



**£180,000**

**TENURE:** Freehold

**EPC RATING:** D

**COUNCIL TAX BAND:** C

## Holmcroft Stafford

Holmcroft Road Holmcroft  
Stafford Staffordshire

**2** **1** **1**

***Calling all first-time buyers and investors! An incredible opportunity awaits you with this charming two-bedroom semi-detached home located in the popular area of Holmcroft.***

Ideally situated close to local shops, pubs, and amenities, this property is just a short drive to Stafford's town centre, the mainline train station, and offers easy access to the M6—making it perfect for commuters and those seeking convenience. Step inside to discover a welcoming entrance hall leading to a spacious living/dining room, a well-proportioned kitchen, and a utility room providing added functionality. Upstairs, you'll find two generous double bedrooms and a family bathroom. Outside, the property boasts a front garden and a private, enclosed rear garden—perfect for relaxing or entertaining. With no onward chain, this home is ready for its new owners to add their personal touch and make it their own. Don't miss out on this fantastic opportunity—call us today to arrange your viewing!

- Two Bedroom Semi Detached Family Home
- Large Living/Dining Room, Kitchen & Utility
- Two Bedroom & Bathroom
- Front Garden & Enclosed Private Rear Garden
- Fantastic Commuter Links Close To The M6
- No Onward Chain

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

**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)





## Entrance Hall

Accessed through a double glazed entrance door with stairs to first floor landing, under stairs storage cupboard, wood effect laminate flooring, radiator and double glazed window to the side elevation.

## Living/Dining Room 19' 5" x 11' 8" (5.91m x 3.56m)

A large living/dining room having an electric fire set into a brick surround with granite hearth, a radiator, double glazed windows to the front and rear elevations and double glazed door to the rear elevation.

## Kitchen 10' 8" x 8' 0" (3.26m x 2.45m)

Fitted with a matching range of base and eye level units incorporating fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. There is space for a cooker and further appliances, a cooker hood over, tiled splash backs, wood effect laminate flooring, pantry and double glazed window to the rear elevation.

## Utility 7' 5" x 7' 4" (2.25m x 2.24m)

A useful utility room with wood effect vinyl flooring, double glazed windows to the front and rear elevations and two doors to the front and rear elevations.



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## First Floor Landing

Having loft access and a double glazed window to the side elevation.

## Bedroom One 9' 0" x 16' 8" (2.75m x 5.08m)

A large double bedroom having a wall mounted electric heater, over stairs storage cupboard and double glazed window to the front elevation.

## Bedroom Two 10' 0" x 11' 5" (3.06m x 3.48m)

A second double bedroom having fitted double wardrobes, a wall mounted electric heater and double glazed window to the rear elevation.

## Bathroom 5' 7" x 8' 1" (1.69m x 2.47m)

Having a white suite comprising of a panelled bath and electric shower over glazed screen with chrome mixer tap, half pedestal wash basin with chrome taps, close coupled WC, tiled walls, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

Having a small bricked wall with metal gate which leads to the front garden and paved steps leading to the entrance hall. The front garden has two lawned patches with an array of matured shrubs and a wooden side gate giving access to the rear elevation.

## Outside - Rear

Having a concrete seating area leading onto a large lawned garden and rear paved seating area. The garden is enclosed by wooden fence panelling.

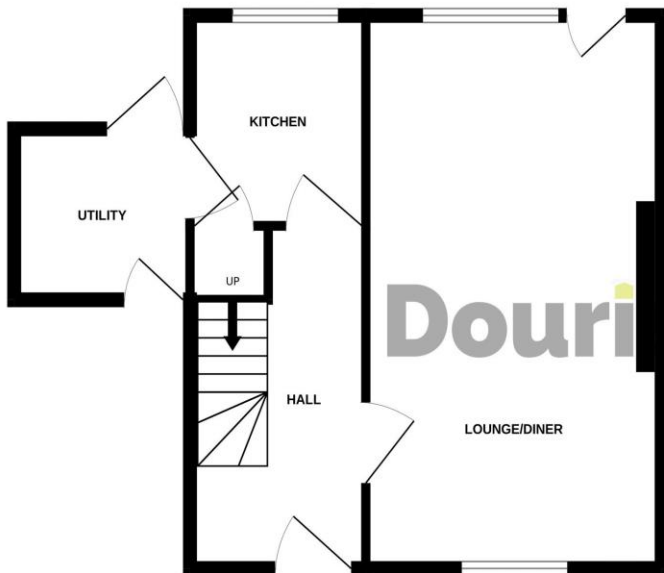
## ID Checks

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.

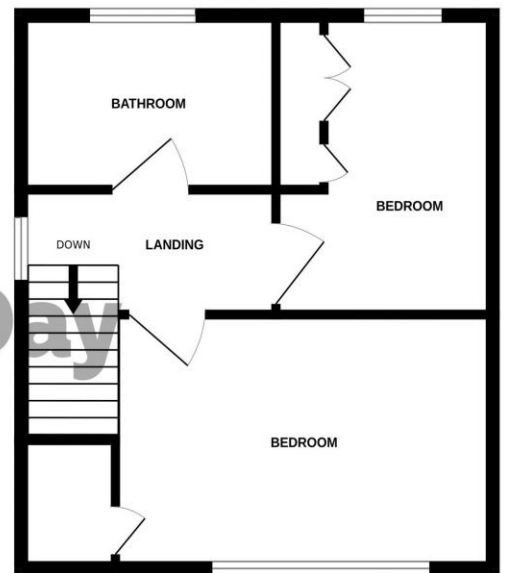




GROUND FLOOR



1ST FLOOR



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 efficient - lower running costs	Current	Potential
(85+)		
A		
(69-84)		
B		
(55-68)		
C		
(45-54)		
D		
(39-44)		
E		
(31-38)		
F		
(21-30)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcrea.com		



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