



£160,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Doxey Stafford

Walland Grove Doxey
Stafford Staffordshire



If you're a first time buyer and have been looking for that perfect starter home then you had better get down to Walland Grove, because this well appointed modern semi-detached home is ready and waiting for you to start your property journey!

The property is located at the end of a cul-de-sac conveniently located for Stafford Town Centre and the mainline railway station. Internally comprising entrance hall, spacious living room, kitchen, two double bedrooms and a family bathroom. Whilst outside there is an enclosed private rear garden and designated parking. Homes like this are selling fast in Stafford so if you're interested we suggest you call us quick to book an internal viewing.

- Modern Semi-Detached Home
- Ideal For First Time Buyers
- Spacious Living Room & Kitchen
- Two Double Bedrooms & Bathroom
- Private Rear Garden
- Designated Parking

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 via an open canopied porch with double glazed hardwood entrance door, having a radiator, wood effect flooring, stairs off, rising to the first floor landing and accommodation with a useful understairs storage cupboard, and internal doors off, to;

Kitchen 10' 1" x 6' 5" (3.07m x 1.96m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel sink with drainer & mixer tap. Appliances include; integrated oven/grill, four ring gas hob with extractor above. There is also a wall mounted gas central heating boiler, wood effect flooring, and a double glazed window to the front elevation.

Lounge 14' 2" x 12' 6" (4.32m x 3.82m)

A spacious reception room having a double glazed window to the rear elevation, radiator, and double glazed hardwood door leading out to the rear garden.



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First Floor Landing

Having an access point to the loft space, a built-in airing cupboard, and internal doors off, to;

Bedroom One 9' 1" x 12' 7" (2.77m x 3.84m) (maximum measurements)

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

Bedroom Two 8' 1" x 12' 8" (2.47m x 3.85m) (maximum measurements)

A second double bedroom, having two double glazed windows to the front elevation, and radiator.

Bathroom 6' 8" x 6' 2" (2.03m x 1.87m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash basin with mixer tap, and a panelled bath with mixer tap & electric shower over.

Outside Front

The property is located at the end of a Cul-de-Sac, having a parking area where there is a designated parking area for two vehicles specifically for this property, a lawned front garden area, and paved pathway providing access to the front entrance door with gravelled border and young trees.

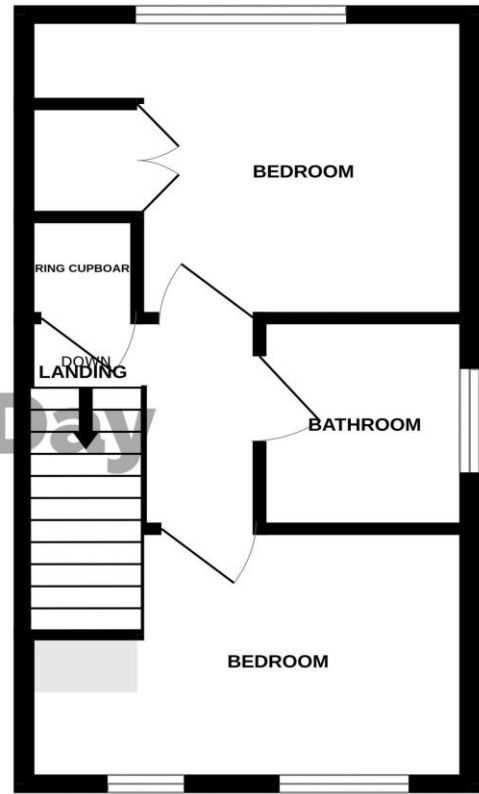
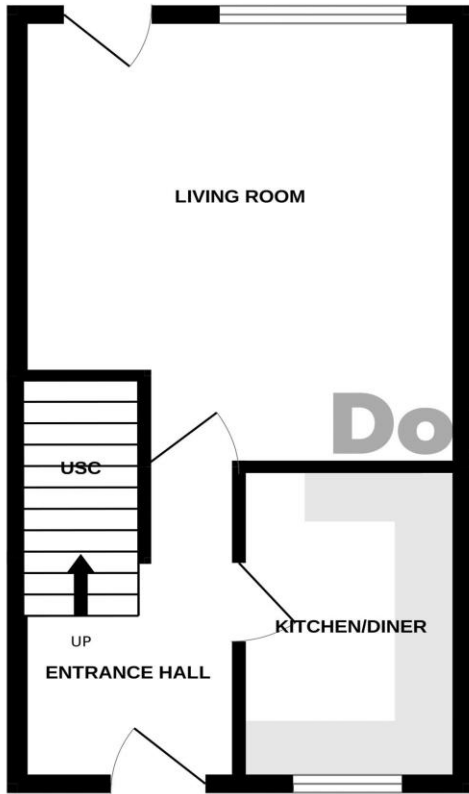
Outside Rear

An enclosed & private rear garden being laid mainly to lawn.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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 ©2023



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