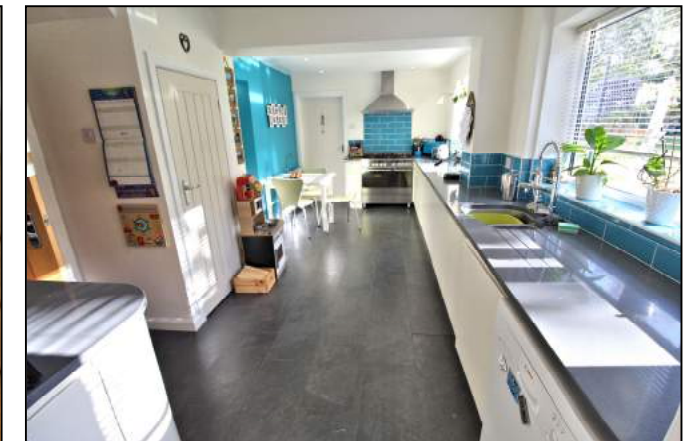


# Clothier & Day

## Independent Estate & Letting Agents

6 BRENDON CLOSE, BASWICH, STAFFORD, ST17 0BJ

SUPERBLY PRESENTED, EXTENDED & MUCH IMPROVED FAMILY HOME



OFFERS IN THE REGION OF: £245,000

**DIRECTIONS:** Leave Stafford town centre via the A34 Lichfield Road. Continue to the top of Radford Bank, at the mini islands turn left into Baswich Lane. Turn first right, just before the pedestrian crossing, into Brendon Close, where number 6 can then be found on the right hand side of the cul-de-sac, evidenced by a **Clothier & Day** for sale board.

*Baswich is situated on the popular south east side of the county town of Stafford, and is approximately 2.5 miles from the 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. Cannock Chase is approximately 1.25 miles away.*

Accommodation in brief: THROUGH RECEPTION HALLWAY. FAMILY LOUNGE. GOOD SIZE SEPARATE DINING ROOM. LARGE FITTED KITCHEN & BREAKFAST ROOM . UTILITY ROOM. THREE BEDROOMS. FAMILY BATH & SHOWER ROOM COMBINED. DOUBLE GLAZED. CENTRAL HEATING. GARAGE. AMPLE DRIVE PARKING. GOOD SIZE PRIVATE ENCLOSED SOUTH FACING REAR GARDEN. **VERY POPULAR LOCATION. WALTON**

**SCHOOL CATCHMENT AREA. INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS SUPERBLY PRESENTED PROPERTY.**

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)

CD201104A

First Floor



Ground 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:** November 2020. **Photos taken:** November 2020.



The property itself is entranced via a UPVC double glazed door with window units to the side into

**THROUGH HALLWAY** Having return stairs to the First Floor. Oak finish wood laid flooring. Panel radiator. Smoke alarm. Power point. Oak doors to the rear facing extended Breakfast Kitchen and matching oak door to the front facing family Lounge.

**FAMILY LOUNGE (4.09m (13ft 5ins) x 3.48m (11ft 5ins))** Having front facing UPVC double glazed bow window. Again the floor is laid with oak finish wood. Cornice around the room. Panel radiator. Power points. Television point. Modern decorative gas fire. To the rear of the room there are oak glazed bi-fold doors which lead to

**FAMILY DINING ROOM (3.38m (11ft 1in) x 2.97m (9ft 9ins))** Having oak finish wood flooring. Rear facing oak double glazed bi-fold doors which lead out to the good size and private rear garden. The Dining Room has a panel radiator, cornice to ceiling, power point and wide archway which leads to

**BREAKFAST KITCHEN (5.57m (18ft 3ins) x 2.80m (9ft 2ins))** Having return oak door to the Hall. Door to a good size under stairs storeroom with built-in cupboards and work top. Fire door which leads to the attached Garage and at the end of the Breakfast Kitchen there is a door which leads to the separate Utility Room. Panel radiator. Full range of matching high gloss base and wall units with complementary quartz work tops. Stainless steel one and a half bowl sink top set into the quartz work top with drainer, chrome plated hi-neck mixer tap with spray controls. Space for a range size cooker with stainless steel extractor above. Complementary tiled walls around the work surface area. Down lights to ceiling. Space and plumbing for a slot-in dish washer, integrated refrigerator. Laminate floor in a slate finish. Ample power points are situated around the Kitchen some of which have USB sockets. Television point.

**UTILITY ROOM (2.80m (9ft 2ins) x 1.66m (5ft 5ins))** Again with laminate laid floor in a slate finish. The units match the Kitchen with a grey work top. Stainless steel single drainer sink top with chrome plated hi-neck mixer tap. Space and plumbing is provided for an automatic washing machine and there is space beneath the work top for a freezer. Panel radiator. Worcester gas combination boiler. Ample power points. Rear facing UPVC double glazed exit door which leads out to the good size rear garden. Matching window unit to the side.

The **GARAGE** is of a good size, is accessed from the front via roller shutter door, there is a side facing UPVC double glazed exit door, power and lighting are installed. Timber door provides access to a useful under stairs storage area.

## FIRST FLOOR

Return stairs lead to

**LANDING AREA** Having side facing UPVC double glazed window. Access to the insulated loft space. Smoke alarm. Access to all Bedrooms and Bathroom are via oak doors.

**BEDROOM 1 (4.09m (13ft 5ins) x 3.26m (10ft 8ins))** Having front facing UPVC double glazed window. Panel radiator. Power

points. Television point.

**BEDROOM 2 (3.38m (11ft 1in) x 3.26m (10ft 8ins))** Having rear facing UPVC double glazed window. Panel radiator. Power points.

**BEDROOM 3 (2.19m (7ft 2ins) x 1.97m (6ft 6ins))** Having front facing UPVC double glazed window. Panel radiator. Power points. Built-in over stair head wardrobe.

**FAMILY BATH AND SHOWER ROOM COMBINED (2.49m (8ft 2ins) x 2.21m (7ft 3ins))** Having rear facing UPVC double glazed window. The suite is in white comprising panel bath with side mounted chrome plated bath filler, diverter valve to hand held shower attachment with bracket for the fixing of the shower head to the wall, rotary control for pop-up waste, pedestal wash hand basin with chrome plated mono-bloc basin filler tap, pop-up waste, close coupled WC with dual flush, quadrant shaped corner shower cubicle with twin opening doors, chrome plated thermostatically controlled shower mixer valve with fixed rain shower head above and diverter valve to hand held shower attachment, full height tiling to the two walls in and around the shower cubicle, half height tiling to the remaining walls. Ceramic tile flooring. Down light and extractor over the shower cubicle. Chrome plated towel rail/radiator.

## OUTSIDE

There is a wide block laid driveway for off road parking of several vehicles which leads to the attached Garage which as previously stated is accessed via roller shutter door. The remaining garden area is laid to lawn with borders. Timber gate to rear garden. The south facing rear garden is of a good width and is fully enclosed with a mixture of panel fencing and compact hedging to the rear which offers privacy. There is a good size sandstone slab laid patio area to the rear of the Dining Room. Good size lawn laid areas with stocked borders and pathways.

**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**

