



£180,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: B

Stafford

Tithe Barn Road
Stafford Staffordshire



Attention, first-time buyers! Are you ready to embark on your journey into homeownership? Look no further! This charming two-bedroom mid-terrace residence offers abundant space and style.

Step inside to discover an inviting entrance hall boasting original Minton tiled flooring, leading seamlessly into a bright and airy open-plan living/dining area, a modern kitchen, and a convenient downstairs shower room. Upstairs, you'll find two generously sized double bedrooms and yet another elegantly appointed shower room. Outside, a delightful small courtyard garden awaits at the front, while a spacious, low-maintenance rear garden provides the perfect outdoor retreat. Whether you're a first-time buyer seeking your dream home or an astute property investor looking to expand your portfolio, this property ticks all the boxes. Don't miss out—contact us today to seize this incredible opportunity!

- Two Bedroom Mid Terrace
- Open Plan Living/Dining Room & Kitchen
- Downstairs Shower Room & Upstairs Shower Room
- Two Double Bedrooms
- Ideal For First Time Buyers & Investors
- Close To Stafford Town Centre & Mainline Train Station

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01785 223344

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Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the first floor accommodation, Minton tiled flooring, and radiator.

Living Room & Dining Space 24' 10" x 11' 11" (7.58m x 3.64m)

A spacious room featuring a log burner stove inset within the chimney breast on a tiled hearth. There is an understairs storage cupboard, two radiators & double glazed window to the front elevation.

Kitchen 10' 4" x 7' 5" (3.15m x 2.26m)

Having a range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drain unit with chrome mixer tap over, and a range of appliances including; oven, 4-ring gas hob with hood over. There are tiled splashbacks, wood effect laminate floor, a radiator, and a double glazed window and door to the side elevation.

Shower Room 7' 7" x 7' 6" (2.32m x 2.29m)

Fitted with a white suite comprising of a shower cubicle housing a mains-fed shower, a low-level WC, tiled walls, tiled wall, radiator, and a double glazed



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window to the side elevation. The room also houses a wall-mounted gas central heating boiler.

First Floor Landing

Having loft access.

Bedroom One 10' 11" x 16' 6" (3.34m x 5.04m)

A spacious double bedroom having two double glazed windows to the front elevation & radiator.

Bedroom Two 11' 11" x 5' 6" (3.63m x 1.67m)

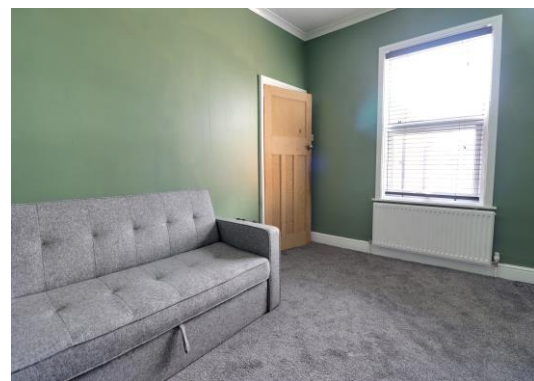
A second double bedroom having a double glazed window to the rear elevation, and radiator.

Outside Front 0' 0" x 0' 0" (0m x 0m)

The property has a small forecourt style front garden accessed via a wrought iron gate and pathway to the front door.

Outside Rear

Having a decked seating area with a timber bar. There is a decorative slate covered planting bed area, and a lawned garden with a shed & rear gate.



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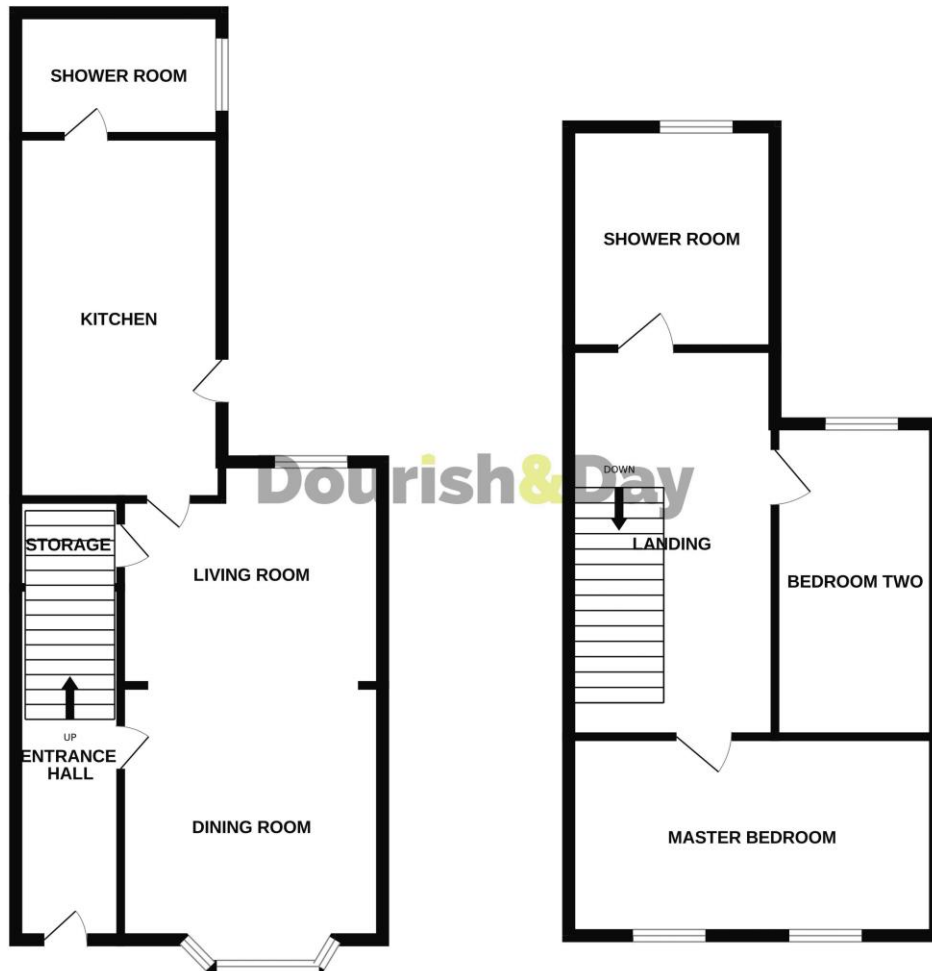
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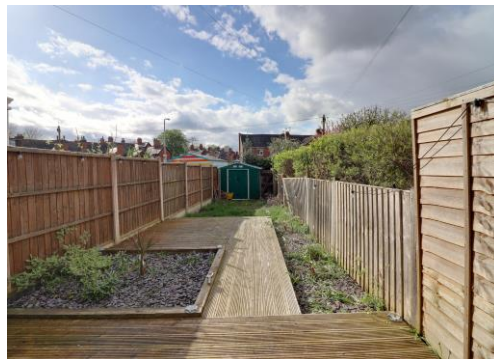
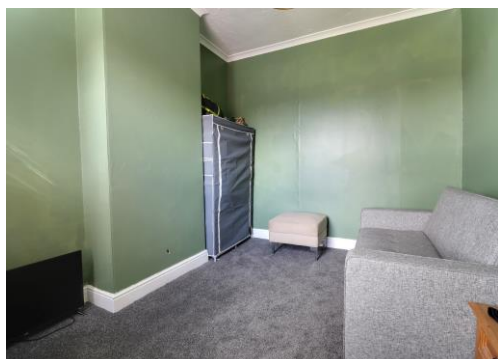
GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		



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