



Southfields Road, Stafford, ST17 9PN
Offers In The Region Of £170,000

Charming 2-Bedroom End Terrace Home in Stafford

Welcome to this delightful 2-bedroom end terrace home situated on Southfields Road in Stafford. This charming property offers a perfect blend of modern comforts and classic appeal, ideal for first-time buyers, small families, or those looking to downsize. With well-proportioned rooms, a beautifully maintained garden, and convenient access to local amenities, this home is sure to attract significant interest.

Property Highlights:

- Spacious Lounge Diner:** A cosy and inviting space featuring elegant decor, ample natural light, and a modern fireplace, perfect for relaxing and entertaining.
- Modern Kitchen:** Fully fitted with sleek cabinetry, integrated appliances, and plenty of countertop space, ideal for the home chef.
- Utility Room:** Practical and functional, providing additional storage and laundry facilities.
- Guest WC:** Conveniently located on the ground floor for guests' use.
- Family Bathroom:** Bright and stylish, featuring modern fixtures and fittings.

Ground Floor

Lounge Diner 19'1" x 12'8" (5.82 x 3.87 (3.86))

Lounge Area:

Welcome to the inviting lounge area, where comfort meets style. This space features plush leather seating, perfect for relaxing after a long day. The room is bathed in natural light from the large window, enhancing the warm and cosy atmosphere. The focal point is a modern electric fireplace set in a tasteful wooden surround, adding both warmth and a touch of elegance. Decorated with soft, neutral tones, this area is perfect for both relaxation and entertaining.

Dining Area:

Adjoining the lounge, the dining area is ideal for family meals and gatherings. It comfortably accommodates a dining table and chairs, with a large window providing views of the serene garden, making every meal a delightful experience. The continuity in decor from the lounge to the dining area creates a harmonious flow, enhancing the sense of space and light.

This combined lounge and dining area offers a versatile and welcoming environment, perfect for modern family living.

Kitchen 10'3" x 9'3" (3.12 x 2.82)

Step into this bright and modern kitchen, thoughtfully designed to combine functionality and style. Featuring sleek wooden cabinetry and polished granite countertops, this kitchen offers ample storage and workspace for all your culinary needs. The integrated appliances, including a modern oven and stovetop, ensure a seamless cooking experience. The large window above the sink allows natural light to flood the space, creating a welcoming atmosphere. The layout is designed for efficiency, with the sink and counter top area conveniently positioned for easy meal preparation. The neutral colour scheme and contemporary fixtures add a touch of elegance, making this kitchen not only practical but also a joy to spend time in. Whether you're cooking a family meal or entertaining guests, this well-appointed kitchen has everything you need.

Guest WC 9'1" x 5'1" (2.76 (2.77) x 1.54 (1.55))

This spacious guest WC offers both functionality and charm. The room features a modern toilet and a stylish vanity unit with storage, making it a practical space for guests. The neutral decor and wood-effect flooring create a clean and inviting atmosphere. An elegant white dresser with

shelving adds a touch of character, perfect for displaying decorative items or additional storage. A large mirror above the vanity enhances the sense of space and light, ensuring a pleasant experience for any visitor.

Entrance Hall

Welcome to the inviting entrance hall of this charming home. This space sets the tone for the rest of the property with its bright and airy ambiance. The hall features modern wood-effect flooring, providing a warm and welcoming atmosphere. The staircase, carpeted in a soft grey, leads to the upper floor, adding a touch of elegance to the area. A contemporary light fixture enhances the modern feel of the space. The entrance hall also offers convenient access to the main living areas, ensuring a smooth flow throughout the home.

Utility Room 5'0" x 4'0" (1.53 (1.52) x 1.23 (1.22))

Welcome to the practical and functional utility room, designed to keep household chores organized and efficient. This room is equipped with essential laundry facilities, including a washing machine and ample storage shelves for cleaning supplies. The wood-effect flooring and neutral walls create a clean and tidy environment. A sturdy wooden door provides access to the outdoor space, making this room perfect for handling laundry and other household tasks with ease. The utility room's thoughtful layout ensures everything is within easy reach, adding convenience to your daily routine.

