



£125,000

KEY TENURE: **Leasehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **A**

Baswich Stafford

Lodgefield Park Baswich
Stafford Staffordshire



If you're in search of an up-to date park home, you've come to the right place. This well-presented property is situated in a highly sought-after community for individuals aged 55 and above, ensuring it won't stay on the market for long!

Nestled on a corner plot, it boasts off-road parking. The interior features an entrance hall, a spacious L-shaped lounge/diner equipped with an air conditioning unit, a contemporary kitchen, two generously sized double bedrooms, and a stylishly remodelled shower room. Outside, the property offers parking space and benefits from lawned gardens on three sides due to its corner location. With its move-in ready condition, this home is ready for you to make it your own. Don't miss out—schedule your viewing today!

- Extremely Well Presented Park Home
- Spacious L-Shaped Lounge & Diner
- Modern Fitted Kitchen
- Two Double Bedrooms & Contemporary Fitted Shower Room
- Corner Plot With Lawns & Driveway
- For Over 55's Only

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed side entrance door, and featuring a useful storage cupboard, and a radiator.

L-shaped Lounge & Dining Area:

Lounge Area 15' 6" x 11' 3" (4.73m x 3.43m)

A bright & spacious lounge, with a feature brick fireplace with an inset electric fire, a radiator, a double glazed bow window to the front elevation, and an additional double glazed window to the side elevation.

Dining Area 7' 4" x 8' 6" (2.23m x 2.58m)

Having a wall mounted air conditioning unit, radiator, and a double glazed bow window to the front elevation.



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Kitchen 11' 6" x 9' 8" (3.51m x 2.95m)

Fitted with a contemporary range of wall, base & drawer units with fitted wood work surfaces over incorporating an inset sink/drainер with mixer tap, and a range of integrated/fitted appliances which include an integrated oven/hob with hood above, as well as offering space(s) for additional appliance(s). There is a radiator, a double glazed window to the side elevation, and a double glazed side door.



Bedroom One 11' 4" x 9' 9" (3.45m x 2.96m)

A double bedroom, with a radiator and a double glazed window to the side elevation.

Bedroom Two 7' 4" x 9' 9" (2.24m x 2.96m)

A second double bedroom, with a wall mounted gas central heating boiler, radiator, and a double glazed window to the rear elevation.



Shower Room 5' 6" x 7' 0" (1.68m x 2.14m)

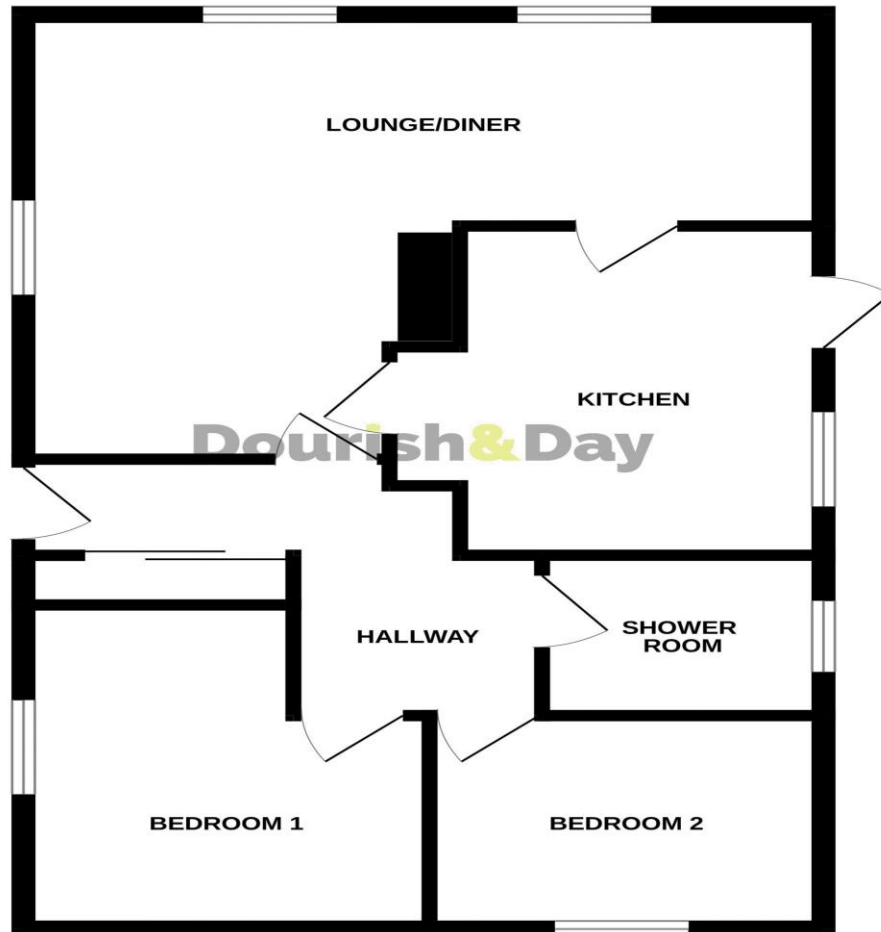
Fitted with a modern contemporary suite comprising of a low-level WC, a vanity style wash hand basin set onto top with chrome mixer tap above & storage beneath, and a separate shower cubicle housing a mains-fed mixer shower. There is a chrome towel radiator, and a double glazed window to the side elevation.

Externally

The home is located on an enviable corner plot with beautifully maintained lawned gardens to three sides, and a driveway to the side of the home provides off-street parking.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directives	2002/91/EC



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