



Offers Over £270,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: C

## Doxey Stafford

The Crescent Doxey  
Stafford Staffordshire



**Get ready to drop off your bags and start living in this wonderful 1930s traditional semi-detached home. Situated in a popular area of Stafford, this property offers convenient access to the town and the mainline train station, making it ideal for both families and commuters alike.**

This fully renovated charming home boasts a welcoming entrance porch, a hallway, a newly decorated living room, and an open plan kitchen/dining room complete with a newly fitted kitchen, perfect for modern family life. A utility room leading to a guest WC completes the ground floor. Upstairs, you will find three spacious bedrooms and a newly refitted shower room. Outside, the property features a large driveway, a garage, and a generously sized private rear garden, providing ample space for outdoor activities and relaxation. If you are looking for a classic exterior with a modern interior, this may be the perfect opportunity for you. Don't miss out on this fantastic home! Call us today to arrange your viewing.

- Traditional Bay Fronted Semi-Detached House
- Fully Renovated Throughout
- Three Bedrooms & Family Shower Room
- Living Room, Open-Plan Kitchen/Dining Room
- Large Driveway, Garage & Private Rear Garden
- Close To Stafford Town & 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](mailto:hello@dourishandday.co.uk)





**Entrance Porch** 2' 2" x 6' 7" (0.65m x 2m)

Accessed through a single glazed double door, tiled flooring, and further glazed entrance door with original period stained glass detail and leading through into the Entrance Hallway.

**Entrance Hallway**

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, radiator, and internal door(s) off, providing access to;

**Living Room** 14' 3" x 11' 6" (4.34m x 3.5m)

A spacious reception room, having two radiator's, and a double glazed walk-in bay window to the front elevation.

**Open-Plan Kitchen & Dining Space** 13' 0" x 18' 4" (3.95m x 5.59m)

An open plan kitchen/dining room having a range of matching base and eye level units with fitted work surfaces with an inset single bowl sink unit with a chrome mixer tap. There are a range of built in cooking appliances including an open with an induction hob with a cooker hood over. There are additional integrated appliances including a fridge/freezer. The room is finished off with wood effect luxury vinyl flooring, two radiators a double glazed window to the side elevation and double glazed double 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](mailto:hello@dourishandday.co.uk)

**Utility Room** 2' 9" x 6' 11" (0.84m x 2.10m)

Having space for plumbed appliances, a radiator, wood effect luxury vinyl flooring and a double glazed door to the rear elevation.

**Guest WC** 2' 7" x 6' 11" (0.79m x 2.11m)

Having a white suite comprising of a pedestal wash hand basin with a chrome mixer tap, a close coupled WC, wood effect luxury vinyl flooring and downlights.

**First Floor Landing**

Having a double glazed window to the side elevation, an access hatch to the loft space, and internal doors off, providing access to;

**Bedroom One** 14' 8" x 11' 6" (4.47m x 3.51m)

A good sized double bedroom featuring a double glazed walk-in bay window to the front elevation, and having a two radiator's.

**Bedroom Two** 12' 11" x 11' 1" (3.94m x 3.37m)

A second good sized double bedroom, having a double glazed window to the rear elevation, and two radiator's.

**Bedroom Three** 7' 3" x 6' 5" (2.22m x 1.96m)

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

**Shower Room** 9' 9" x 6' 10" (2.97m x 2.08m)

Fitted with a white suite comprising of a mains shower in a cubicle pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome taps & hand-held shower attachment. The room also has ceramic tiling to the walls, and a radiator and a double glazed window to the rear elevation.

**Outside Front**

The property is approached over a large gravelled driveway and continues to the side of the property providing ample off-street parking, and access to the Garage.

**Garage** 18' 6" x 8' 11" (5.65m x 2.72m)

Accessed via an up and over garage door to the front elevation, and benefitting from having both power & lighting installed.

**Outside Rear**

A good sized, enclosed rear garden being laid mainly to lawn also having a paved seating area, and benefitting from a garden shed. The garden is not overlooked providing a good degree of privacy and has views at the rear over Doxey marshes.

**ID Checks**

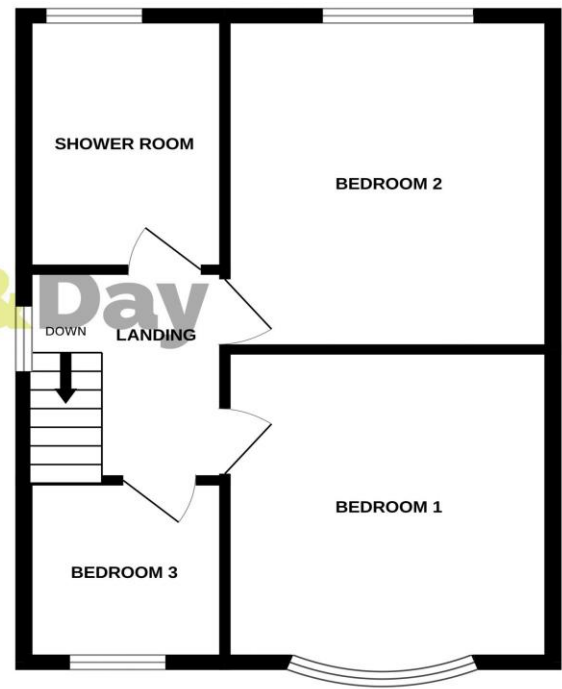
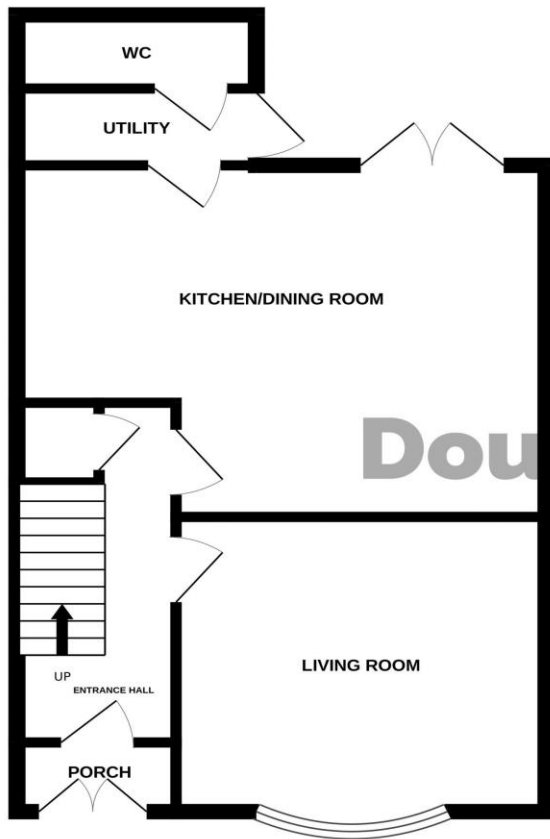
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

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](mailto:hello@dourishandday.co.uk)