



£225,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **C**

Castlefields Stafford

Barker Close Castlefields
Stafford Staffordshire



Just like Kirsty & Phil from the popular TV show "Location, Location, Location," you'd be thrilled with this home's position! Situated on a lovely plot in a desirable area, it's within walking distance to Stafford town centre and the train station.

Inside, the property offers ample space for a growing family, featuring an entrance hall, kitchen, and a spacious living/dining room on the ground floor. Upstairs, you'll find a family bathroom and three well-proportioned bedrooms, including a principal bedroom with its own en-suite. Outside, the home offers off-street parking, a garage, and a rear garden. This property has everything you need, so call us today to schedule your viewing appointment!

- Spacious Semi-Detached Family Home
- Living/Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom & En-suite
- Driveway, Garage & Rear Garden
- Highly Desirable Location Close To Town Centre & 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

Accessed through a double glazed entrance door, having a radiator & tiled flooring.

Kitchen 9' 10" x 7' 0" (2.99m x 2.14m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap over, and a range of integrated/fitted appliances which include; oven, 4-ring gas hob with hood over, and under-counter space for plumbed appliances. There is a wall mounted gas central heating boiler concealed within a cupboard, tiled splashbacks, tiled flooring, and a double glazed window to the front elevation.

Living Room & Dining Space 14' 4" x 18' 9" (4.36m x 5.72m)

A spacious room, having stairs off, rising to the first floor landing & accommodation, a feature granite surround & matching hearth housing an inset gas fire, two radiators, a double glazed window to the rear elevation, and double glazed French doors 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

First Floor Landing

Having loft access, and an airing cupboard.

Bedroom One 11' 8" x 11' 3" (3.56m x 3.44m)

A spacious double bedroom, and a double glazed window to the front elevation.

En-suite (Bedroom One) 7' 2" x 6' 6" (2.18m x 1.98m)

Fitted with a white suite comprising of a WC, a pedestal wash hand basin & a shower cubicle. There is Karndean flooring, part-tiled walls, and a double glazed window to the front elevation.

Bedroom Two 10' 0" x 9' 2" (3.06m x 2.79m)

A second double bedroom, having wood laminate flooring, a radiator, and a double glazed window to the front elevation.

Bedroom Three 7' 1" x 8' 11" (2.15m x 2.73m)

Having a radiator, and a double glazed window to the rear elevation.

Bathroom 6' 5" x 6' 10" (1.95m x 2.08m)

Fitted with a white suite featuring a freestanding bath tub, a wash hand basin & low-level WC. There is chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over an asphalt driveway providing off-street vehicle parking, and access to the integral garage with a lawned foregarden.

Garage 16' 2" x 7' 8" (4.94m x 2.33m)

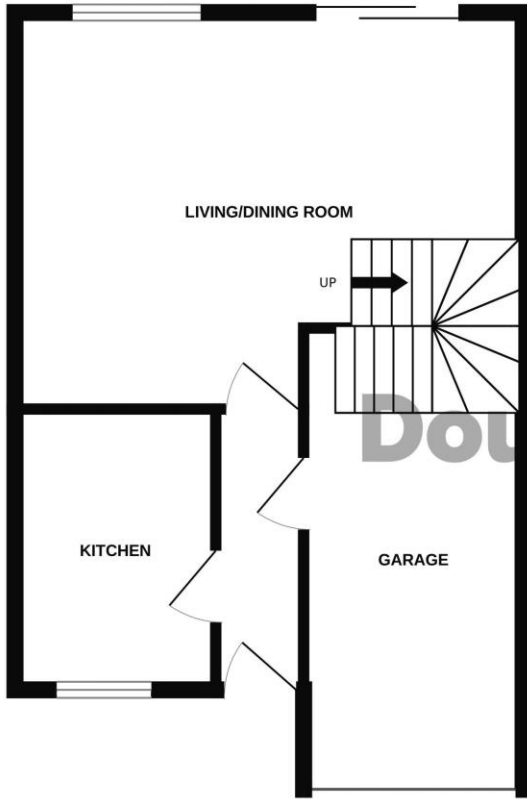
A single integral garage, having an up and over door to the front elevation, an internal door to the house, and benefitting from having both power & lighting installed.

Outside Rear

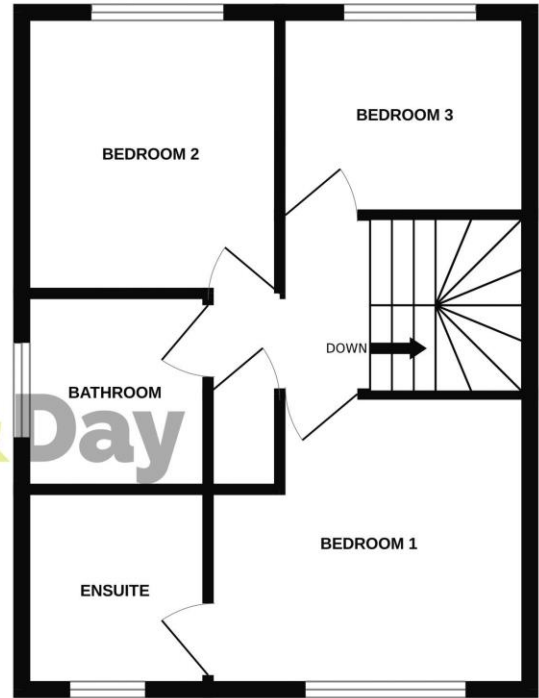
An enclosed rear garden being low maintenance having a stone paved seating area leading onto a decorative gravelled area, and a decked seating area. The garden comprises of mature plants, trees & shrubs, and is enclosed by panelled fencing.



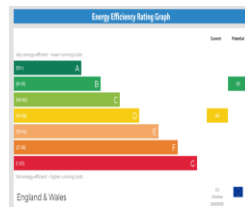
GROUND FLOOR



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.
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