



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

Doxey Stafford

Doxey Fields Doxey
Stafford Staffordshire

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Get ready for a surge of joy and anticipation at the opportunity to acquire this charming three-bedroom semi-detached home located just moments away from Stafford town centre. Embrace the countryside at your fingertips while enjoying convenient access to the M6 motorway and Stafford's train station connecting to London Euston.

Whether you're a first-time buyer or seeking to climb the property ladder, this could be your ideal home. Step inside to discover a generously sized ground floor layout, including an entrance hall, living room, dining area, and a modern fitted kitchen. Upstairs, three well-proportioned bedrooms and a family bathroom await. Outside, the property boasts an advantageous plot with a driveway and garage at the front and a spacious rear garden, perfect for the whole family to enjoy.

- Spacious & Improved Semi-Detached Family Home
- Living Room & Dining Room
- Contemporary Fitted Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Huge Rear Garden with Fields Behind

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 Hall

Accessed through a double glazed entrance door, with stairs rising to the first floor accommodation, a cloaks cupboard, tile effect flooring, vertical fitted radiator and a double glazed window to the front elevation.

Living Room 14' 0" x 10' 10" (4.27m x 3.30m)

A bright spacious reception room which features a vertical fitted radiator and a double glazed window to the front elevation.

Dining Room 8' 8" x 7' 9" (2.64m x 2.35m)

Having wood effect flooring, recessed downlights a double glazed window to the rear elevation and a double glazed door leading directly out to the rear garden.

Kitchen 10' 6" max x 8' 8" (3.20m max x 2.63m)

Fitted with a contemporary range of wall, base and drawer units with complimenting worksurfaces which incorporates a sink with mixer tap over and integrated cooking appliances which include a oven and hob whilst offering spaces for both a washing machine and a dishwasher. The room also benefits from having wood effect flooring, recessed downlights, a vertical fitted radiator, double glazed window to the rear elevation and a double glazed side door.



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First Floor Landing

Having a loft access point an airing cupboard and a double glazed window to the side elevation.

Bedroom One 10' 1" x 10' 8" (3.08m x 3.25m)

A double bedroom having a built-in wardrobe a radiator and a double glazed window to the rear elevation.

Bedroom Two 10' 7" x 9' 1" (3.23m x 2.78m)

A second double bedroom having a built-in wardrobe a radiator and a double glazed window to the front elevation.

Bedroom Three 7' 9" max x 7' 5" (2.35m max x 2.27m)

A lovely sized third bedroom having a built-in wardrobe a radiator and a double glazed window to the side elevation.

Family Bathroom 5' 7" x 5' 11" (1.70m x 1.81m)

Fitted with a white suite which incorporates a W/C, pedestal wash hand basin and a panelled bath with mixer tap and shower attachment. The room also has a heated towel radiator, wood effect flooring and a double glazed window to the rear elevation.

Outside Front

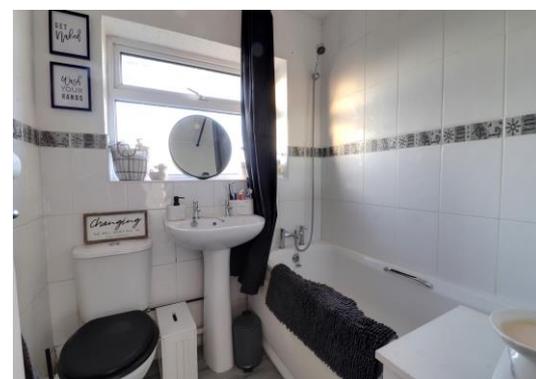
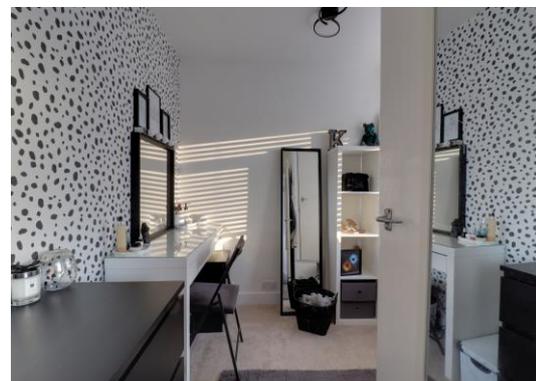
The property is approached over a driveway which in-turn gives access to the detached single garage.

