



**16 Park Crescent, Stafford, ST17 9BQ**  
**£210,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

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### Description

Upon entering, you are welcomed by a charming hallway with original Minton tiled flooring. To the front sits a bright bay-fronted living room, while the rear of the house opens into a spacious dining room and a modern refitted kitchen, creating a perfect hub for family living and entertaining.

Upstairs, the first floor provides three well-appointed bedrooms and a stylish bathroom. The home is complemented by an enclosed rear garden with artificial lawn and a useful brick-built external store. With its blend of Victorian character and contemporary updates, this home offers a wonderful balance of comfort and style.

### Entrance Porch

A welcoming approach providing shelter and access into the main hallway.

### Hallway 11'8" x 3'5" (3.58m x 1.06m)

With original Minton tiled flooring, staircase rising to the first floor, and access to both reception rooms.

### Living Room 13'11" x 11'5" (4.25m x 3.49m)

A bright and spacious bay-fronted reception room with feature fireplace, high ceiling, and ample natural light, making it the perfect spot for relaxing or entertaining.

### Dining Room (Open plan) 13'1" x 11'10" (3.99m x 3.61m)

A generous second reception room ideal for formal dining or family gatherings, with open flow through to the kitchen.

### Kitchen 16'11" x 8'10" (5.17m x 2.70m)

Refitted with a contemporary range of wall and base units, oak worksurfaces, integrated appliances, and space for everyday dining. A door leads out to the rear garden and external store.

### External Store / Laundry 7'5" x 4'10" (2.28m x 1.49m)

A brick-built store with power and lighting, ideal as a laundry/utility space or general storage.

### Landing 5'1" x 2'9" (1.57m x 0.84m)

Providing access to all bedrooms and bathroom.

### Bedroom One 11'0" x 15'0" (3.36m x 4.59m)

A spacious double bedroom with front aspect, original fireplace recess, and space for freestanding wardrobes and furniture.

### Bedroom Two 13'1" x 7'3" (4.00m x 2.22m)

Another well-proportioned bedroom overlooking the rear garden, ideal as a guest room or children's bedroom.

### Bedroom Three 7'6" x 8'11" (2.31m x 2.73m)

A versatile room, perfect as a nursery, study, or single bedroom.

### Bathroom 6'2" x 5'8" (1.90m x 1.73m)

Stylishly refitted with a modern white suite comprising panelled bath with shower over, wash hand basin, and low-level WC, finished with tiled splashbacks.

### Exterior

Front Garden – A low-maintenance forecourt behind a boundary hedge.

Rear Garden – Features a paved patio, artificial lawn for easy upkeep, and gated rear access.

Parking – on-street parking is available to the front.

### Location

Situated in a highly sought-after residential area close to Stafford Town Centre, this property enjoys excellent access to a wide range of local amenities including shops, restaurants, and schools. Stafford railway station provides direct services to Birmingham, Manchester, and London, while the M6 motorway network is just a short drive away, making it ideal for commuters.



Ground Floor

Floor area 48.3 sq.m. (520 sq.ft.)

First Floor

Floor area 46.3 sq.m. (499 sq.ft.)

Total floor area: 94.6 sq.m. (1,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)