



## Doxey Stafford

Doxey Fields Doxey  
Stafford Staffordshire

£210,000

**You'll be full of elation and excitement with the chance to buy this three-bedroom semi-detached house just a short distance from Stafford town centre.** With the countryside virtually on your doorstep but yet having great access to the M6 motorway and Stafford's main line train station to London Euston.. If you are first time buyers or just looking for your next move up the property ladder, then this may very well be the home for you, especially as this home is fitted with solar panels to help with those rising energy costs! An internal inspection will reveal spacious ground floor accommodation which comprises of an entrance hall, living/dining room, conservatory, and kitchen. Heading upstairs is where you will find the three bedrooms and the family bathroom, Outside, there is a huge amount of off-road parking to the front of the house a garage and a lovely sized rear garden.

- Spacious Semi-Detached Family Home
- Good Sized Living/Dining Room
- Conservatory & Kitchen
- Three Bedrooms & Family Bathroom
- Large Driveway, Garage & Rear Garden
- Solar Panels

**Arrange a viewing...**

01785 223344

hello@dourishandday.co.uk

**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Porch

Being accessed through a double glazed entrance door with double glazed window. A further door leads to:

## Entrance Hall

Having stairs leading to the first floor, radiator and storage cupboard housing the gas central heating boiler.

**Living / Dining Room** 13' 11" x 19' 9" (4.23m x 6.02m) - all max measurements  
A large 'L' shaped reception room having an electric fire set within a decorative surround, wood effect flooring, two radiators, double glazed window and sliding patio door leading to:

## Conservatory

7' 0" x 19' 3" (2.13m x 5.88m)  
Of brock built construction with a door leading into the garage, double doors giving access to the rear garden, tiled floor and radiator.



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## **Kitchen** 11' 1" x 7' 10" (3.38m x 2.38m)

Having a range of modern units extending to base and eye level with fitted worksurfaces having an inset one and a half bowl sink unit with mixer tap. Range of integrated appliances including an oven, hob and cooker hood over. Further appliance space, tiled effect floor, two double glazed windows and double glazed door to the side elevation.

## **First Floor Landing**

Having access to loft space, storage cupboard and double glazed window to the front elevation.

## **Bedroom One** 10' 10" x 10' 11" (3.29m x 3.32m)

A good sized main bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Two** 11' 9" x 8' 8" (3.57m x 2.64m)

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

## **Bedroom Three** 5' 10" x 5' 6" (1.79m x 1.68m)

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

## **Bathroom**

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

The property is approached over a large frontage with extensive parking for several vehicles and leads to:

## **Garage**

A single garage having an up and over door to the front and an internal door to the conservatory.

## **Outside - Rear**

The low maintenance rear garden includes a gravelled area with a paved patio seating area and a brick built barbecue.

## **Agents Note**

We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.



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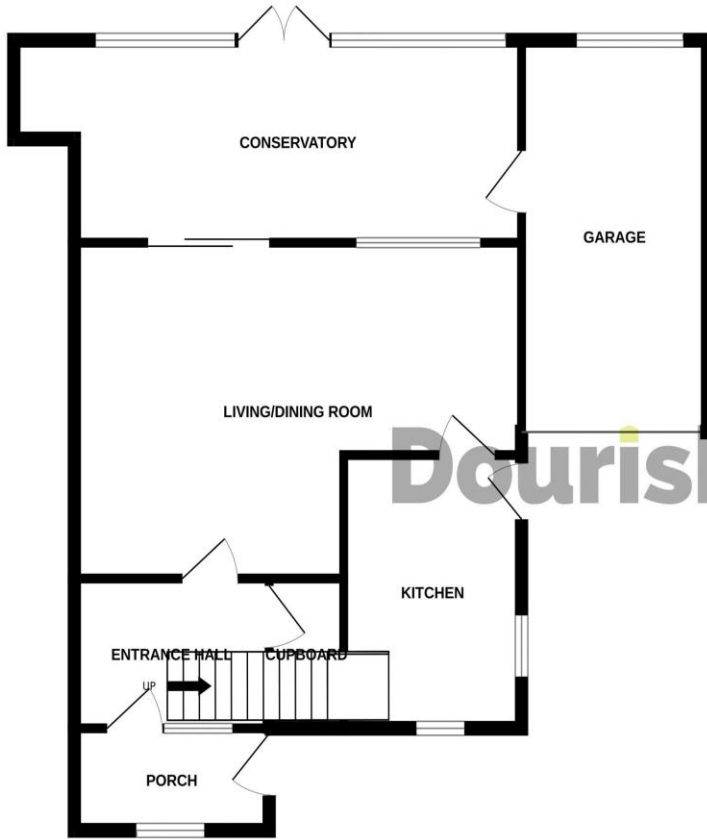
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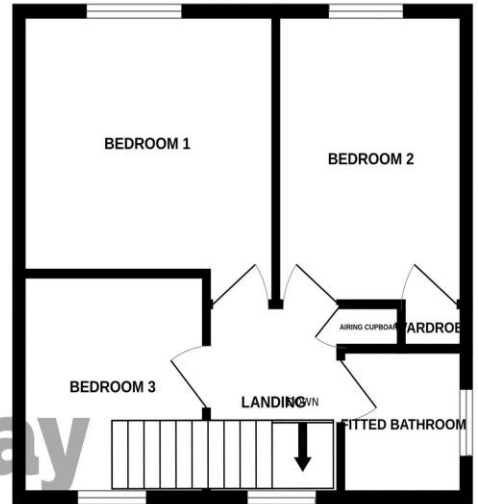
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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