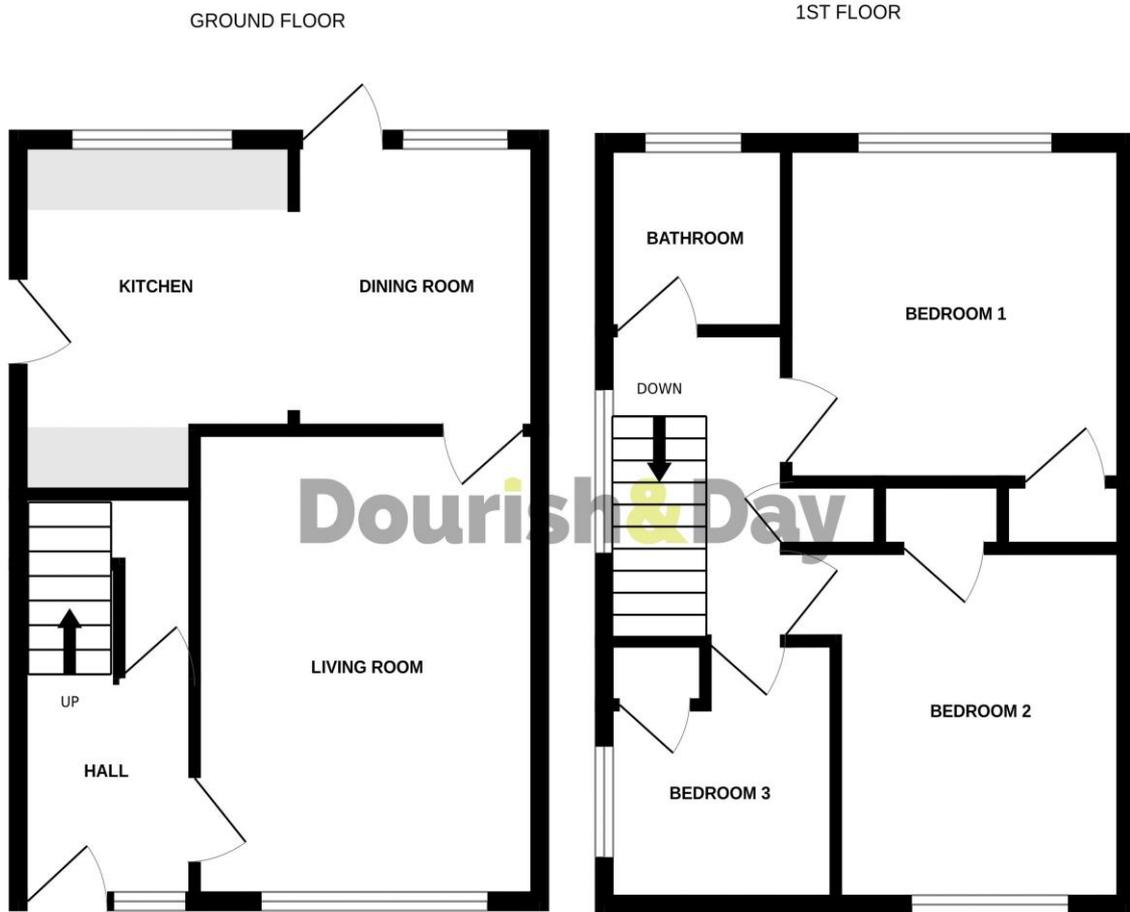
Garage

A single garage accessed via a up and over style garage door.

Outside Rear

A huge private rear garden which enjoys views over neighbouring fields and features lawns and both gravelled and decked seating areas.





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			
(91-101)	A		85
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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