



£485,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

## Rowley Park Stafford

St. Johns Road Rowley Park  
Stafford Staffordshire

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**Stop Scrolling! What a treat we have for you! Introducing this stunning 1930's extended four-bedroom semi-detached home located in the highly sought-after area of Rowley Park. Renowned for its charm and reminiscent of a London suburb, Rowley Park boasts its own private gated park, perfect for family walks, and is within walking distance to Stafford's mainline train station, where you can reach London in just an hour and a half.**

Step inside and discover a welcoming entrance hall leading to a large, extended living room with beautiful bi-folding doors that open up to a stunning private rear garden. The ground floor also features a cosy sitting room, a spacious kitchen/dining room, and a guest WC. On the first floor, you will find four double bedrooms and a large family bathroom. Ascend to the second floor to find a versatile loft room, complete with its own ensuite and separate WC. Externally, the property offers a driveway, a front garden with gates leading to a garage/utility area, and a large private rear garden, perfect for family gatherings. If you're in the market for something truly special, pick up the phone and call us today to arrange your viewing appointment!

- Four Bedroom Extended Semi Detached Family Home
- Large Living Room, Sitting Room & Kitchen/Dining
- Family Bathroom, Ensuite & Guest WC
- Four Double Bedrooms & Loft Room
- Driveway, Garage, Large Private Rear Garden
- Located In A Highly Sought After & Desirable Area

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

Accessed through an open archway having original tiled flooring with a stained glass & lead detail entrance door leading through into the hallway.

## Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, feature original Parquet flooring and a radiator.

## Guest WC 3' 5" x 6' 10" (1.05m x 2.09m)

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin with chrome mixer tap & tiled splashbacks. There is quarry tiled flooring, a radiator and glazed window to the side elevation.

## Sitting Room 14' 4" x 11' 1" (4.38m x 3.37m)

A spacious reception room, having a feature decorative tiled fire surround with matching hearth. There is a radiator and a double glazed bay window to the front elevation.



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## **Living Room** 24' 11" x 12' 10" (7.59m x 3.90m)

An extended and very spacious & light living room, featuring a multi-fuel stove burner set into an original tiled surround on a matching hearth & wood flooring. There is two radiators, and bi-folding doors to the rear elevation providing access and views of the rear garden. The room also features two skylight windows.



## **Kitchen/Dining Room** 21' 0" x 10' 2" (6.40m x 3.09m)

Having a range of matching base & eye-level units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drainage with mixer tap over and a range of appliances including; fitted oven/grill and a 4-ring gas hob with extractor hood over and spaces for plumbed appliances. There is tiled splashbacks, tiled flooring, radiator, a double glazed window to the side elevation and a large feature glazed arched window to the rear elevation. There are barn style doors to the side elevation.



## **First Floor Landing**

Having glazed windows to the side elevation and a radiator.

## **Bedroom One** 13' 10" x 11' 1" (4.21m x 3.38m)

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

## **Bedroom Two** 12' 0" x 14' 4" (3.66m x 4.38m)

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



## **Bedroom Three** 11' 11" x 10' 2" (3.63m x 3.11m)

A third double bedroom, having a vanity style wash hand basin set into top with mixer tap over & storage beneath with splashback tiling. There is a radiator and a double glazed window to the rear elevation.

## **Bedroom Four** 11' 3" x 10' 2" (3.42m x 3.11m)

A fourth double bedroom, currently utilised as a dressing room with fitted wardrobes. There is a radiator and a double glazed window to the front elevation.



## **Bathroom** 12' 8" x 7' 1" (3.87m x 2.16m)

Fitted with a white suite with a feature freestanding bath with chrome mixer tap & shower attachment over, a separate screened shower cubicle, a low-level WC and a pedestal wash hand basin with mixer tap over. There is part-ceramic tiling to the walls, a radiator and two glazed windows to the side elevation.

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## Loft Room/Landing:

Giving access to a guest WC, En-suite & loft room.

## Loft Room 12' 8" x 10' 6" (3.86m x 3.20m)

A versatile room having useful eaves storage space to both sides, a radiator and two skylight windows to the front & rear elevations.



## En-suite 6' 9" x 5' 8" (2.06m x 1.72m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a screened shower cubicle housing an electric shower. The room also benefits from having further eaves storage space, part-ceramic tiling to the walls and a radiator.



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## **Guest WC** 5' 3" x 3' 0" (1.61m x 0.91m)

Fitted with a white suite comprising of a low-level WC and pedestal wash hand basin. There is further useful eaves storage space, part-ceramic tiling to the walls and a radiator.

