



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

## Castlefields Stafford

Barker Close Castlefields  
Stafford Staffordshire



*Just like Kirsty & Phil from the popular TV show "Location, Location, Location," you'd be thrilled with this home's position! Situated on a lovely plot in a desirable area, it's within walking distance to Stafford town centre and the train station.*

Inside, the property offers ample space for a growing family, featuring an entrance hall, kitchen, and a spacious living/dining room on the ground floor. Upstairs, you'll find a family bathroom and three well-proportioned bedrooms, including a principal bedroom with its own en-suite. Outside, the home offers off-street parking, a garage, and a rear garden. This property has everything you need, so call us today to schedule your viewing appointment!

- Spacious Semi-Detached Family Home
- Living/Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom & En-suite
- Driveway, Garage & Rear Garden
- Highly Desirable Location Close To Town Centre & Station

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 entrance door, having a radiator & tiled flooring.

## Kitchen 9' 10" x 7' 0" (2.99m x 2.14m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset stainless steel 1.5 bowl sink/drainage with chrome mixer tap over, and a range of integrated/fitted appliances which include; oven, 4-ring gas hob with hood over, and under-counter space for plumbed appliances. There is a wall mounted gas central heating boiler concealed within a cupboard, tiled splashbacks, tiled flooring, and a double glazed window to the front elevation.

## Living Room & Dining Space 14' 4" x 18' 9" (4.36m x 5.72m)

A spacious room, having stairs off, rising to the first floor landing & accommodation, a feature granite surround & matching hearth housing an inset gas fire, two radiators, a double glazed window to the rear elevation, and double glazed French doors to the rear elevation.

## First Floor Landing

Having loft access, and an airing cupboard.



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## **Bedroom One** 11' 8" x 11' 3" (3.56m x 3.44m)

A spacious double bedroom, and a double glazed window to the front elevation.

## **En-suite (Bedroom One)** 7' 2" x 6' 6" (2.18m x 1.98m)

Fitted with a white suite comprising of a WC, a pedestal wash hand basin & a shower cubicle. There is Karndean flooring, part-tiled walls, and a double glazed window to the front elevation.

## **Bedroom Two** 10' 0" x 9' 2" (3.06m x 2.79m)

A second double bedroom, having wood laminate flooring, a radiator, and a double glazed window to the front elevation.

## **Bedroom Three** 7' 1" x 8' 11" (2.15m x 2.73m)

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

## **Bathroom** 6' 5" x 6' 10" (1.95m x 2.08m)

Fitted with a white suite featuring a freestanding bath tub, a wash hand basin & low-level WC. There is chrome towel radiator, and a double glazed window to the side elevation.

## **Outside Front**

The property is approached over an asphalt driveway providing off-street vehicle parking, and access to the integral garage with a lawned foregarden.

## **Garage** 16' 2" x 7' 8" (4.94m x 2.33m)

A single integral garage, having an up and over door to the front elevation, an internal door to the house, and benefitting from having both power & lighting installed.

## **Outside Rear**

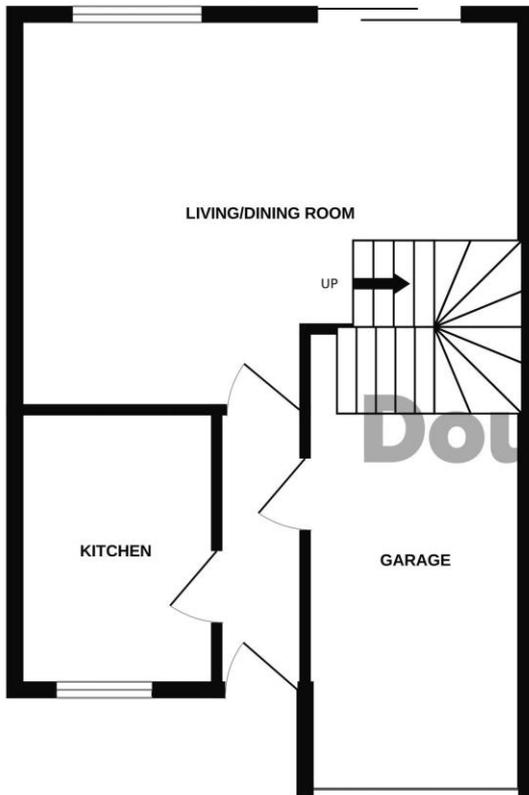
An enclosed rear garden being low maintenance having a stone paved seating area leading onto a decorative gravelled area, and a decked seating area. The garden comprises of mature plants, trees & shrubs, and is enclosed by panelled fencing.

## **ID Checks**

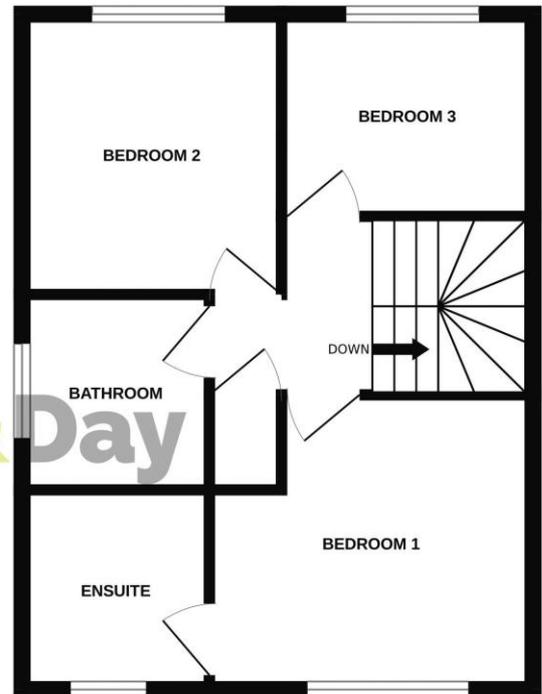
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GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			
www.epcrea.com			

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