



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: B

Holmcroft Stafford

Craddock Road Holmcroft
Stafford Staffordshire ST16



Calling all first-time buyers and investors! Whether you're ready to take your first step onto the property ladder or looking to expand your portfolio, this extended three-bedroom semi-detached home in the sought-after area of Holmcroft is a must-see.

Holmcroft offers fantastic commuting links and is just a short drive from Stafford town centre, where you'll find an array of shops, amenities, and a mainline train station, with easy access to the M6 as well! Step inside to find a welcoming dining room, a cosy living room, a kitchen/breakfast area, and a convenient downstairs shower room, all on the ground floor. Upstairs, the first floor offers three well-sized bedrooms and another shower room. Outside, the property boasts off-road parking and a large rear garden, perfect for family gatherings or personalizing to your taste. This home is ideal for those looking to make their mark. Don't miss out—call us today to arrange your viewing appointment!

- Three Bedroom Semi-Detached
- Living Room, Dining Room & Kitchen/Breakfast
- Three Bedrooms & Two Shower Rooms
- Driveway & Large Private Rear Garden
- Close To Stafford Town & Mainline Train Station
- 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



Entrance Hall

Having access through a double glazed door with stairs leading up to the first floor landing, an under stairs pantry cupboard and radiator.

Dining Room 11' 8" x 10' 7" (3.55m x 3.23m)

Having a gas fire set onto a marble surround with matching hearth. There is wooden laminate flooring, a radiator and double glazed bay window to the front elevation.

Kitchen 10' 6" x 10' 5" (3.19m x 3.18m)

Having a range of matching base and eye level units with fitted work surfaces and inset stainless steel single bowl sink unit with chrome mixer tap. There is a range of built-in cooking appliances including an oven and four ring gas hob with cooker hood over. With tiled splashbacks, tiled flooring, a radiator, double glazed window to the rear elevation and double glazed door leading to the:

Living Room 12' 9" x 9' 4" (3.89m x 2.84m)

A spacious living room with wood effect laminate flooring, a radiator, double glazed window to the side elevation and double glazed sliding door to the rear elevation.



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Downstairs Shower Room 6' 9" x 5' 7" (2.06m x 1.69m)

Having a white suite comprising of an electric shower in a cubicle with glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. With tiled walls, tiled flooring, a radiator and double glazed window to the side elevation.

Landing

Having loft access and an airing cupboard with wall mounted gas central heating boiler and shelving inside. There is a radiator and double glazed window to the side elevation.

Bedroom One 10' 7" x 9' 3" (3.22m x 2.81m)

A double bedroom having a decorative fire set into the chimney breast, radiator and double glazed window to the front elevation.

Bedroom Two 10' 8" x 9' 2" (3.25m x 2.79m)

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

Bedroom Three 7' 9" x 7' 1" (2.35m x 2.17m)

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

Shower Room 3' 5" x 7' 5" (1.05m x 2.26m)

Having a white suite comprising of a mains shower set into a cubicle with glazed screen, wash basin with chrome mixer tap, close coupled WC and part tiled walls.

Outside - Front

Approached over a gravelled driveway, providing off-road parking. Having a decorative gravelled area to the side and planting bed area with flowers. The driveway gives access to the main entrance door and accessed through a wooden gate gives which leads to the rear.

Outside - Rear

Having a large rear garden mainly laid to lawned grass, several planting bed areas with matured shrubs and trees and a rear garden shed.

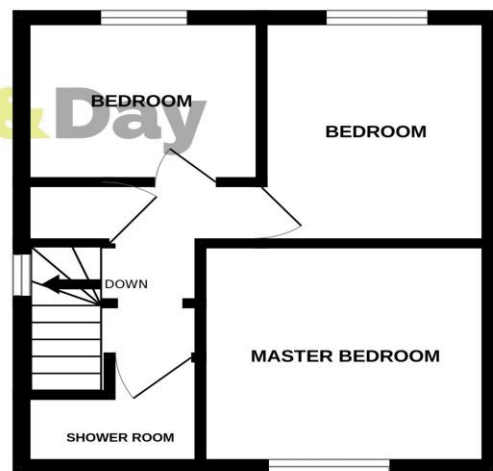
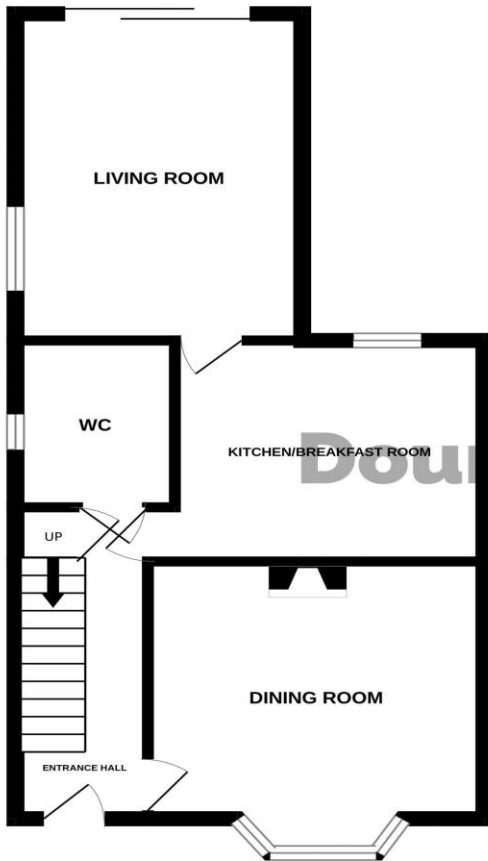
ID Checks

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



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 - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		57	82

EU energy efficiency - higher running costs
England & Wales EU Directive 2002/91/EC
www.epcrea.com



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