



£305,995

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💰 COUNCIL TAX BAND: TBC

## Beaconside Stafford

Cardamine Parade Bertelin Fields Beaconside  
Stafford Staffordshire



**This outstanding family home is conveniently located just a short drive from Stafford town center, offering a variety of high street shops, bars, and restaurants. For easy access across the Midlands, the nearby M6 and A34 provide excellent connections to Stoke-on-Trent to the north and Birmingham and Wolverhampton to the south.**

The property spans three floors, beginning with an entrance hallway, guest WC, a ground floor bedroom or study, and an open-plan kitchen, dining, and family room. The first floor hosts a spacious living room and a principal bedroom with an en-suite bathroom. On the second floor, you'll find two additional bedrooms and the main family bathroom. Outside, the property includes parking and a private rear garden. Agents Note: The images and descriptions used in this marketing material are not specific to the property for sale but have been provided by Barratt Homes for promotional purposes. Buyers are encouraged to arrange a viewing of the specific property to assess the interior finish.

- Luxurious Four Bedroom Home
- Open Plan Kitchen/Dining/Family Room
- Spacious Living Room
- Family Bathroom, En-Suite & Guest WC
- Prime location: Near Stafford's Amenities
- Off-Street Parking, EV-Charging

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



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## Entrance Hall

**Guest WC** 5' 4" x 2' 10" (1.62m x 0.86m)

**Study/Bedroom Four** 9' 0" x 6' 1" (2.74m x 1.85m)

## Open Plan Kitchen/Dining/Family Room

**Kitchen** 10' 0" x 6' 1" (3.05m x 1.85m)

**Dining/Family Area** 15' 10" x 12' 11" (4.82m x 3.93m)



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## First Floor Landing

**Lounge** 11' 11" x 12' 11" (3.63m x 3.93m)

**Bedroom One** 10' 0" x 12' 11" (3.05m x 3.93m)

**En-Suite** 7' 1" x 5' 1" (2.16m x 1.55m)

## Second Floor Landing

**Bedroom Two** 11' 6" x 12' 11" (3.50m x 3.93m)

**Bedroom Three** 10' 11" x 12' 11" (3.32m x 3.93m)

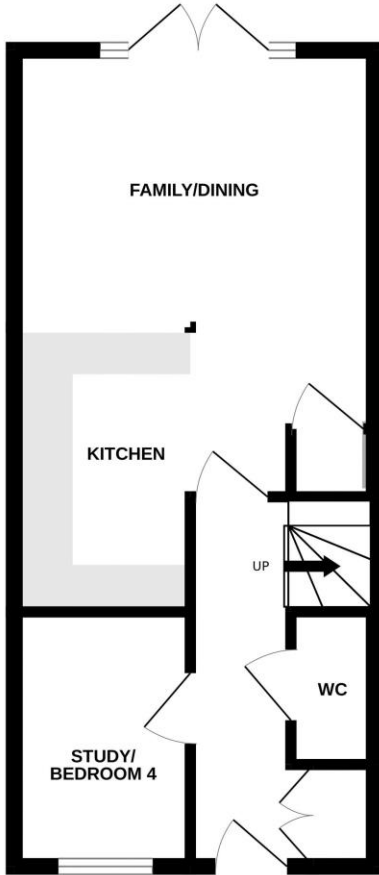
**Family Bathroom** 6' 5" x 5' 9" (1.95m x 1.75m)

## ID Checks

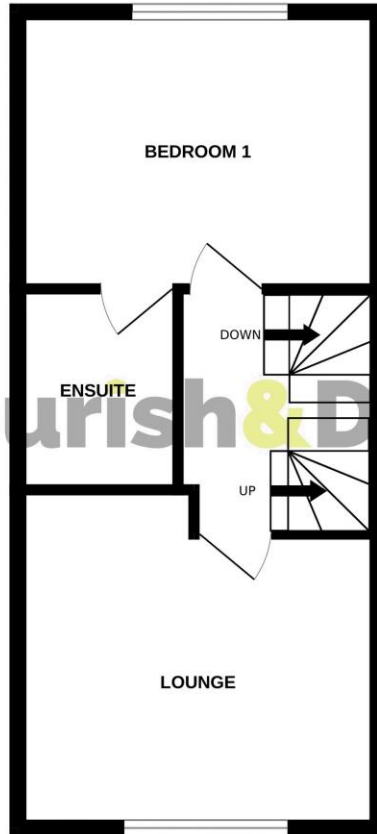
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify 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.



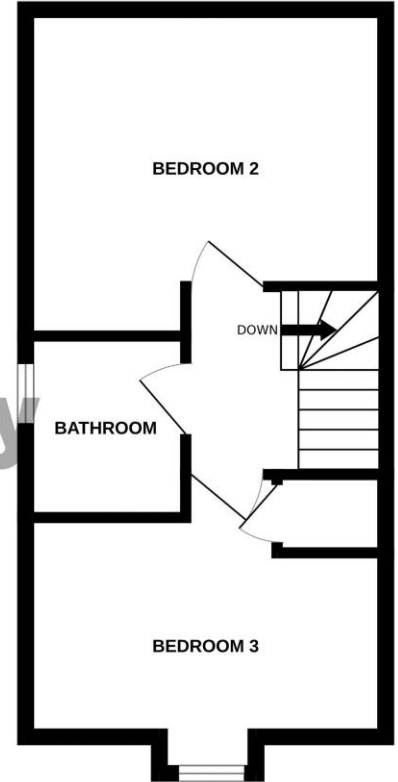
GROUND FLOOR



1ST FLOOR



2ND 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC

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