



**14 Laurel Grove, Stafford, ST17 9EF**

**Price £149,000**

Located on Laurel Grove, close to the centre of Stafford, this property boasts three bedrooms, spacious living accommodation and generous gardens, making it ideal for family living. In need of general modernisation, this property boasts plenty of potential and is waiting for the right person to make it a home.

### Front Exterior

The front exterior features a semi-detached house set back from the road with a path leading through a generously sized lawned garden. The property benefits from mature shrubbery and fencing to the sides, offering a welcoming entrance space.

### Hall

Entering through a UPVC part-glazed doorway with a newly built storm-porch, into an entrance hallway giving access to all ground floor living space and stairs to the first floor.

### Living Room

This welcoming living room offers a cosy space to relax, featuring large windows that allow natural light to brighten the room. It includes a fireplace with a decorative surround, creating a warm and inviting atmosphere. The wooden flooring complements the neutral walls, making it easy to personalise the space to your taste.

### Kitchen/Diner

The kitchen and dining area presents a practical and functional layout with ample space for cooking and casual dining. It comprises a range of units with a work surface, space for a freestanding cooker, and space for a washing machine or dishwasher. The dining area comfortably fits a dining table with chairs, positioned beside a window that brings in plenty of daylight. The tiled floor and neutral walls make this a versatile space for everyday family meals.

### WC

A convenient, fitted ground floor WC.

### Stairs and Landing

Staircase leading to the first-floor landing, with two storage cupboards on the landing.

### Master Bedroom

The master bedroom is a spacious, airy room featuring a large window that fills the space with natural light. It has a simple, clean design with light-coloured walls and carpeted flooring, making it a peaceful retreat at the end of the day. Ample space is available to accommodate bedroom furniture and personal touches, alongside a double fitted wardrobe.

### Bedroom Two

A further front elevation double bedroom with a large window, radiator and ceiling light fitting. Accommodating a double fitted wardrobe and a further cupboard.

### Bedroom Three

Third bedroom overlooking the rear garden, featuring two built-in storage cupboards, large window, radiator and ceiling light fitting. This room could also serve as a home office, dressing room or nursery.

### WC

A separate WC found on the first-floor, with a low-level flush toilet.

### Bathroom

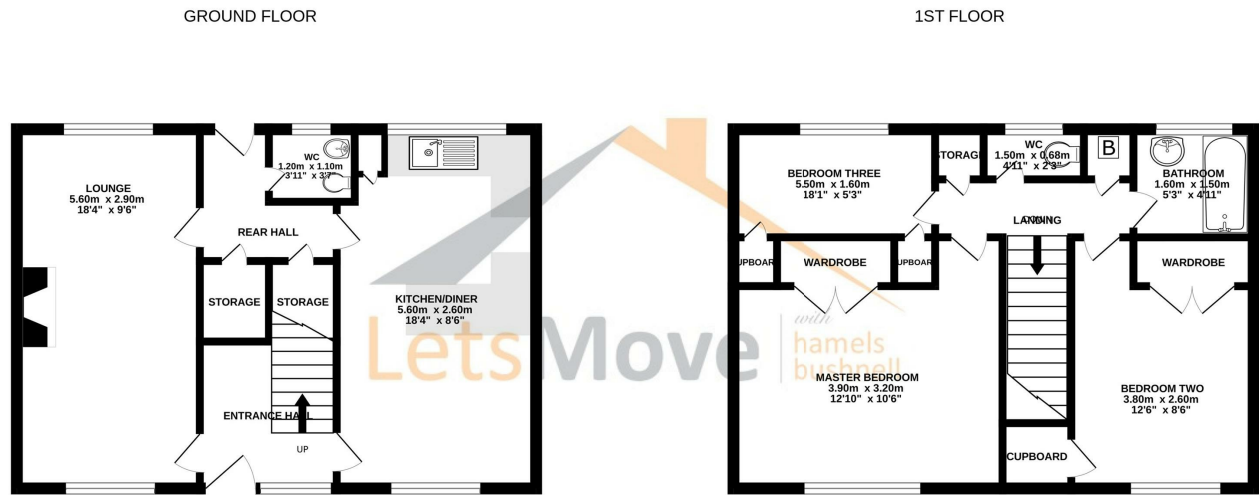
Featuring grey tiling to the splash zones, a fitted bathtub with an overhead electric shower unit and pedestal basin.

### Rear Garden

The rear garden is a pleasant outdoor space featuring a good-sized, decked area with room for garden furniture, providing an ideal spot for outdoor relaxation or entertaining. The garden is enclosed, making it a safe and private place for children or pets to play. Through a side gate there is a further, large lawn area providing extra outdoor space. There is also access to the garage, and the road at the rear via a gate.

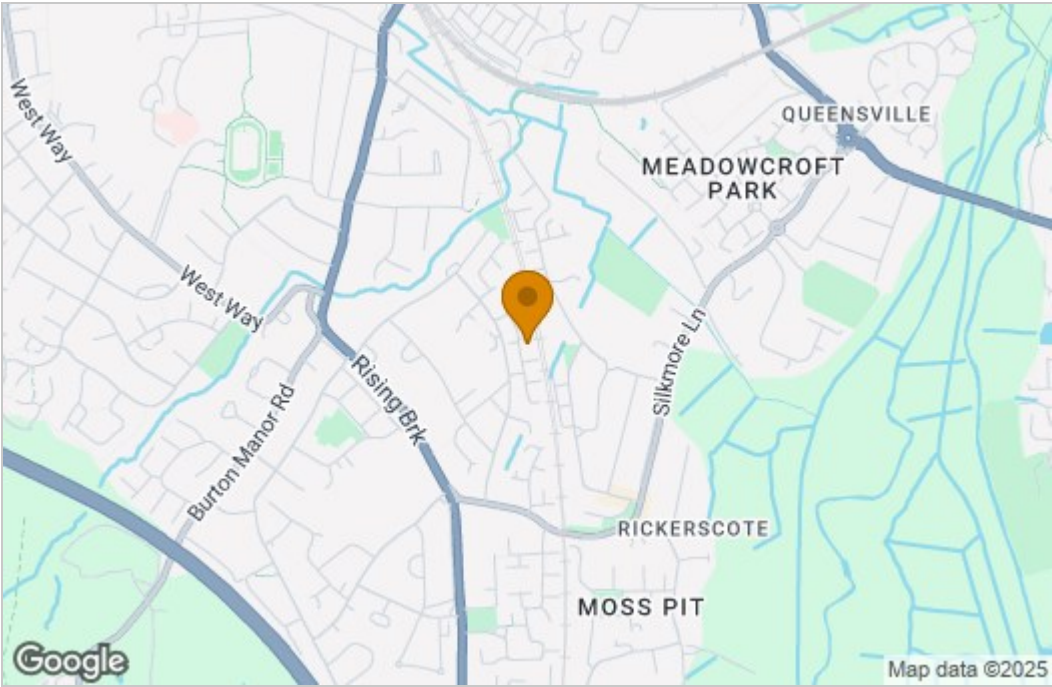


Floor Plan

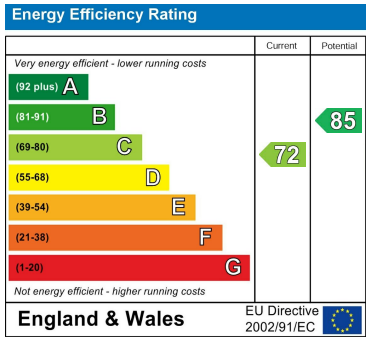


Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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