



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: C

## Weeping Cross Stafford

9 Newquay Avenue Weeping Cross  
Stafford Staffordshire ST17 0EB



**Calling all buyers! If you are searching for a spacious family home, look no further than this extended three-bedroom semi-detached property. Offering the potential to extend into the garage, this home offers ample space and has been modernised throughout with a refitted kitchen and shower room, ready for you to move in and start living.**

The ground floor features an entrance porch, an entrance hall, a living room, a dining room, a guest WC, a kitchen, and a good-sized conservatory. Upstairs, you will find three generously sized bedrooms, which is a rare find in most three-bedroom homes, and a family shower room. Externally, the property boasts a double-width driveway providing ample off-road parking, a garage, and an enclosed private south-facing rear garden that is not overlooked by any other properties. This makes it perfect for family gatherings and outdoor activities. Offered with no onward chain, properties like this are in high demand. Do not delay—call us today to arrange your viewing appointment!

- Three Bedroom Semi Detached House
- Living Room, Dining Room & Conservatory
- Three Good Size Bedrooms & Family Shower Room
- Driveway & Enclosed Rear Private Garden
- Located In A Highly Desirable Location With No Chain
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Porch

Being accessed through a double glazed entrance door and having wood effect laminate floor and glazed double doors lead to:

## Entrance Hall

Having stairs leading to the first floor landing, radiator and wood effect laminate floor.

## Guest WC 2' 10" x 5' 9" (0.87m x 1.75m)

Having a white suite which includes wash hand basin with chrome mixer tap and close coupled WC. Wood effect laminate floor, part tiled walls and radiator.

## Living Room 13' 9" x 10' 10" (4.19m x 3.29m)

A good-sized living room having an electric fire set on a tiled hearth with a matching surround, radiator and double glazed bay window to the front elevation.

## Dining Room 11' 7" x 10' 8" (3.52m x 3.25m)

A spacious dining room having a radiator and double glazed sliding door leading into:



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## **Conservatory** 7' 7" x 7' 4" (2.31m x 2.24m)

Having tiled floor, double glazed windows and double glazed sliding door giving views and access to the rear garden.

## **Kitchen** 8' 2" x 12' 8" (2.49m x 3.85m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of built in appliances including an oven, microwave oven, electric hob with a cooker hood over, washer/dryer, dishwasher and fridge freezer. Tiled splashbacks, wood effect laminate floor, double glazed door leading to the side elevation and double glazed window to the rear elevation

## **First Floor Landing**

Having access to loft space and double glazed window to the side elevation.

## **Bedroom One** 14' 2" into bay x 11' 0" (4.31m into bay x 3.35m)

A spacious double bedroom having a radiator and double glazed bay window to the front.

## **Bedroom Two** 11' 7" x 10' 11" (3.52m x 3.32m)

A second double bedroom having double fitted wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 8' 10" x 12' 8" (2.69m x 3.85m)

Yet again, a further double bedroom having a radiator and double glazed windows to the front and side elevations.

## **Shower Room** 8' 2" x 9' 8" (2.49m x 2.95m)

Having a white suite comprising a mains shower set in a walk-in shower cubicle, wash hand basin set within a vanity unit with a chrome mixer tap and cupboard beneath and close coupled WC. Airing cupboard housing the gas central heating boiler, part tiled walls, tiled floor, towel radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a large, block paved drive which provides ample off-road parking with a decorative gravelled area to the side and there are mature shrubs and trees. The driveway leads to:

## **Garage** 15' 11" x 8' 1" (4.84m x 2.46m)

Having an up and over door to the front, power, lighting and a door leading to the side elevation.

## **Outside - Rear**

Being accessed from the front through a wooden gate and having a useful outside lean-to with a glazed door leading to the rear garden. The south facing rear garden includes a paved seating area which overlooks the remainder of the garden having a large lawned area. There is a further rear seating area. The greenhouse is included in the sale and there are an array of maturing plants, shrubs and trees and is enclosed by panel fencing.

