



£175,000

KEY TENURE: **Freehold** EPC RATING: **C** COUNCIL TAX BAND: **B**

## Stafford

Coronation Road  
Stafford Staffordshire



*This year, we are crowning the new King and Queen of this delightful two-bedroom mid-terrace—a perfect haven for first-time buyers or those seeking to downsize. Conveniently located within easy reach of Stafford town centre and key transport links, including the A34 and M6 Junction 14, this property offers both accessibility and charm.*

Step inside to discover a cozy living room/diner and a well-appointed kitchen on the ground floor, while upstairs awaits two comfortable bedrooms and a stylish bathroom. Outside, the property boasts a welcoming driveway, alongside a neatly manicured front lawn and a beautifully maintained private rear garden complete with a gravel patch and paved patio—perfect for outdoor relaxation. Don't miss out on your chance to claim your royal title! Arrange a viewing today and seize the opportunity to make this property yours. Plus, with No Upward Chain, your path to royalty has never been clearer!

- Beautifully Presented Modern Terraced
- Living Room, & Breakfast Kitchen
- Two Good Sized Bedrooms & Bathroom
- Allocated Parking & Private Rear Garden
- Well Regarded & Convenient Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## **Living Room** 16' 1" x 12' 0" (4.90m x 3.67m)

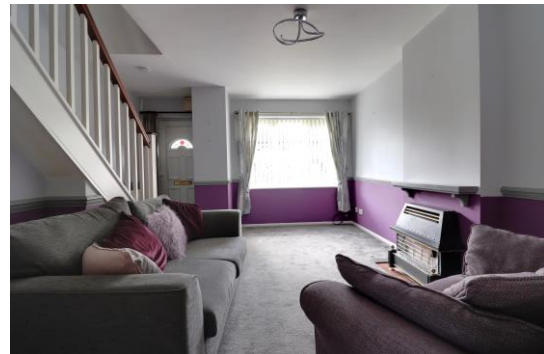
A spacious open-plan living space with a double glazed entrance door to the front elevation, stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, gas fire set onto a tiled hearth, a radiator, and a double glazed window to the front elevation.

## **Kitchen** 10' 4" x 12' 1" (3.15m x 3.69m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl sink/drainers with chrome mixer tap over, and a range of fitted/integrated appliances including; oven/grill, 4-ring gas hob with an extractor hood over. The kitchen also benefits from having tiled effect vinyl flooring, radiator, a double glazed window to the rear elevation, and a double glazed rear door.

## **First Floor Landing**

Having an access hatch to the loft space, and internal doors off, providing access to;



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## **Bedroom One** 10' 1" x 8' 6" (3.07m x 2.58m)

A double bedroom, having a fitted double wardrobe, a built-in cupboard housing a wall mounted gas central heating boiler, wood effect flooring, radiator, and a double glazed window to the front elevation.

## **Bedroom Two** 9' 6" x 12' 1" (2.89m x 3.69m)

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

## **Bathroom** 6' 7" x 5' 8" (2.01m x 1.72m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with chrome taps & electric shower over. The bathroom also has tiled walls, wood effect vinyl flooring, and a radiator.

## **Outside Front**

The property is approached over a paved pathway providing access to the front entrance door. To the side is a decorative low-maintenance gravel covered garden area with mature shrubs, and this particular property benefits from an allocated parking space to the front elevation.

## **Outside Rear**

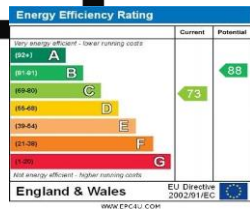
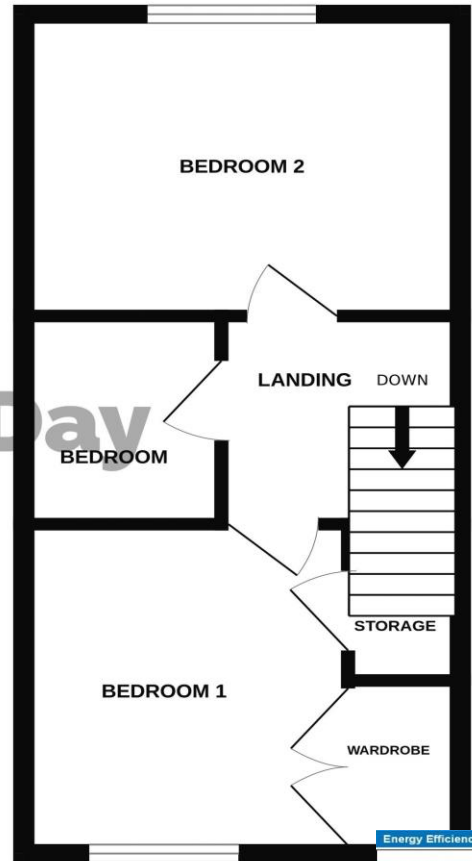
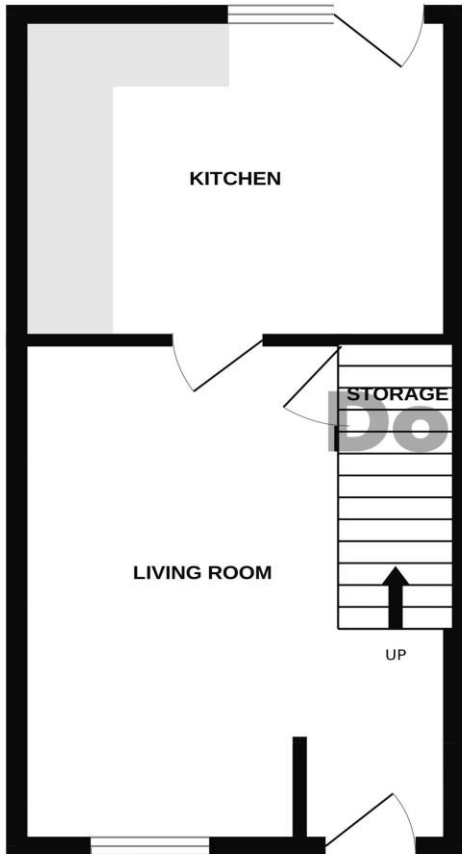
An enclosed rear garden having a paved seating area leading onto a low-maintenance decorative gravel covered garden area/seating area with a mature tree. The garden is enclosed by panelled fencing.





GROUND FLOOR

1ST 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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