



Offers Over £95,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

## Meadowcroft Park Stafford

Daurada Drive Meadowcroft Park  
Stafford Staffordshire



***This property is the ideal first-time buy or buy-to-let investment, presented to a superb standard throughout and situated in a highly desirable development.***

The accommodation includes an inviting entrance hall, a spacious lounge/diner, and a contemporary kitchen. The generous double bedroom and bathroom with a sleek white suite offer comfort and style. Outside, the property is nestled within well-maintained communal grounds and includes an allocated parking space, with additional parking available for guests. Conveniently located near Queens Retail Park and just a short drive from Stafford's town centre, which boasts an array of local shops and a mainline train station. To truly appreciate the quality and presentation of this home, a closer inspection is a must. Book your viewing today and prepare to be impressed!

- One Bedroom Second Floor Apartment
- One Spacious Double Bedroom
- Allocated Parking Space & Communal Grounds
- Large Lounge Diner
- Contemporary Kitchen & Bathroom
- Well Presented Throughout

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 Hall

Accessed through a double glazed entrance door with secure intercom access system, and having a useful built-in storage cupboard, access to the loft space, part-wood laminate flooring, and a radiator.

## Living Room & Dining Space 9' 9" x 17' 1" (2.97m x 5.20m)

A light & spacious reception room, having double glazed windows to the rear elevation, and a radiator.

## Kitchen 8' 1" x 6' 2" (2.47m x 1.87m)

Having a matching range of fitted wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink unit with chrome mixer tap, and a range of built-in/integrated appliances including; oven/grill, and a 4-ring gas hob with extractor hood over, with space(s) & plumbing for further kitchen appliance(s). The kitchen also has a wall mounted gas central heating boiler, tiled effect vinyl flooring, and a double glazed window to the rear 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](mailto:hello@dourishandday.co.uk)

**Bedroom** 7' 10" x 14' 0" (2.38m x 4.27m)

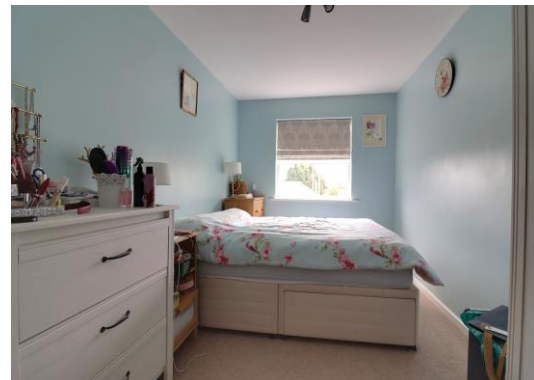
A double bedroom bedroom, having a double glazed window to the rear elevation, and a radiator.

**Bathroom** 6' 4" x 7' 9" (1.94m x 2.37m)

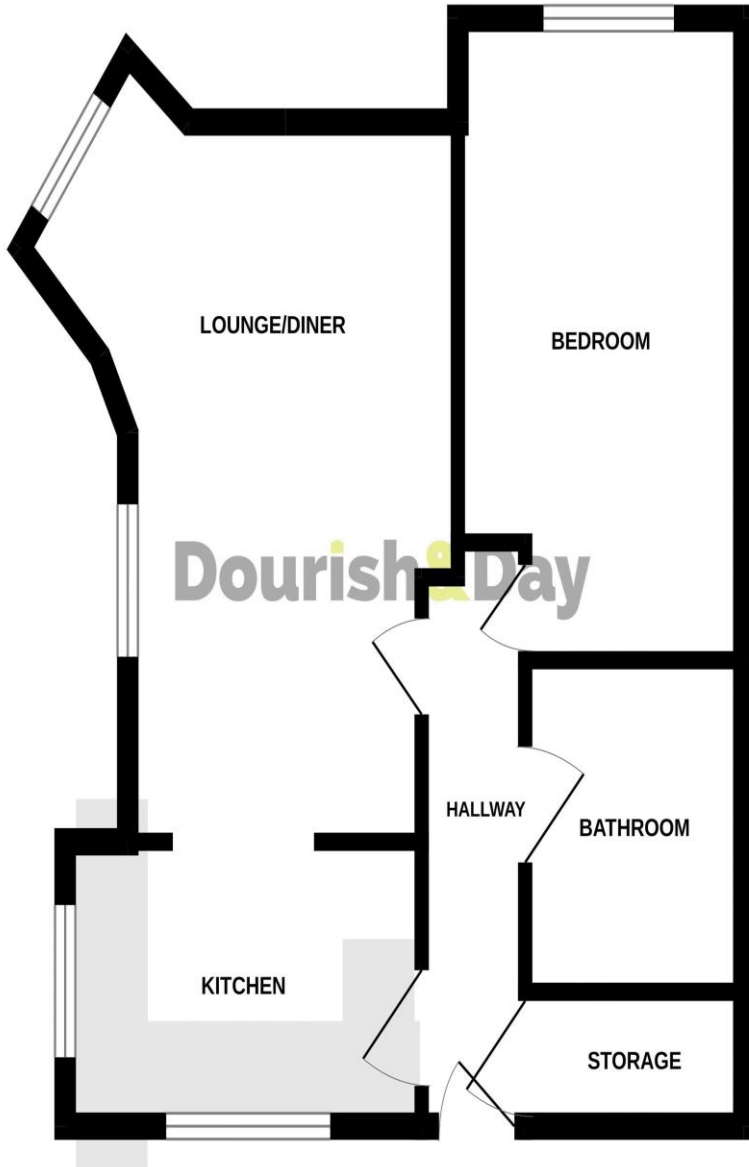
Having a white suite which comprises of a panelled bath with chrome mixer tap & hand-held shower over with screen to the side, a pedestal wash hand basin with chrome taps, and a low-level WC. The bathroom also has part-tiled walls, wood effect vinyl flooring, and a radiator.

**Externally**

The development is set within communal grounds having allocated parking space for 1 one vehicle.



## SECOND 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

**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