



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: C

Stafford

Marston Grove
Stafford Staffordshire



Prepare to be amazed by the incredible space and modern style of this superb townhouse—it's a real gem at an unbeatable price!

Step inside to discover a well-appointed interior featuring an entrance hall, convenient guest WC, and a spacious kitchen breakfast area seamlessly connected to the inviting living room—perfect for entertaining or relaxed family living. Upstairs, you'll find three generously sized bedrooms and a family bathroom, offering comfortable living quarters for the whole family. Venture up to the second floor, and you'll be greeted by the luxurious master bedroom complete with a spacious ensuite—your own private retreat! Outside, the property boasts a driveway providing ample off-road parking, along with a private rear garden and a separate detached garage. Don't miss out on the chance to make this wonderful home yours! Put on your dancing shoes and make your way to our office today to book your viewing appointment.

- Four Bedroom Three Story Town House
- Four Good Size Bedrooms & Ensuite To Master Bedroom
- Living Room, Kitchen/Breakfast
- Family Bathroom & Guest WC
- Driveway, Garage & Good Size Rear Private Rear Garden
- Close To Stafford's Town Centre & Mainline Train 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

Being accessed through a composite double glazed front door and having a coving radiator, laminate flooring and stairs leading to the first floor landing.

Lounge / Diner 11' 5" x 16' 2" (3.48m x 4.92m)

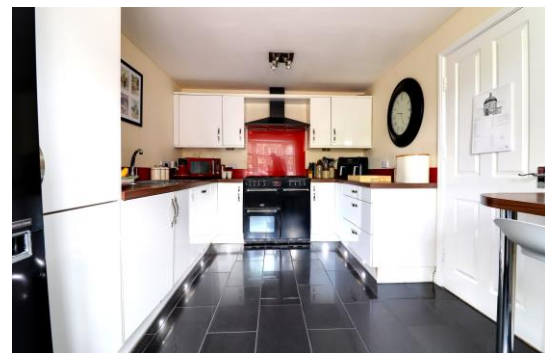
Having coving, two radiators, laminate flooring, double glazed window to the rear and double glazed French doors giving views and access to the rear garden.

Kitchen / Breakfast Room 15' 10" x 9' 3" (4.82m x 2.82m)

Being fitted with a range of matching units extending to base and eye level with fitted work surfaces over and having an inset one and a half bowl stainless steel sink with a mixer tap. Range if integrated appliances including an oven, hob with cooker hood over and dishwasher. Radiator, tiled floor, space for appliances, breakfast bar seating area and double glazed walk-in bay window to the front elevation.

Downstairs WC

Having a suite comprising of wash hand basin with a tiled splashback and low level WC. Radiator, tiled floor and double glazed window to the front elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

Having an airing cupboard, and stairs leading to the second floor landing.

Bedroom Two 11' 4" x 9' 5" (3.45m x 2.87m)

Having a built-in wardrobe, coving, radiator, laminate floor and double glazed window to the rear elevation.

Bedroom Three 10' 4" x 9' 5" (3.15m x 2.87m)

Having a built-in wardrobe, coving, radiator, laminate floor and double glazed window to the front elevation.

Bedroom Four 10' 5" x 6' 6" (3.17m x 1.98m)

Having a radiator, laminate floor and double glazed window to the front elevation.

Family Bathroom

Having a suite comprising of a panelled bath with mixer tap and shower over with glazed screen, wash hand basin and low level WC. Radiator, vinyl flooring, shaver point and double glazed window to the front elevation.

Second Floor

Bedroom One 15' 1" x 12' 8" (4.59m x 3.86m)

Having a built-in wardrobe, laminate flooring, radiator, access to loft space and double glazed window to the front elevation.

En-suite Shower Room

Having a suite comprising of a shower cubicle with fitted shower, wash hand basin with a tiled splashback and low level WC. Radiator, laminate floor, shaver point and double glazed window to the rear elevation.

Outside - Front

The property is approached through double wooden low-level gates and having a block-paved driveway suitable for parking multiple vehicles with a low-level fence, courtesy lighting and access to the rear of the property.

Detached Garage 16' 8" x 8' 4" (5.08m x 2.54m)

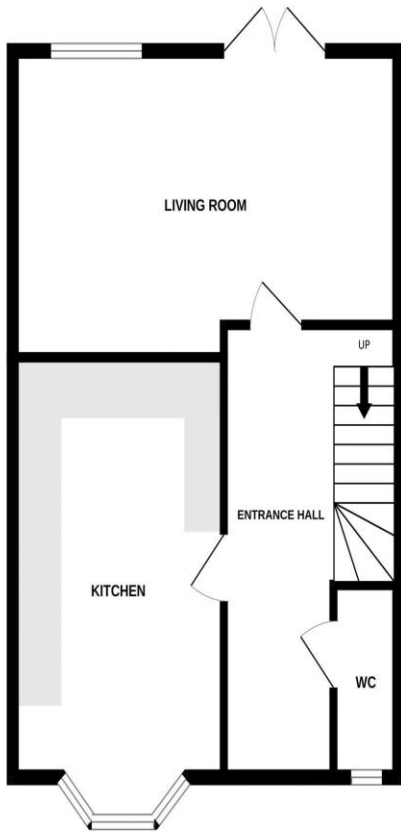
Having power, lighting and an up and over door.

Outside - Rear

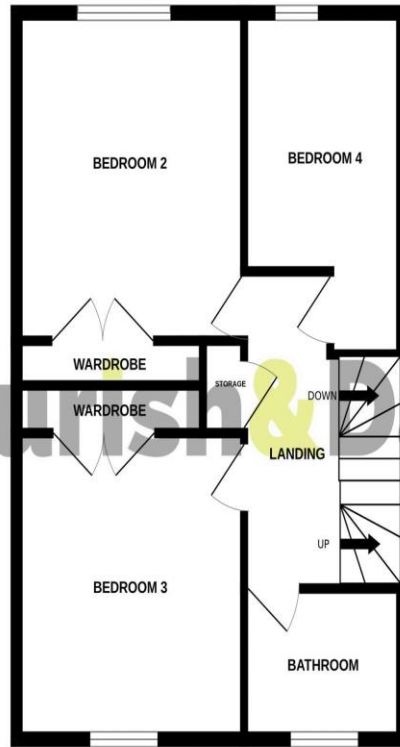
The low maintenance rear garden is mainly block-paved and having a decked area and courtesy lighting. The garden shed is included in the sale.



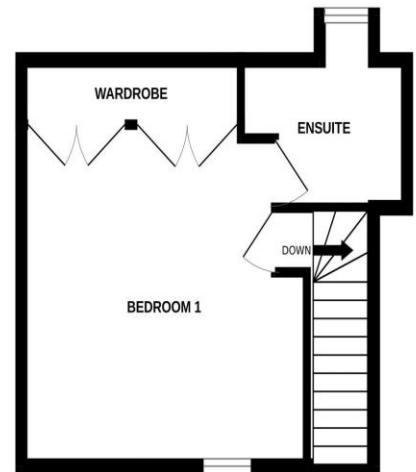
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

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

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	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy inefficient - higher running costs			
			88
		67	

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk