



£235,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: C

Doxey Stafford

Baxter Green Doxey
Stafford Staffordshire

Exciting news! We've discovered your perfect match - a three-bedroom linked-detached home that has a lovely layout which is ideal for families. Its superb location offers convenience, just a brief stroll from Stafford town centre amenities and the mainline train station.

Inside, you'll find an entrance hall, a cosy living room, a kitchen/dining room, three bedrooms, and a family shower room. Outside features include a driveway, a single garage with a rear storeroom, and a low-maintenance rear garden.



- Linked Detached House
- Living Room & Kitchen/Dining Room
- Three Bedrooms & Shower Room
- Driveway & Garage
- Low Maintenance Garden
- Great Location, Close To Stafford Town

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

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

Living Room 14' 4" x 11' 8" (4.36m x 3.55m)

A bright reception room, having a double glazed window to the front elevation, tiled flooring, and a radiator.



Kitchen & Dining Area 9' 1" x 14' 8" (2.77m x 4.46m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap over, and appliances which include an integrated oven & hob with space(s) for further appliance(s). The is also a useful built-in storage cupboard, tiled flooring, radiator, an internal door leading out into a store room, a double glazed window to the rear elevation, and double glazed sliding patio doors providing views and access out to the rear garden.



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First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, and radiator.

Bedroom One 8' 11" x 11' 8" (2.73m x 3.55m)

A double bedroom, having a built-in wardrobe, radiator, and two double glazed windows to the front elevation.

Bedroom Two 8' 6" x 9' 0" (2.58m x 2.75m)

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



Bedroom Three 8' 6" x 5' 6" (2.59m x 1.68m)

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

Shower Room 5' 6" x 5' 11" (1.68m x 1.81m)

Fitted with a contemporary styled suite comprising of a low-level W/C, a vanity style wash hand basin with mixer tap, and a shower cubicle with a mains-fed mixer shower. There is also tiled effect flooring, recessed ceiling downlighting, a chrome towel radiator, and a double glazed window to the side elevation.



Outside Front

The property is approached over a driveway providing off-street parking.

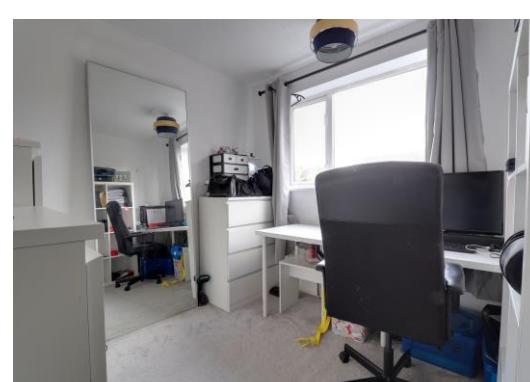
Garage 16' 0" x 7' 11" (4.87m x 2.42m)

Accessed through a garage door to the front elevation, benefitting from having both power & lighting installed, and a further door leading into the Store Room.



Store Room 7' 11" x 8' 8" (2.42m x 2.63m)

Having a window to the rear elevation, a door leading from/to the rear garden, and a further internal door leading from/to the Kitchen.



Outside Rear

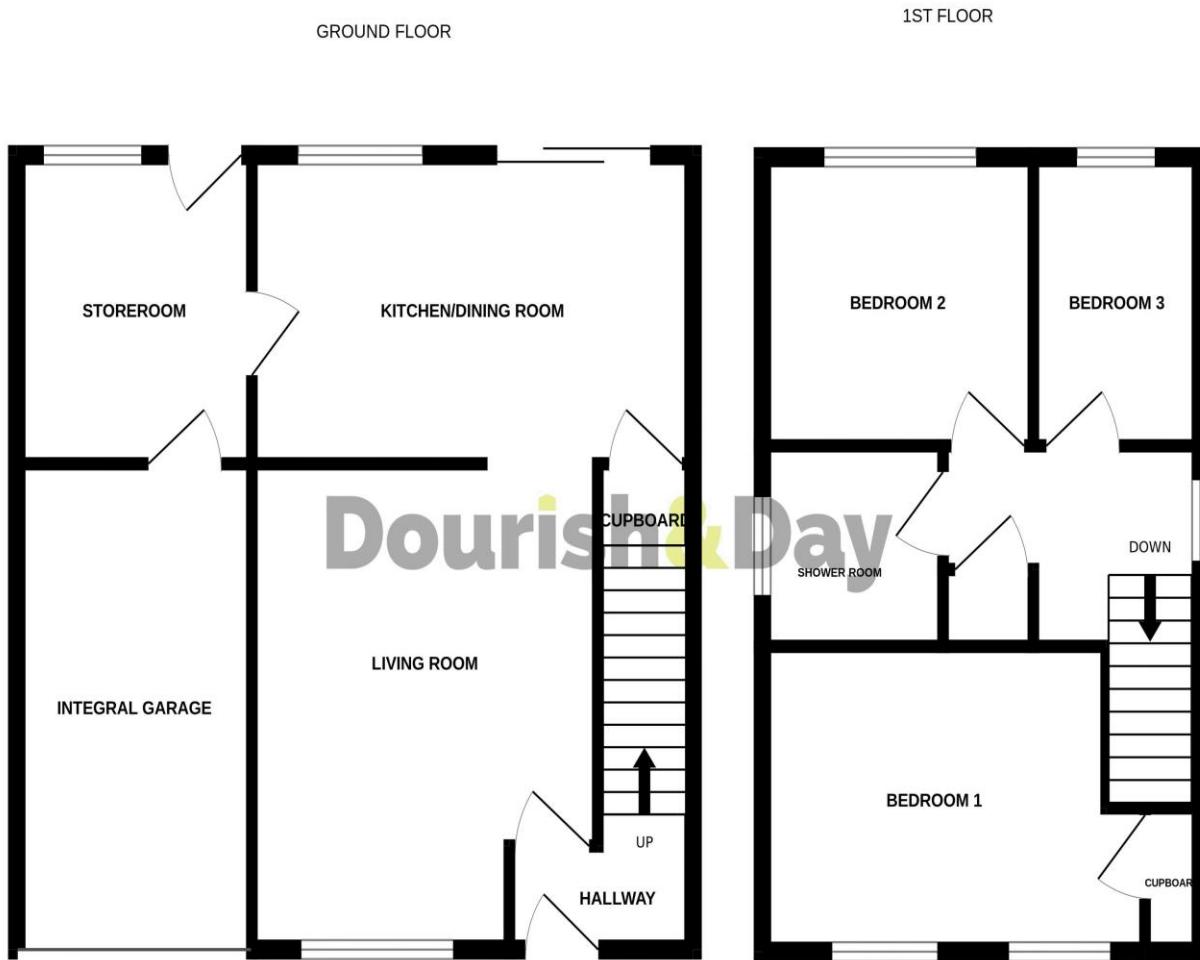
A low maintenance rear garden that features a large decked seating area with steps rising up to an elevated area of the garden.

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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