



**Sergeant Way, Stafford, ST17 0WF**  
**Offers In The Region Of £390,000**

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**Executive Style Four-Bedroom Townhouse on Sergeant Way, Stafford**

Welcome to this stunning executive-style four-bedroom townhouse situated on the desirable Baswich Grange estate in Stafford. This beautifully extended property offers spacious and modern living, perfect for families and professionals alike.

### Key Features:

- **\*\*Ground Floor\*\***: A welcoming entrance hall, a cozy lounge, a contemporary kitchen diner, a convenient guest WC, and a utility area.
- **\*\*First Floor\*\***: Features the luxurious master bedroom with an ensuite, a second double bedroom, and a stylish family bathroom.
- **\*\*Second Floor\*\***: Two additional double bedrooms, providing ample space for family and guests.
- **\*\*External\*\***: A large, well-maintained garden, a detached garage, and off-road parking. Local Area Highlights:
- **\*\*Prime Location\*\***: Situated on the historical grounds of the old police headquarters, this home blends modern convenience with a touch of history.
- **\*\*Amenities\*\***: Stafford town centre, just a short drive away, offers a wide range of amenities including shops, supermarkets, bars, and restaurants, ensuring you have everything you need within easy reach.
- **\*\*Education\*\***: The area is well-served by excellent primary and secondary schools, including the renowned Walton High School, making it an ideal location for families.
- **\*\*Transport Links\*\***: Excellent connectivity with easy access to the M6 motorway via junctions 13 and 14, providing convenient travel to major cities. Stafford Railway Station offers direct routes to London, Birmingham, and Manchester, perfect for commuters.
- **\*\*Recreation\*\***: Enjoy the great outdoors with nearby Wildwood Park and the scenic Cannock Chase Area of Outstanding Natural Beauty, offering numerous opportunities for walking, cycling, and family activities.

This exceptional property on Sergeant Way offers a unique opportunity to enjoy modern, comfortable living in a highly sought-after location. Don't miss your chance to make this beautiful townhouse your new home. Contact us today to arrange a viewing and discover all that this fantastic property and its vibrant community have to offer.

### Ground Floor

#### Entrance Hall

### Kitchen Diner 10'0" x 17'6" (3.07 x 5.34)



#### ### Kitchen Diner

Step into the heart of this home: a bright and inviting kitchen diner designed to blend style and functionality seamlessly. This space is perfect for family gatherings and entertaining guests, featuring modern, cream gloss units and sleek granite-effect countertops. The integrated appliances, including a stainless steel oven, gas hob, and extractor hood, provide everything needed for a contemporary cooking experience.

Large windows and French doors open up to the garden, allowing natural light to flood the space and creating an airy ambiance. The tiled flooring is both practical and stylish, and the ample dining area comfortably accommodates a family-sized table, making this kitchen diner the ideal setting for both casual meals and special occasions.

### Lounge 9'1" x 17'6" (2.79 x 5.34)



#### Lounge

Welcome to the expansive lounge, a perfect blend of style and comfort. This room is bathed in natural light, courtesy of the large upPVC double-glazed windows that grace two walls, offering views of the serene surroundings. The high-gloss tiled flooring not only adds a touch of sophistication but also reflects the ample sunlight, enhancing the room's bright and airy ambiance. Neutral walls provide a versatile backdrop, allowing you to add your personal touch with furnishings and decor. Modern light



fixtures and elegant curtains add to the contemporary feel. This lounge is a versatile space, ideal for both relaxation and entertaining, ensuring it's a room the whole family will love spending time in.

please note some images contain AI furniture for staging purposes

**Utility Area 4'5" x 6'6" (1.37 x 2.00)**



**Utility Area**

The utility area offers a practical and convenient space designed to meet your household needs. Featuring fitted cabinets and countertops, this room provides ample storage and workspace. The stainless steel sink with drainer adds functionality, while the room is plumbed for both a washing machine and dryer, ensuring efficient laundry handling. The tiled flooring is easy to clean and maintain, and the neutral decor allows for a versatile usage of the space. Perfect for keeping your household running smoothly without compromising on style.

**Guest WC**



This guest WC offers modern convenience with a sleek, functional design. The space is bright and clean, featuring a contemporary pedestal wash hand basin with a tiled splashback and a close-coupled WC. The neutral-toned tiles and flooring create a fresh and inviting ambiance, perfectly blending practicality with style. This thoughtfully designed space ensures comfort and ease, making it a handy addition to this lovely home.