First Floor

Bedroom One 18'10" x 8'4" (5.74 x 2.54)

Step into the serene and spacious master bedroom, designed to offer a peaceful retreat from the day's activities. This room features a large window that allows natural light to pour in, creating a bright and airy ambiance. The neutral decor is complemented by plush carpeting and elegant drapes, enhancing the calming atmosphere. The room is furnished with a comfortable double bed, flanked by stylish bedside tables and lamps. Additionally, ample storage is provided by the matching wardrobes and a dressing table, ensuring a clutter-free environment. This master bedroom combines comfort and style, making it the perfect place to unwind.

Bedroom Two 10'6" x 9'2" (3.20 x 2.79)

This charming second bedroom offers a cosy and inviting atmosphere, perfect for a guest room or

child's bedroom. The room features a large window that allows plenty of natural light to fill the space, creating a bright and cheerful environment. Decorated in soft, neutral tones with a hint of floral accents, this room exudes warmth and comfort. The comfortable bed is complemented by matching curtains and decor, ensuring a harmonious and restful space. This bedroom provides a serene retreat for relaxation and restful nights.

Family Bathroom

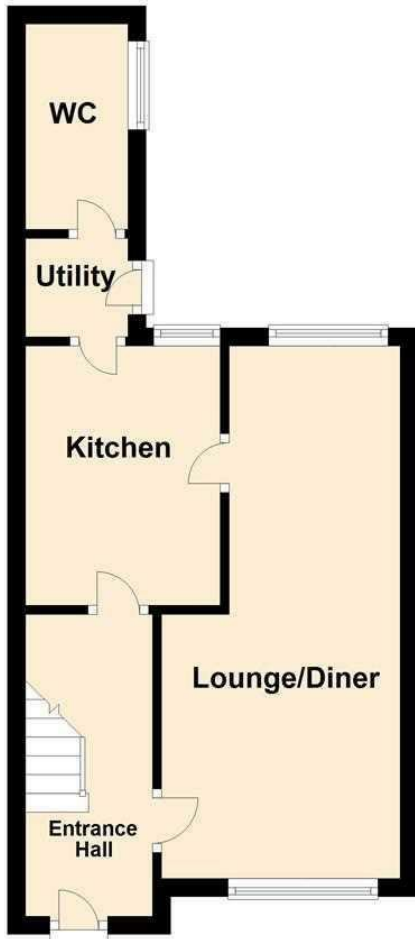
Indulge in the elegant and modern design of this family bathroom. The space features a contemporary suite with a sleek pedestal sink, a modern toilet, and a full-size bathtub with an overhead shower. The bath area is enhanced with stylish white tiles, creating a clean and bright ambiance. The patterned floor tiles add a touch of sophistication and style. Natural light pours in through two frosted windows, ensuring privacy while keeping the room bright and inviting. A decorative mirror and smart storage solutions complete this well-appointed bathroom, making it both practical and aesthetically pleasing.

Garden

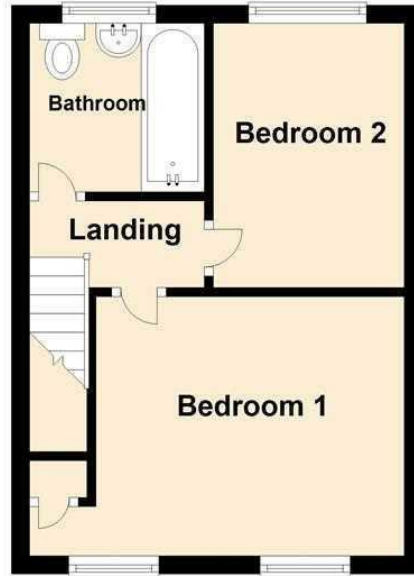
Step outside into the serene and beautifully maintained garden, a perfect extension of your living space. This outdoor area offers a delightful mix of paved and gravel sections, ideal for setting up outdoor seating and enjoying al fresco dining. A charming wooden fence encloses the area, providing both privacy and a safe space for children and pets. Beyond the gravel patio, you'll find a lush green lawn bordered by mature trees and shrubs, creating a tranquil oasis for relaxation and outdoor activities. The garden also includes convenient storage sheds and a gated side access, ensuring practical use of the space.