## **ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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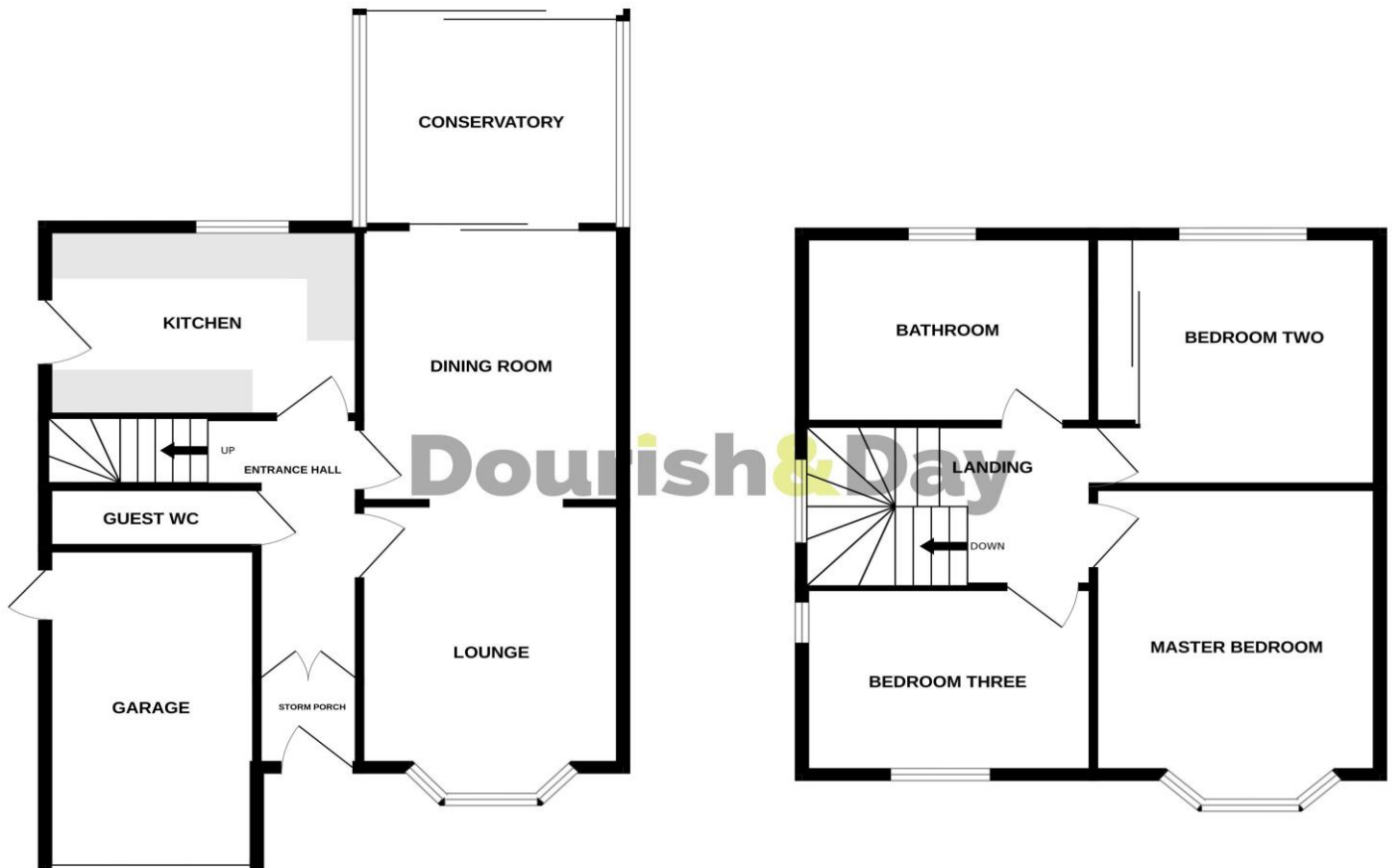
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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