



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: B

Holmcroft Stafford

Woodlands Road Holmcroft
Stafford Staffordshire



If you go down in the woods today, you're sure of a big surprise.... because this three bedroom, bay fronted 1930's semi in Woodlands Road is surprisingly spacious and well-presented throughout!

Situated in a well-regarded location only a stones throw away from nearby shops, amenities, schooling, and excellent commuter links. Internally comprising of an entrance hallway, living room, spacious open plan dining room and open plan fitted kitchen. To the first floor there are three bedrooms and a refitted family bathroom. Externally the property continues to impress enjoying ample off road parking detached garage ideal for storage or a potential workshop and a large beautifully maintained and private rear garden with decked seating area

- Superb Bay Fronted 3 Bed 1930's Semi Detached
- Living Room & Large Open Dining Room
- Fitted Open Plan Kitchen & Family Bathroom
- Good Sized & Private Rear Garden
- Ample Off Road Parking & Garage/Store
- Well Regarded & Convenient Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, wood effect flooring, radiator, and internal door(s) off, providing access to;

Living Room 14' 1" x 10' 6" (4.28m x 3.20m)

A spacious reception room having a double glazed bay window to the front elevation, and radiator.

Dining Room

A second good sized reception room which features a cast-iron log burner set within chimney breast on a stone hearth, radiator, and wood effect flooring.

Kitchen 7' 0" x 13' 4" (2.14m x 4.07m)

Featuring a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap, and a range of integrated/fitted appliances which include; microwave oven, electric hob with extractor hood above & fridge/freezer.



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There is wood effect flooring, radiator, double glazed window to the rear elevation, and double glazed French doors, also to the rear elevation.

Utility Room 8' 6" x 5' 4" (2.59m x 1.62m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink/drainage with chrome mixer taps, and further integrated appliances which include a dishwasher. There is wood effect flooring, and a window to the side elevation.

First Floor Landing

Having an access point to the loft space, and internal door(s) off, providing access to;

Bedroom One 14' 1" x 13' 11" (4.30m x 4.24m) (maximum measurements)

A spacious double bedroom which features an ornamental fireplace, and having a double glazed window to the front elevation, and radiator.

Bedroom Two 11' 1" x 9' 9" (3.38m x 2.98m)

A second smaller double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Three 8' 2" x 6' 4" (2.48m x 1.94m)

Having a double glazed window to the rear elevation, and radiator.

Bathroom 7' 4" x 5' 7" (2.24m x 1.70m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin with chrome mixer taps & storage beneath, and shower. There is part-ceramic tiled walls, tile effect flooring, towel radiator, and double glazed window to the front elevation.

Outside Front

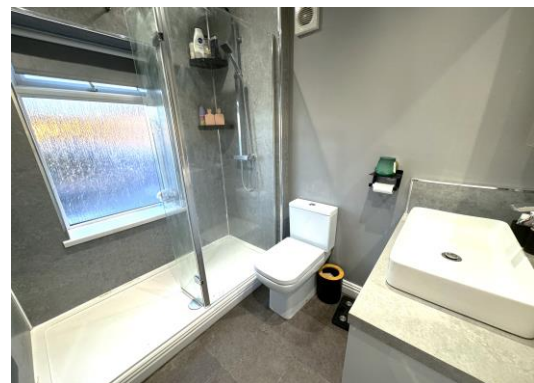
The property is approached over a double width driveway allowing for ample off-road parking, and providing access to the main entrance door.

Outside Rear

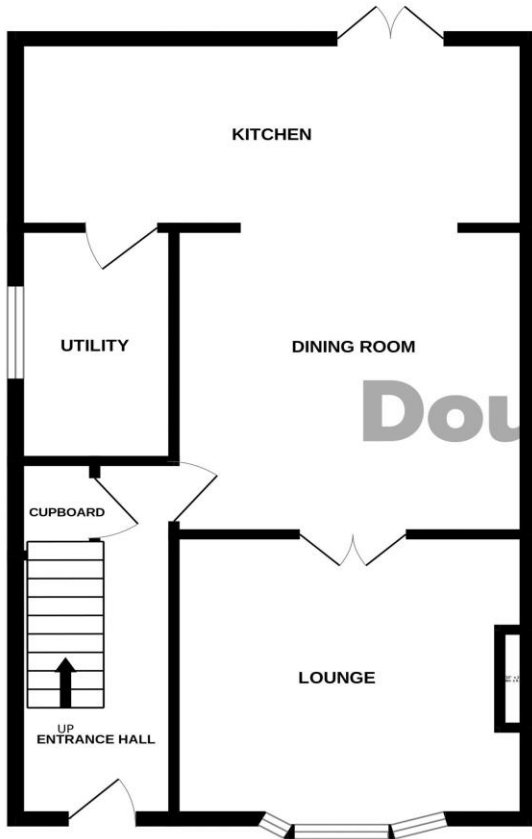
An enclosed and good sized rear garden which features a decked seating area with timber pedestrian gate leading to a lawned garden area with gravelled border.

Garage

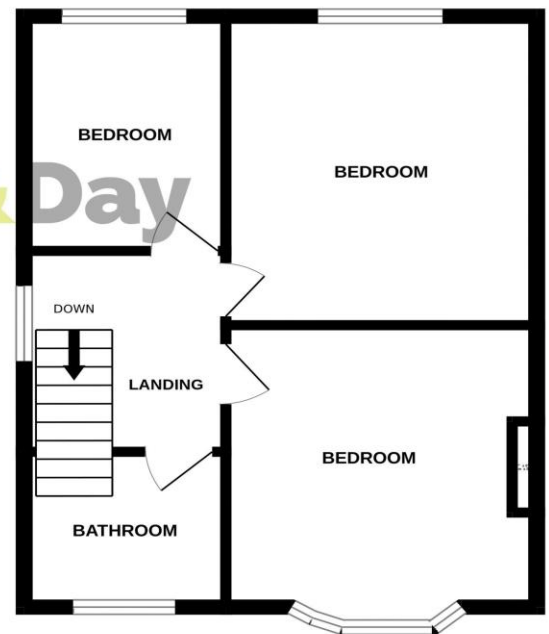
Unable to gain access to provide description & size detail.



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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (85+) A (65-84) B (45-64) C (25-44) D (10-24) E (1-9) F (0-1) G <small>Not energy efficient - higher running costs</small>		73	88
England & Wales		EU Directive 2002/91/EC	
www.epcreu.com			



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