



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: F

💷 COUNCIL TAX BAND: B

Seighford Stafford

Bramall Close Seighford
Stafford Staffordshire



Don't miss out on this incredible opportunity! Nestled in the sought-after village of Seighford, this renovated three-bedroom semi-detached home is a gem!

As you step inside, you're greeted by an entrance hall leading to a cosy living room, a newly refurbished kitchen, an updated utility area, and a delightful conservatory. Upstairs, discover three bedrooms and a modernized shower room. Outside, you'll find ample off-road parking and a generous rear garden with extra parking space. This property is a rare find! Act fast—grab your phone and schedule a viewing because this remarkable home won't stay on the market for long.

- Perfect For First Time Buyers
- Well Presented Throughout
- Living Room With Log Burner & Conservatory
- A Guest WC Featuring A Japanese Soaking Tub
- Ample Off-Road Parking & Additional Parking
- Popular Village Location & Within 3 Miles of Stafford

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation, tiled flooring, and radiator.

Living Room 11' 9" x 15' 6" (3.59m x 4.73m)

A spacious reception room, featuring a log burner set into a fireplace with brick hearth, and having downlighting, radiator, and double glazed window to the front elevation.

Kitchen 7' 11" x 18' 10" (2.42m x 5.74m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset composite sink & mixer tap over, and a range of integrated & built-in appliances including; oven, hob with hood over, microwave oven, and a dishwasher. There is splashback tiling to the walls, wood effect flooring, radiator, and double glazed window to the rear elevation.

Guest WC 9' 8" x 5' 1" (2.94m x 1.54m)

Featuring a Japanese soaking tub with chrome mixer taps, and also fitted with a low-level WC, and wash hand basin with chrome mixer taps. There is a



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built-in airing cupboard housing a wall mounted central heating boiler, tiled flooring, a double glazed window to the rear elevation, and a glazed barn style door to the side elevation.

Conservatory 10' 8" x 11' 7" (3.25m x 3.53m)

A brick based conservatory, having wood effect flooring, and double glazed windows & French Doors providing views and access to the rear garden.

First Floor Landing

Featuring a glazed banister, radiator, and double glazed window to the side elevation.

Bedroom One 12' 8" x 9' 9" (3.86m x 2.96m)

A good sized double bedroom, having a built-in wardrobe, downlighting, radiator, and a double glazed window to the front elevation.

Bedroom Two 7' 6" x 10' 3" (2.29m x 3.13m)

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

Bedroom Three 7' 11" x 8' 9" (2.42m x 2.66m)

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

Shower Room 4' 7" x 7' 11" (1.39m x 2.42m)

Having a shower cubicle, a vanity style wash hand basin with chrome mixer tap & storage beneath, and a low-level WC. There is splashback tiling to the walls, tiled flooring, a radiator, and double glazed window to the side elevation.

Outside Front

The property is approached over a double width driveway providing off-street parking and access to the front entrance door, with planting beds to the side.

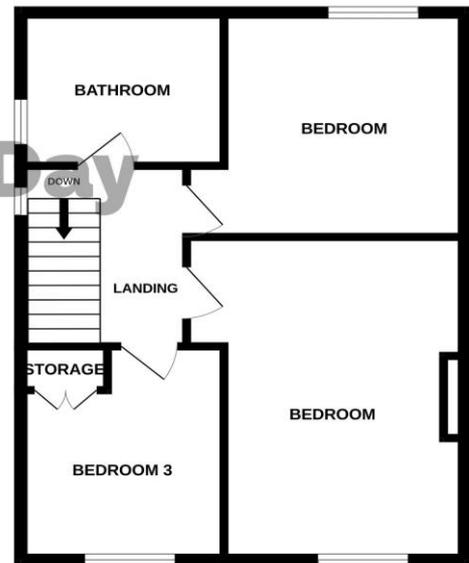
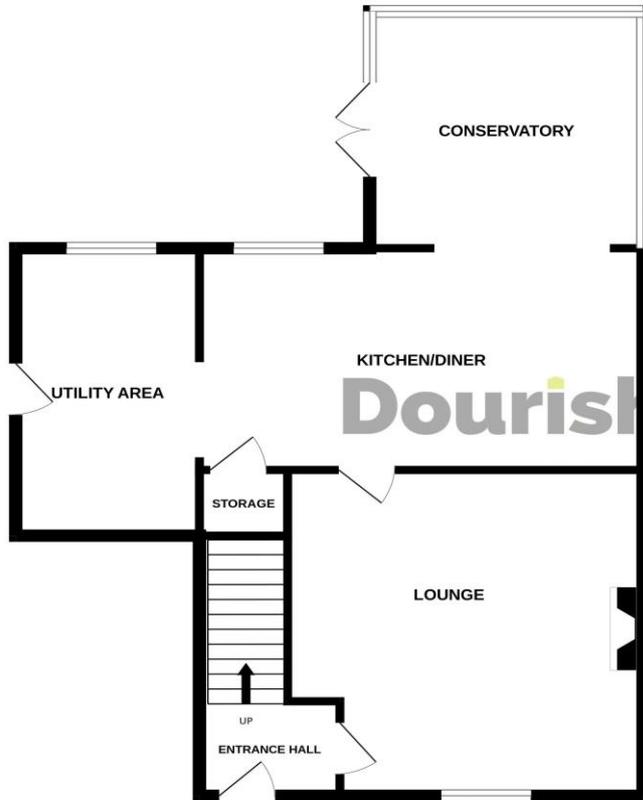
Outside Rear

An enclosed & private rear garden featuring a decked seating/outdoor entertaining area, being laid mainly to lawn, and having a gravelled area to the rear providing addition parking, and pedestrian access gate.

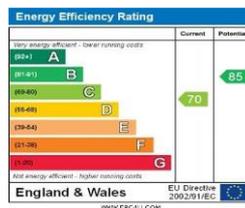


GROUND FLOOR

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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