



£250,000



TENURE: **Freehold**



EPC RATING: **C**



COUNCIL TAX BAND: **C**

Weeping Cross Stafford

Tiverton Avenue Weeping Cross
Stafford Staffordshire

Let us take you on a trip to Tiverton. No, not the beautiful riverside town in Devon, but the ever-popular Tiverton Avenue in Weeping Cross! Not too unlike its namesake Town, which provides beautiful walks with stunning scenery, this home is situated only a short drive from Cannock Chase.

This home is ready for a family who are looking for a property that they can make their own as it provides spacious accommodation throughout which consists of an entrance hallway, living room, dining room, sitting room, kitchen and completing the ground floor accommodation is a useful lobby and guest WC room. Meanwhile, upstairs there are three bedrooms and a family bathroom with a separate WC. Outside, this home sits on a superb plot with ample off-street parking on the driveway and a well-established rear garden. This home will certainly be causing a stir so to avoid missing out call us today to arrange a viewing!



- Semi-Detached House Offering Great Potential
- Living Room & Dining Room & Sitting Room
- Kitchen & Guest WC & Lean-To
- Bathroom & Separate WC
- Driveway, Garage & Rear Garden
- No Onward Chain

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 entrance door with double glazed window panels to each side, and having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

Living Room 13' 5" x 11' 5" (4.09m x 3.49m)

A bright & spacious reception room featuring an inset contemporary styled gas fire within the chimney breast. There is a double glazed window to the front elevation, and open-plan leading into the Dining Room.

Dining Room 11' 5" x 9' 8" (3.49m x 2.95m)

A second good sized reception room having ample room to accommodate a dining table & chairs, radiator, and an open-plan archway leading through into the Sitting Room.

Sitting Room 9' 1" x 8' 10" (2.77m x 2.70m)

A bright room with views & access to the rear garden via double glazed sliding patio doors to the rear elevation.

Kitchen 21' 3" x 8' 2" (6.47m x 2.48m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainer with chrome mixer tap over. There is ceramic splashback tiling to the walls, a useful pantry



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cupboard, double glazed windows to both the side & rear elevations, and a double glazed door providing access to the Rear Lobby.

Rear Lobby

Having a double glazed door to the rear elevation, and internal doors off, providing access to the attached Garage & Guest WC.

Guest WC 6' 7" x 3' 1" (2.0m x 0.94m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap above. There is a useful storage cupboard, ceramic tiling to the walls, and a double glazed window to the rear elevation.



First Floor Landing

Having an access point to the loft space, a double glazed window to the side elevation, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.23m)

A good size double bedroom, having a double glazed window to the front elevation & radiator.



Bedroom Two 11' 1" x 10' 8" (3.39m x 3.24m)

A second double bedroom, having a built-in cupboard, a double glazed window to the rear elevation & radiator.

Bedroom Three 9' 6" x 7' 3" (2.89m x 2.22m)

Having a double glazed window to the front elevation & radiator.

Bathroom 5' 3" x 7' 0" (1.60m x 2.14m)

Fitted with a white suite comprising of a pedestal wash hand basin with chrome mixer tap above, and a P-shaped panelled bath with shower screen with an electric shower over & chrome mixer tap. There is ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator & double glazed window to the rear elevation.



Separate WC 2' 4" x 4' 3" (0.71m x 1.30m)

Fitted with a low-level WC, and having ceramic tiled flooring, ceramic tiled walls, and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width block paved driveway with decorative gravelled border, providing ample off-street parking as well as access to the main entrance door & attached garage. There is a small brick wall to part of the front border, and a combination of decorative panelled fencing & hedging.



Garage 17' 5" x 8' 11" (5.31m x 2.73m)

A single attached garage having an up and over garage door to the front elevation, an internal pedestrian door providing access to the home via the Rear Lobby, and also benefitting from having both power & lighting installed.

Outside Rear

A large private & enclosed rear garden featuring a block paved patio seating/outdoor entertaining area & pathway leading on to a lawned garden area with a variety of mature shrubs & trees, and a Lean-to providing access to the Rear Lobby. The garden is enclosed by panelled fencing & hedging.

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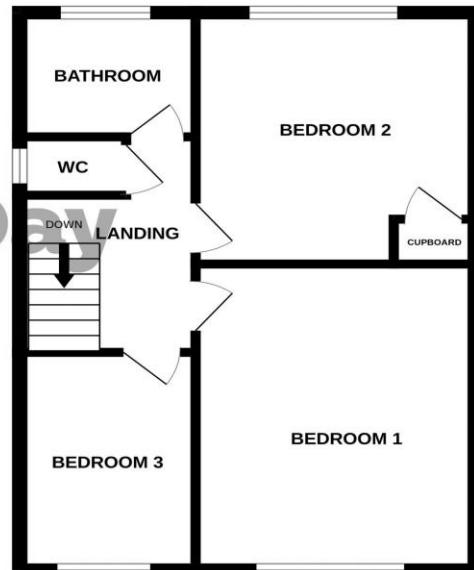
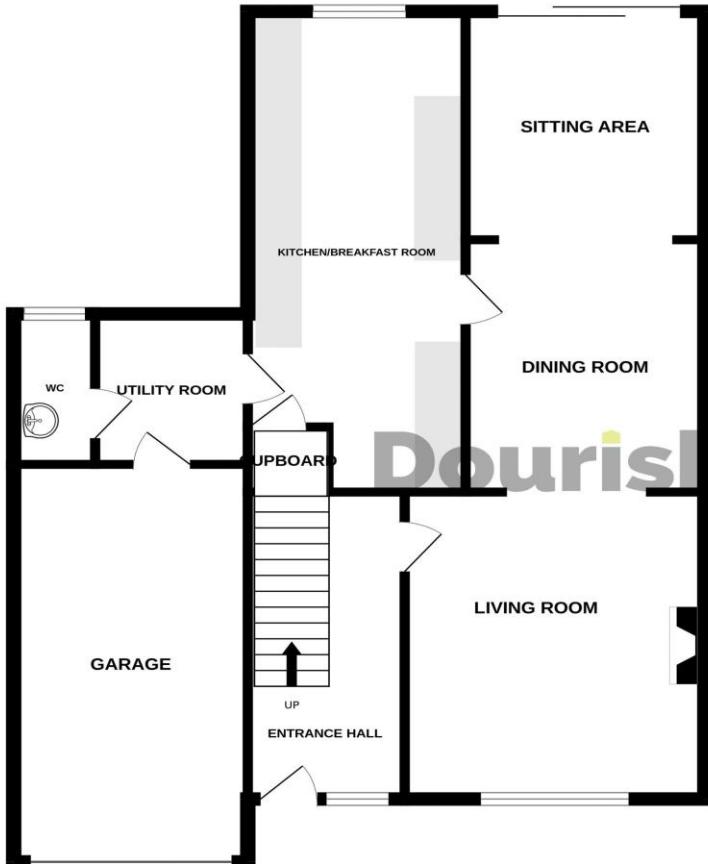
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GROUND FLOOR

1ST FLOOR



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