc.

**FAMILY BATHROOM (2.39m (7ft 10ins) x 1.87m (6ft 1ins))** Having front facing UPVC double glazed window. The Bathroom has been re-fitted out with a modern suite comprising storage vanity unit with wash hand basin and corner mounted chrome plated basin filler tap, semi-concealed close coupled WC with dual flush, modern medicine cabinet with mirror door, wall mounted electric shaver/toothbrush point. Wall mounted extractor fan. 'P' shaped bath with chrome plated bath filler, rotary control for pop-up waste, curved side shower screen to the end of the bath where the Triton wall mounted shower is located, riser rail for the attachment of the shower head. Chrome plated towel rail/radiator.

Cornice to ceiling. Wall mounted extractor fan.

**KITCHEN AREA (3.93m (12ft 11ins) x 2.47m (8ft 1ins))** This good size area has front facing UPVC double glazed French style doors which lead out onto the large outside balcony. Tall unit houses the double Neff oven and grill, storage cupboards both above and below. Space to the side where there is an American side by side refrigerator/freezer with ice dispenser and chilled water, which is included, above this appliance there is an overhead storage cupboard. The remaining area of the Kitchen has solid wood units which form a 'U' shape around the area. Stainless steel one and a half bowl Franke sink top with chrome plated mono-bloc mixer tap, four ring ceramic hob with stainless steel extractor above. Dishwasher is also included and is located beneath the draining area. Ample base and drawer units are provided along with wall storage cupboards. Power points. Tiled walls around the work surface area.

**'L' SHAPED LOUNGE/DINING ROOM (5.46m (17ft 11ins) max x 4.55m (14ft 11ins) max)** This good size area has front facing UPVC double glazed patio door and window which leads out to the large Balcony with views. There is a double panel radiator to both sections of the room. Timber fire surround with marble hearth and back with fitted electric fire. Cornice to ceiling. Wall light points around the room. Power points. Television point.

**BALCONY (7.23m (23ft 9ins) x 2.59m (8ft 6ins))** This great size outside social area has spectacular views down to the Penk valley and onwards to Stafford town centre. The balcony is fully enclosed with wrought iron railings, and benefits from having a recently installed electrically operated awning.

#### OUTSIDE

The front garden area has been laid with block paving to the majority of the area and provides ample off road parking for several vehicles. There is a quadrant shaped lawn laid area and access from beneath the Balcony leads to the integral Garage, which is accessed via metal up and over door and benefits from having power and lighting installed. To the right hand side of the property there is a timber gate with steps which lead up to the elevated rear garden. Courtesy lighting is provided beneath the covered area, which is also accessed from Level 1. There is a good size slab laid patio area extending across the property. Stone built retaining wall with steps to the side which lead to the lawn laid area. The rear garden is fully enclosed with panel fencing and there is a timber 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**