**First Floor**

**Bedroom One 9'4" x 17'7" (2.85 x 5.36)**



**Master Bedroom**

Step into the elegant master bedroom, a spacious retreat designed for ultimate comfort and relaxation. Bathed in natural light from dual windows, this room exudes a bright and airy atmosphere. The room features built-in wardrobes with mirrored sliding doors, adding a

touch of sophistication and offering ample storage space. The neutral decor and plush carpeting create a warm and inviting ambiance, making it the perfect sanctuary for restful nights.

please note some images of furniture are AI generated for staging purposes

### Ensuite



The en suite bathroom exudes modern elegance, featuring a sleek, fully-tiled shower area with a glass enclosure. The suite includes a pedestal wash basin and a contemporary WC, all complemented by neutral-toned tiles that create a clean and sophisticated ambiance. Natural light streams in through a frosted window, enhancing the sense of space and tranquility. This en suite provides a private and convenient retreat, perfectly integrated into the master bedroom.

### Bedroom Two 9'9" x 10'0" (2.98 x 3.06 )

#### Bedroom Two

Step into the inviting second bedroom, bathed in natural light from the large uPVC double glazed window that offers a pleasant view of the neighborhood. The room's neutral palette creates a serene atmosphere, making it a perfect retreat for relaxation. With ample space to accommodate a bed and additional furniture,

this bedroom is both functional and comfortable. The wall-mounted radiator ensures warmth during the colder months, while multiple power points provide convenience for modern living. This versatile space can easily adapt to your needs, whether it's a child's room, guest bedroom, or home office.

### Bathroom



The bathroom in this beautiful property is a sanctuary of style and functionality. Featuring high-quality fixtures, it boasts a modern white suite that includes a panel bath with a sleek glass shower screen, a mixer filler with a diverter to a handheld shower, a pedestal wash hand basin with a tile splashback and mixer filler, and a close-coupled WC. The bathroom is illuminated by a ceiling light point and an extractor fan ensures ventilation. A wall-mounted electric bathroom heater adds comfort, and the easy-to-clean vinyl flooring completes this sophisticated space. Perfect for unwinding after a long day, this bathroom is both elegant and practical.

### Landing



### Second Floor

### Bedroom Three 10'0" x 13'6" (3.07 x 4.14)

#### Bedroom Three

A versatile and spacious third bedroom that currently accommodates children's furniture.

The room features a sloped ceiling that adds character and a cozy atmosphere, while the neutral walls and carpet create a warm and inviting environment. The room benefits from a window that allows natural light to brighten the space. Ideal for use as a bedroom, nursery, or even a home office, this room offers flexibility to suit your family's needs. The ample floor space and clever use of furniture placement ensure that the room feels both functional and comfortable.

#### **Bedroom Four 9'4" x 13'7" (2.85 x 4.15)**

##### **Bedroom Four**

This charming fourth bedroom is full of potential, featuring ample natural light and a cozy atmosphere. The room's unique layout includes convenient eaves storage, offering practical solutions for keeping your living space tidy and organized. The neutral decor creates a versatile space that can easily adapt to any style or need, whether it be a bedroom, home office, or hobby room. The inclusion of two windows ensures the room is bright and inviting throughout the day.

#### **Garage**

Detached garage at the rear of the property access from the garden, with up and over garage door.

#### **Garden**



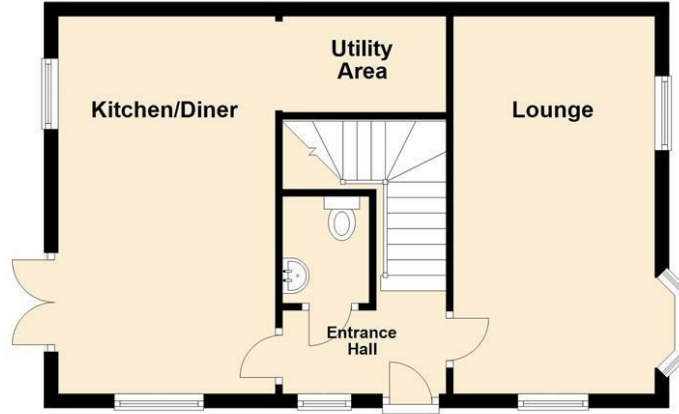
##### **Garden**

Step outside to the delightful garden, a private oasis perfect for relaxation and recreation. The well-maintained lawn provides ample space for outdoor activities, while the surrounding fence offers privacy and security. Ideal for family gatherings, barbecues, or simply enjoying a sunny afternoon, this garden complements the house beautifully. Additionally, the garden features easy access to the detached garage, adding convenience for storage and off-road parking. This outdoor space is a true extension of the home's living area, offering a peaceful retreat from the hustle and bustle of daily life.

