



£150,000

🔑 TENURE: Leasehold    📊 EPC RATING: F    💷 COUNCIL TAX BAND: A

## Baswich Stafford

Lodgefield Park Baswich  
Stafford Staffordshire ST17



***If you're on the hunt for a modern park home, your search ends here! This meticulously maintained property is nestled in a highly sought-after community tailored for individuals aged 55 and above, ensuring its desirability.***

Step inside to discover an inviting entrance hall leading to a spacious L-shaped lounge/diner, complete with an air conditioning unit for year-round comfort. The contemporary kitchen boasts functionality and style, while two generously sized double bedrooms offer ample space for relaxation. A tastefully remodelled bathroom adds a touch of luxury to everyday living. Outside, you'll find convenient parking space and a private enclosed rear lawned garden, perfect for outdoor enjoyment. With its move-in ready condition, this home awaits your personal touch. Don't let this opportunity slip away—book your viewing today!

- Extremely Well Presented Park Home
- Spacious Living Room & Diner With Air Conditioning
- Modern Fitted Kitchen
- Two Double Bedrooms & Contemporary Fitted Bathroom
- Driveway & Private Rear Garden
- For Over 55's Only

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 storage cupboard, radiator, and luxury wood effect vinyl flooring.

## Dining Room 6' 6" x 9' 11" (1.98m x 3.01m)

Having a radiator, luxury wood effect vinyl flooring, and a double glazed window to the side elevation.

## Living Room 10' 8" x 19' 7" (3.26m x 5.98m)

Having a granite fire surround housing an electric fire on a tiled hearth, air conditioning unit, two radiators, two double glazed bow windows to the rear elevation, and a double glazed window to the side elevation.

## Kitchen 12' 5" x 8' 2" (3.79m x 2.49m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset single bowl sink/drainage unit with chrome mixer tap over, and a range of built-in appliances including; oven, 4-ring gas hob with hood over, with further under-counter space(s) for plumbed appliance(s). There is tiled splashbacks, a wall mounted gas central heating boiler concealed within a cupboard, wood laminate flooring, a radiator, and a double glazed window & door to the side elevation.



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## **Bedroom One** 12' 5" x 9' 9" (3.79m x 2.96m)

A double bedroom having a fitted double wardrobe, a radiator, and a double glazed window to the rear elevation.

## **Bedroom Two** 9' 1" x 9' 10" (2.77m x 3.00m)

A second double bedroom having a fitted wardrobe with overhead storage, radiator and a double glazed window to the rear elevation.

## **Bathroom** 5' 6" x 6' 8" (1.67m x 2.02m)

Fitted with a white suite featuring a whirlpool bathtub with electric shower over, glazed screen & chrome mixer tap. There is a vanity style wash hand basin with chrome mixer tap over & storage beneath, and a low-level WC. There are splashback walls, wood effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

## **Externally**

The home is approached over a block paved driveway with a small lawned garden area to the side with timber planting bed housing a variety of plants & shrubs. The driveway continues to provide access to the main entrance door via wrought iron gates. To the rear there is a decked seating area which has artificial turf over, a lawned garden & gravelled area with a variety of established plants & shrubs, and a small Pergola covered area offering additional seating/outdoor entertaining.

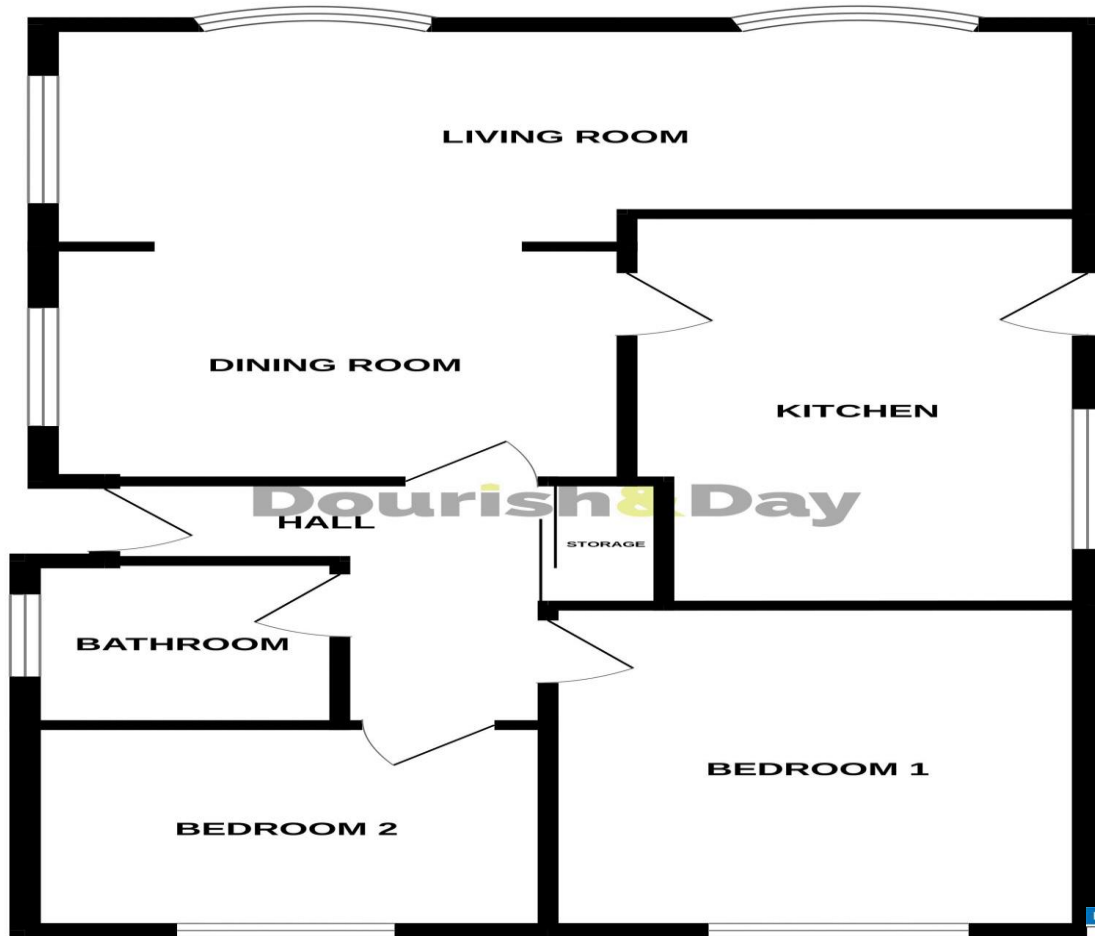
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## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	38	53
F	(13-20)		
G	(1-12)		
Full energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			

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. Made with Metropix ©2024



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