



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Castlefields Stafford

Edwards Drive Castlefields
Stafford Staffordshire



Calling all first-time buyers & investors! An incredible opportunity awaits! Presenting this three-bedroom mid-terrace property in the highly sought-after location of Castlefield's, within walking distance of both Stafford Train Station and the town centre. Ideal for commuters, with excellent transport links—you could be in London within just 1½ hours!

Step inside to find an entrance hall, a spacious living room, and a kitchen/dining room on the ground floor. Ascend to the first floor, where you'll discover three well-proportioned bedrooms and a shower room. Externally the property has a double width driveway providing ample off road parking for two vehicles and enclosed private rear garden. This property comes with No Onward Chain. Call us today to arrange your viewing appointment and seize this fantastic opportunity!

- Three Bedroom Mid Terrace Home
- Living Room, Kitchen/Dining Room
- Three Bedroom's & Shower Room
- Two Car Driveway, Private Rear Garden
- Close To Stafford Town & Mainline Train Station
- No Onward Chain

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 entrance door to the front elevation with stairs off, rising to the first floor landing & accommodation and a radiator.

Living Room 14' 1" x 10' 8" (4.29m x 3.25m)

A spacious living room, having a useful understairs cupboard area, a radiator and a double glazed bow window to the front elevation.

Kitchen & Dining Space 8' 4" x 13' 5" (2.53m x 4.08m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainers with mixer tap over with space & plumbing for kitchen appliances. The room also benefits from having tiled splashbacks, wood effect flooring, a radiator, a wall mounted gas central heating boiler and a double glazed window & double glazed door to the rear elevation.

First Floor Landing

Having access to the loft space and internal doors off providing access to all bedrooms & bathroom.



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Bedroom One 10' 9" x 8' 10" (3.27m x 2.69m)

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

Bedroom Two 11' 7" x 10' 7" (3.52m x 3.23m)

A spacious double bedroom, having fitted double wardrobes, a radiator and a double glazed window to the rear elevation.

Bedroom Three 8' 3" x 5' 7" (2.52m x 1.69m)

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

Shower Room 7' 6" x 8' 1" (2.29m x 2.46m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin and a screened double shower cubicle housing an electric shower. The room also benefits from having a bidet, an airing cupboard, part-tiled walls, a radiator and a double glazed window to the front elevation.

Outside Front

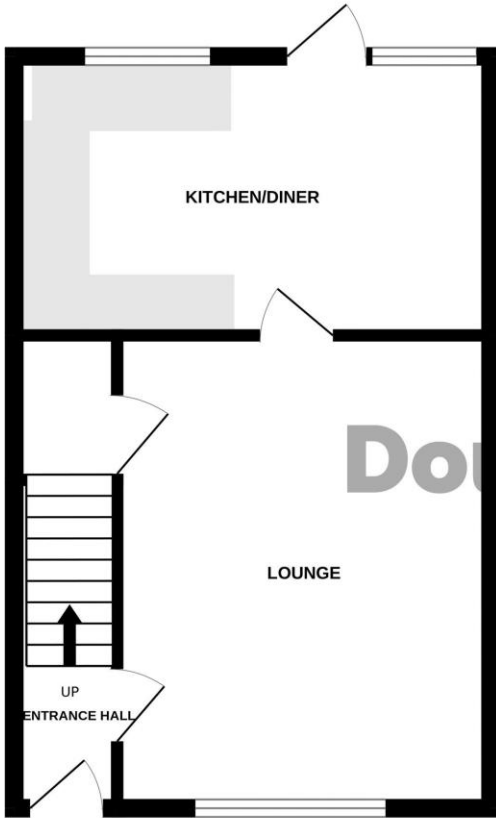
The property is approached over an asphalt driveway providing parking for two vehicles with an access gate to the side of the property leading to the rear garden.

Outside Rear

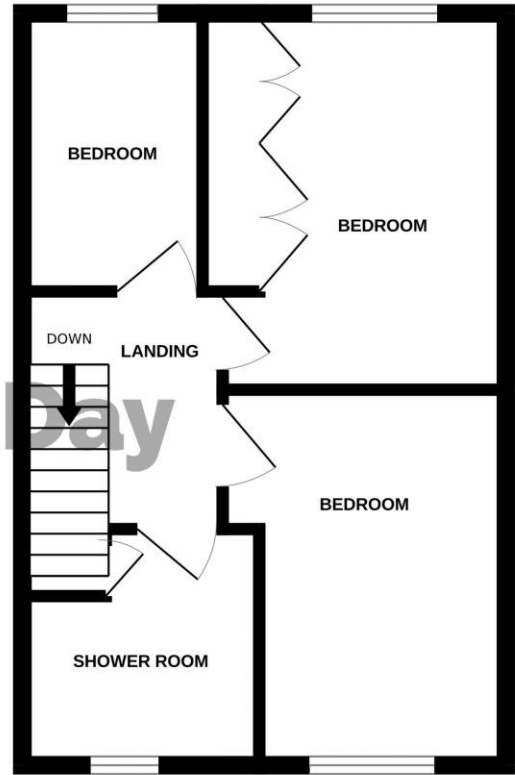
An enclosed rear garden having a paved seating area which leads onto a lawned garden area. There is a garden shed, a variety of established shrubs, plants & trees, and the garden is enclosed by timber panelled fencing.



GROUND FLOOR

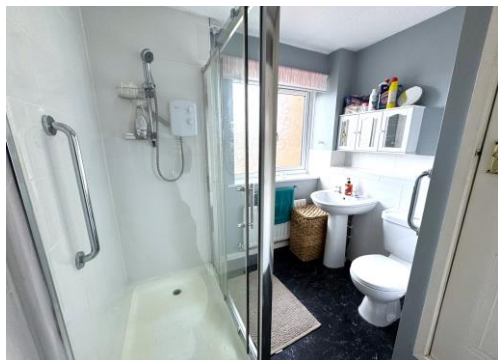


1ST FLOOR



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	87
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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