







## Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this two bedroom mid-terraced family home in prime location. Situated within the Doxey area of Stafford just on the outskirts of the town itself, ideally placed with both access to local shops, amenities and transport links including the towns high street shops, leisure facilities and supermarkets. This wonderful home also offers close access to a range of transport links which includes the mainline intercity train station allowing commuter routes between Manchester, Birmingham and London Euston.

The property briefly comprises of an entrance hallway, lounge, dining room, fitted kitchen and utility room all located on the ground floor, with stairs leading to first floor landing, two bedrooms and family bathroom.

Externally to the front there is a gated garden with lawn area and paved pathway. The rear garden boasts a lawn with separate paved patio seating area, a shed ideal for additional storage, gated access to rear, vehicular access to rear with parking for multiple cars and entrance to garage.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Lounge

12' 8" x 10' 9" ( 3.86m x 3.28m )

Having double glazed bay window to front, electric fireplace with brick surround and wooden mantel, radiator and carpet flooring.

### Dining Room

12' x 11' 8" ( 3.66m x 3.56m )

Having double glazed window to rear, electric fireplace with brick surround and wood mantel, radiator and carpet flooring.

### Kitchen

9' 9" x 8' ( 2.97m x 2.44m )

Having double glazed window to side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, oven with gas hob and splashback, stainless steel sink and drainer and tiled flooring.

### Utility Room

8' 2" x 7' 2" ( 2.49m x 2.18m )

Having double glazed window to rear, base units with space and plumbing for appliances, radiator and tiled flooring.

### Landing

Having stairs leading from entrance hallway and doors into;

### Bedroom One

14' 9" x 10' 8" ( 4.50m x 3.25m )

Having double glazed window to front,

radiator and carpet flooring.

## Bedroom Two

12' x 9' 3" ( 3.66m x 2.82m )

Having double glazed window to rear, radiator and carpet flooring.

## Bathroom

Having double glazed window to rear, W.C, wash hand basin, bath, shower cubicle, towel radiator and lino flooring.

## Externally

Externally to the front there is a gated garden with lawn area and paved pathway. The rear garden boasts a lawn with separate paved patio seating area, a shed ideal for additional storage, gated access to rear, vehicular access to rear with parking for multiple cars and entrance to garage.



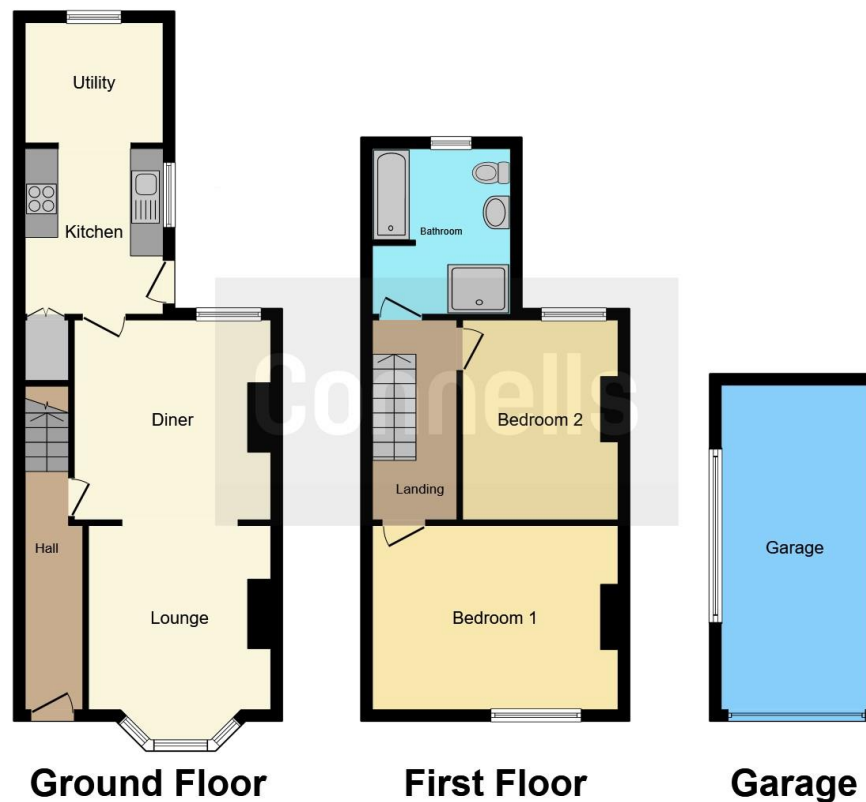












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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