



£325,000

🔑 TENURE: Freehold

☰ EPC RATING: N/A

£ COUNCIL TAX BAND: 2

Rickerscote Stafford

Rickerscote Road Rickerscote
Stafford Staffordshire



Preliminary Announcement! Are you looking to downsize without the stress of renovations? This brand-new, two-bedroom luxury detached bungalow could be your perfect match! Situated in the sought-after area of Rickerscote, it's just a short drive from Stafford's town centre, offering a variety of shops, amenities, and a mainline train station.

Built to the highest standards, this property features a bright, spacious design with an open-plan living, including a generous living/dining/kitchen space, two bedrooms, and a stylish modern shower room. Outside, enjoy off-road parking, a private rear garden, and the added benefit of energy-efficient solar panels to reduce your day-to-day costs. Don't miss this rare opportunity—new build bungalows are hard to come by in Stafford. Contact us today to register your interest! More photos coming soon...

- Brand-New Luxury Bungalow In Rickerscote
- Spacious Open-Plan Living & Kitchen
- Energy-Efficient With Solar Panel Savings
- Private Garden & Off-Road Parking
- High-Quality Finish With A Modern Design
- Close To Shops, Amenities, & Transport Links

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Open Plan Living/Dining/Kitchen 23' 0" x 13' 5" (7.0m x 4.1m)

Bedroom One 12' 6" x 15' 1" (3.8m x 4.6m)

Bedroom Two 7' 10" x 11' 2" (2.4m x 3.4m)

Shower Room 6' 11" x 7' 10" (2.1m x 2.4m)

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.

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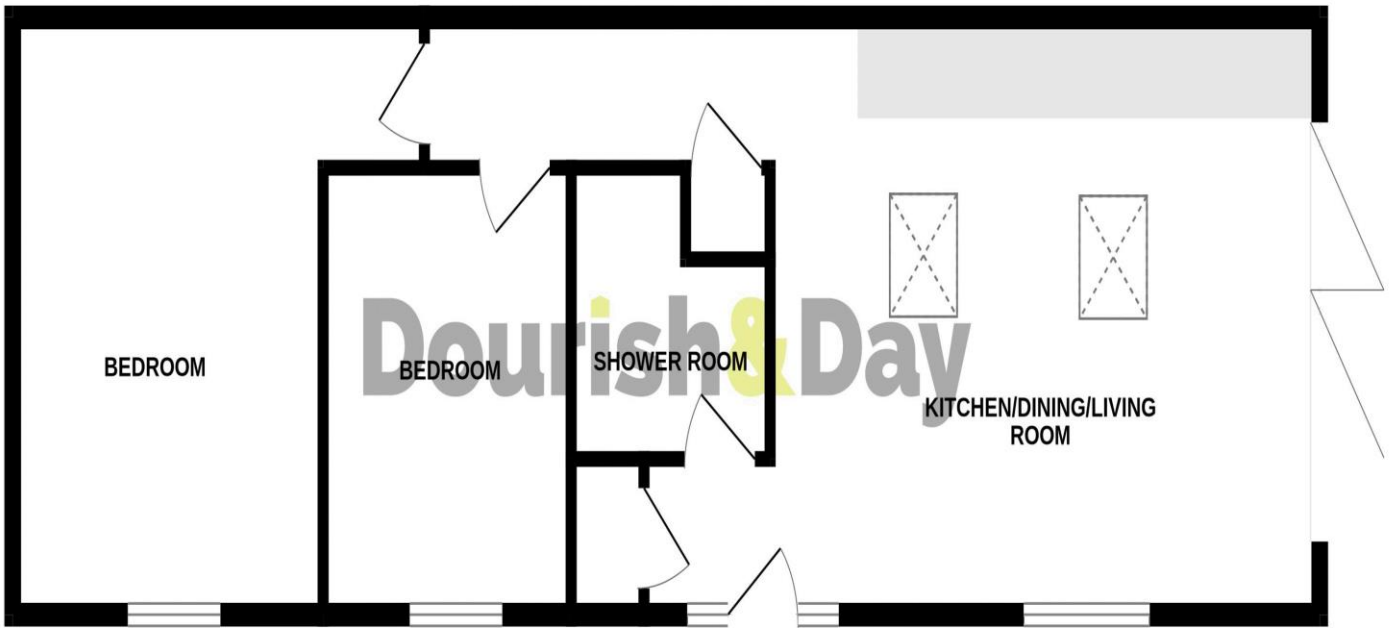
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GROUND FLOOR



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
Most 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		
Least energy efficient - higher running costs			
England, Scotland & Wales			

IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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