



£225,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **B**

## Partridge Walk Stafford

Marigold Place Partridge Walk  
Stafford Staffordshire



**Ready to take your first step onto the property ladder? Look no further than this immaculate two-bedroom semi-detached home in a newly built estate. Perfectly situated for commuters, this property offers excellent access to the M6 and is just a short drive from Stafford's town centre, where you'll find a variety of shops, amenities, and a mainline train station.**

Stepping Inside, the home features an inviting entrance hall, a convenient guest WC, and a spacious open-plan living/dining/kitchen area with double doors leading out to a generously sized rear garden. Upstairs, you'll find two double bedrooms and a stylish family bathroom. The property also includes off-road parking for two vehicles. Homes like this are in high demand, so don't wait—call us today to book your viewing appointment!

- Modern Two Bedroom Semi-Detached Home
- Open-Plan Family Living, Kitchen & Dining Space
- Two Double Bedrooms
- Bathroom & Guest WC
- Driveway & Enclosed Private Rear Garden
- Fantastic Commuter Links & Easy Access To The M6

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 composite entrance door to the front elevation, and having wood effect flooring, a radiator and internal door(s) off, providing access to;

## Guest WC 4' 10" x 3' 7" (1.48m x 1.10m)

Fitted with a white suite comprising of a pedestal wash hand basin with ceramic splashback tiling & chrome mixer tap and a low-level WC. The room also benefits from having wood effect flooring and a radiator.

## Open-Plan Family Living, Kitchen & Dining Space 25' 5" x 13' 4" (7.75m x 4.06m)

A spacious & light open-plan "hub of the home" space with a family living room area with stairs off, rising to the first floor landing with a useful understairs storage cupboard, and space for a dining table & chairs, whilst the kitchen area is fitted with a modern range of matching eye-level, base & drawer units with fitted work surfaces over which incorporates an inset stainless steel single bowl sink/drainers with chrome mixer tap over and an extensive range of integrated/fitted appliances including a fitted electric oven/grill with a 4-ring gas hob & extractor hood over, an integrated washing machine, dishwasher & fridge/freezer. The room also benefits from wood effect flooring throughout, radiator, a double glazed window to the front elevation and double glazed double doors providing views & access to the rear garden.



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## First Floor Landing

Providing access to both bedrooms and a bathroom.

### Bedroom One 8' 10" x 13' 5" (2.68m x 4.08m)

A spacious double bedroom, having a useful built-in over stairs storage cupboard with shelving. There is a radiator and a double glazed window to the rear elevation.

### Bedroom Two 9' 4" x 13' 5" (2.85m x 4.08m)

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

### Bathroom 6' 10" x 6' 2" (2.09m x 1.89m)

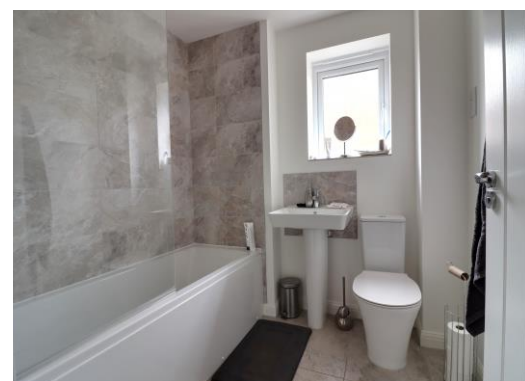
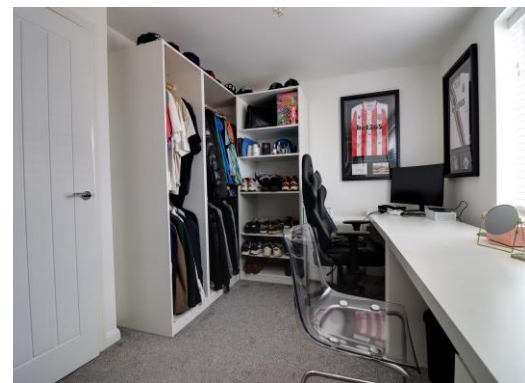
Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome mixer-fill tap & shower over with screen to the side. The room also benefits from part-ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator and a double glazed window to the side elevation.

## Outside Front

The property sits behind an asphalt driveway to the front elevation providing off-street vehicle parking with a decorative gravelled garden area and paved pathway providing access to the main entrance door. To the side of the property is timber gated access to the rear garden.

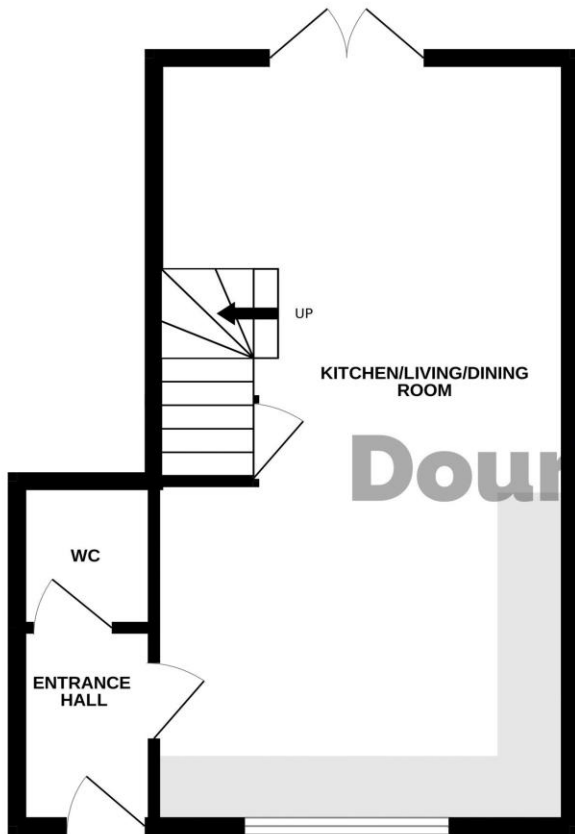
## Outside Rear

An enclosed rear garden featuring a paved outdoor seating/entertaining area leading onto a lawned garden area which is enclosed by timber panelled fencing.

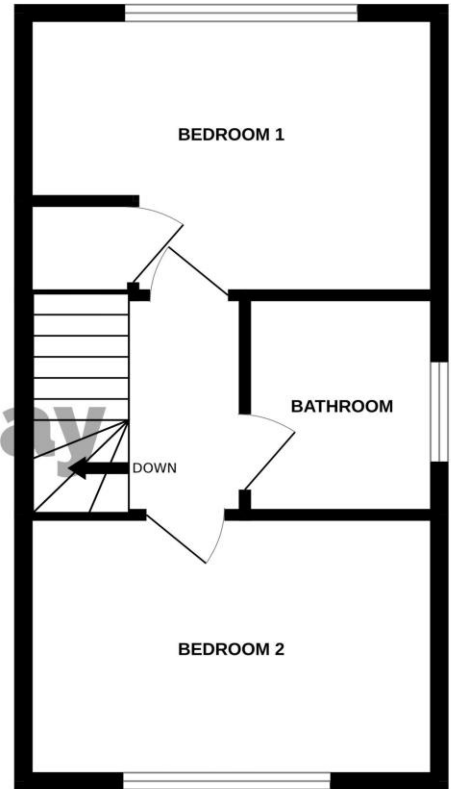




GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)			97
A	(81-81)		
B	(79-80)		83
C	(75-78)		
D	(73-74)		
E	(71-72)		
F	(69-70)		
G	(67-68)		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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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