Floor Plan

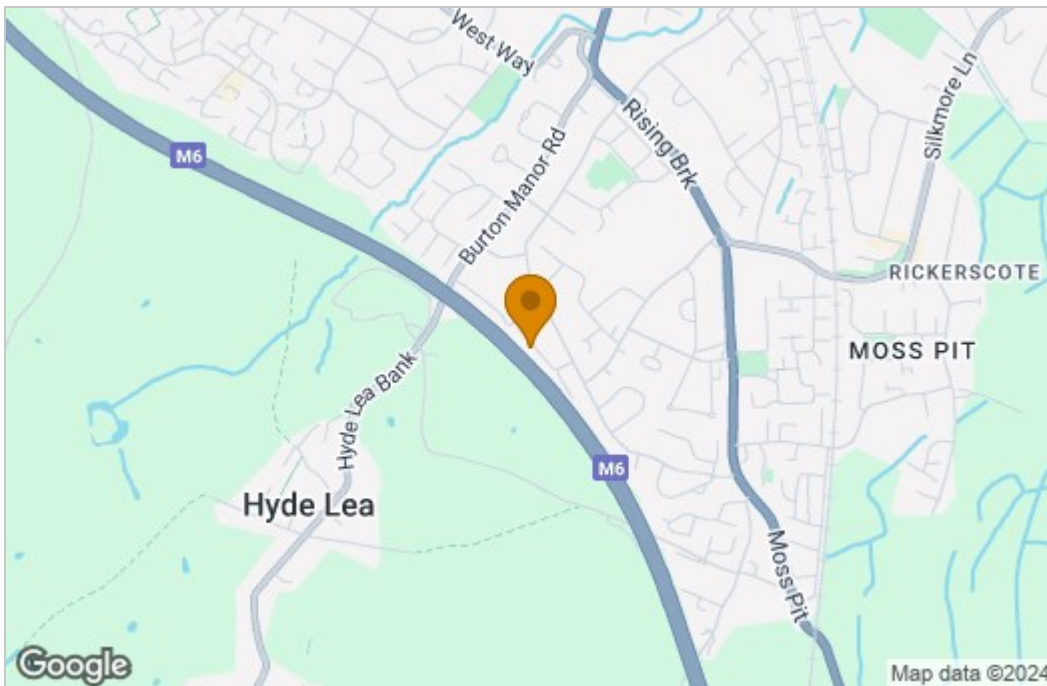
Ground Floor



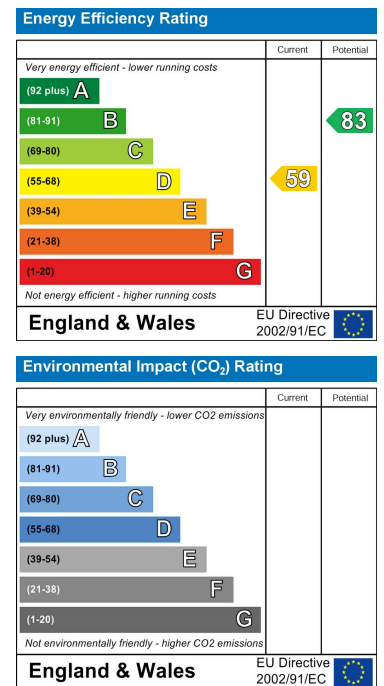
First Floor



Area Map



Energy Efficiency Graph



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