## **Outside Front**

The property is approached over a large, gravelled driveway providing off-street vehicle parking and access to the garage via metal gates and main entrance porch to the front elevation. The front garden comprises of an array of established plants, trees & shrubs

## **Garage** 14' 11" x 11' 7" (4.55m x 3.52m)

A single garage having an up and over garage door to the front elevation, power, lighting & internal door leading into a utility area.

## **Utility Room** 4' 6" x 11' 5" (1.37m x 3.47m)

A useful room having space & plumbing for appliances. There are fitted work surfaces, tiled flooring, ceramic splashback tiling to the wall surfaces and a double glazed window to the rear elevation.

## **Outside Rear**

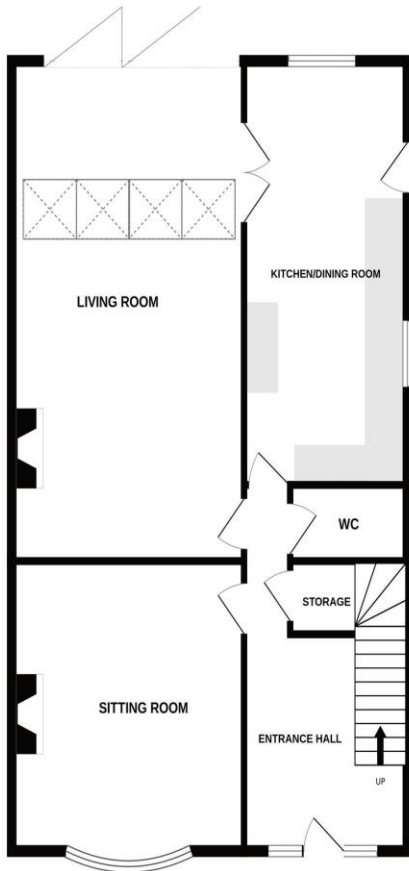
A large, private & well-presented rear garden which features a block paved outdoor seating & entertaining area leading onto a large lawned garden enclosed by hedging, shrubs & trees.

## **ID Checks**

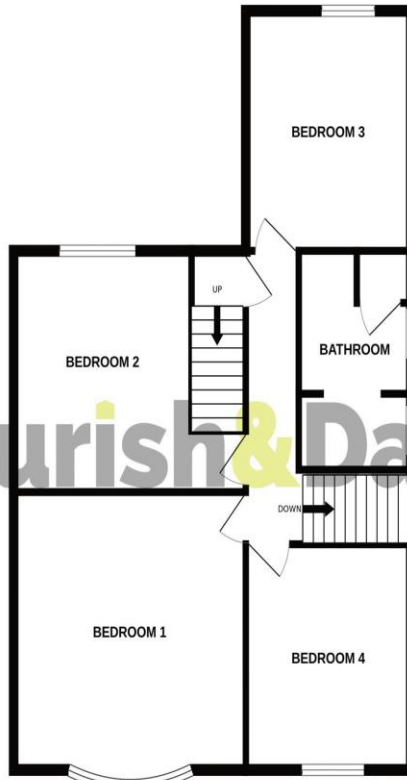
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify 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.



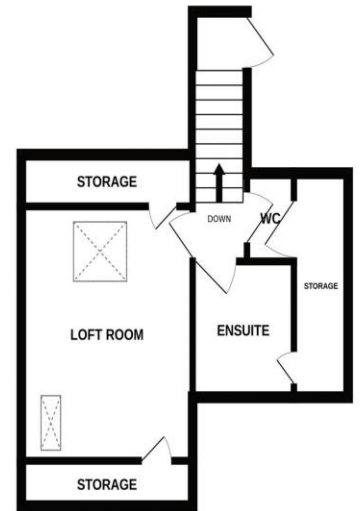
GROUND FLOOR



1ST FLOOR



2ND 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                     |         |                         |  |
|--|---------|-------------------------|--|
| Energy efficiency class - lower rating costs | Current | Potential               |  |
| 90+1 A                                       |         |                         |  |
| 81-90 B                                      |         |                         |  |
| 71-80 C                                      |         |                         |  |
| 61-70 D                                      |         |                         |  |
| 51-60 E                                      |         |                         |  |
| 41-50 F                                      |         |                         |  |
| 31-40 G                                      |         |                         |  |
| 1-30   |         |                         |  |
| Not energy efficient - higher running costs  |         |                         |  |
| England & Wales                              |         | EU Directive 2002/91/EC |  |
| www.epc4u.com                                |         |                         |  |



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