



Connells

Doxey Fields
STAFFORD



Property Description

CONNELLS ESTATE AGENTS are thrilled to present for sale this three bedroom semi-detached home ideally located in the popular Doxey area. Doxey Fields is situated to the west of Stafford on the outskirts of the town centre, with its close links to local shops, amenities and bus links the property is also ideally situated close to the town which offers a wider variety of high street shops, amenities and supermarkets.

The property is well presented throughout and briefly comprises of an Entrance Hallway, open plan Lounge/Diner and Fitted Kitchen all located on the ground floor, with stairs leading to First Floor Landing, all Three Bedrooms and Family Bathroom.

Externally to the front there is a lawned area, private driveway, car port and access to garage. The rear garden boasts a paved patio seating area and lawn.

Internally

Entrance Hallway

Having front door access, radiator and doors into;

Lounge/ Diner

20' 11" x 19' 1" (6.38m x 5.82m)

Having double glazed bi-fold doors to rear, pebble stoned gas fireplace with surround and two radiators.

Kitchen

10' 11" x 7' 11" into Recess (3.33m x 2.41m into Recess)

Having double glazed window to side, this modern fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, one and half bowl sink and drainer, tiled splashback and space for appliances.

First Floor Landing

Having stairs leading from entrance hallway, double glazed window to front, storage cupboard and loft access.

Bedroom One

10' 5" x 10' 1" (3.17m x 3.07m)

Having double glazed window to rear and radiator.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Having double glazed window to rear, storage cupboard and radiator.

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

Having double glazed window to front and radiator.

Bathroom

Having double glazed window to side, W.C, wash hand basin, bath with shower overhead.

Externally

Externally to the front there is a lawned area, private driveway, car port and access to garage. The rear garden boasts a paved patio seating area and lawn.









Ground Floor



First Floor

Total floor area 106.2 m² (1,143 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD107646



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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