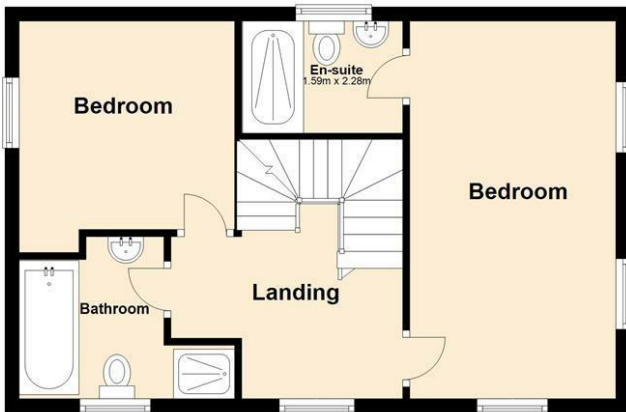


# Floor Plan

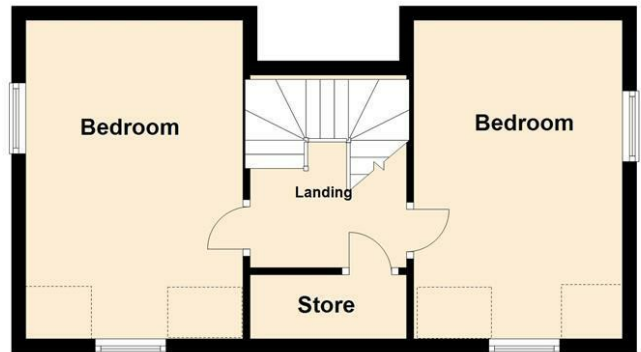
Ground Floor



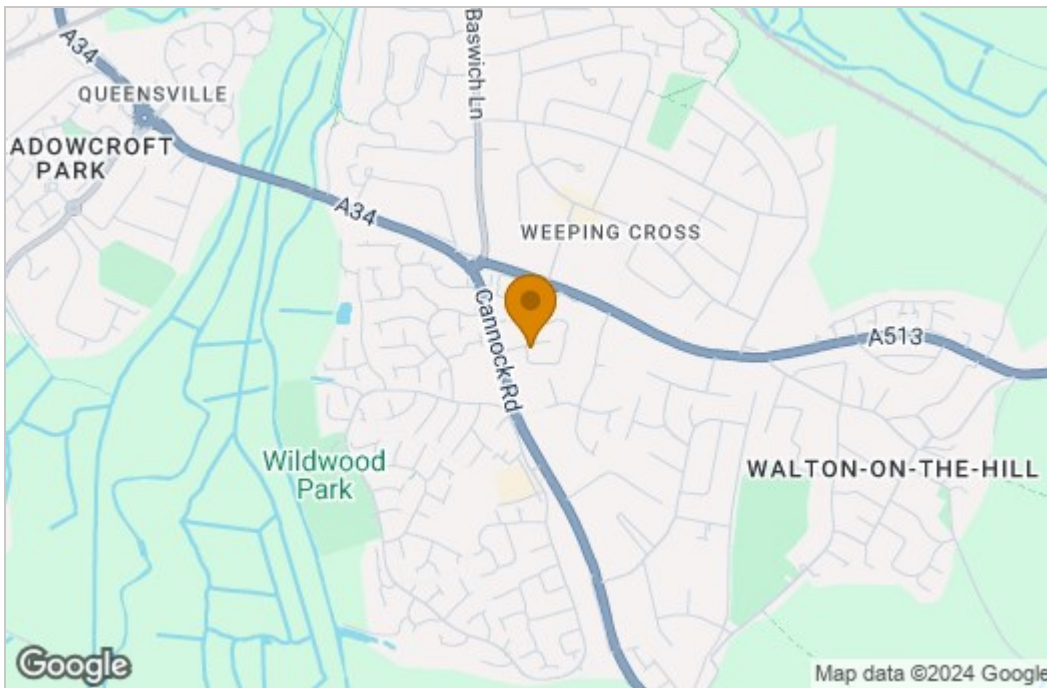
First Floor



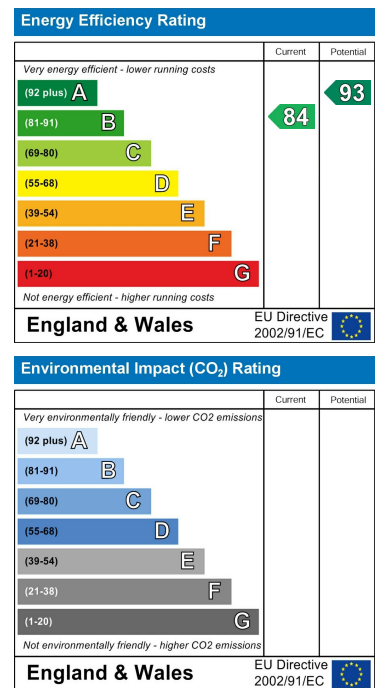
Second Floor



# Area Map



# Energy Efficiency Graph



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