



Offers Over £100,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: A

## Stafford

Shallowford Mews Izaak Walton Street  
Stafford Staffordshire ST16



**Attention first-time buyers and investors! This spacious ground floor flat is ideally located near commuter links and Stafford Town Centre, which offers a variety of amenities to meet all your needs.**

Inside, the flat features an entrance hall, a spacious living/dining room, a kitchen, a double bedroom, and a bathroom. Externally, the property benefits from communal grounds and a parking area. Don't miss the chance to make this property your own—call us today to arrange a viewing!

- Ground Floor One Bedroom Flat
- Ideal For First Time Buyers or Investors
- Living/Dining Room & Kitchen
- One Double Bedroom & Bathroom
- Communal Gardens & Parking
- Walking Distance To Stafford Town Centre

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 a double glazed entrance door, and having a wall mounted storage heater, and internal doors off, providing access to;

## Kitchen 13' 4" x 5' 11" (4.07m x 1.81m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over and incorporating an inset sink with drainer & mixer tap, also featuring an integrated dishwasher and spaces available to accommodate further appliances. In addition, there is a large storage cupboard, and a glazed window to the front elevation.



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## Living Room & Dining Space 14' 4" x 10' 0" (4.36m x 3.05m)

A good sized reception room which has an electric storage heater and glazed window to the rear elevation.

## Shower Room 11' 3" x 4' 10" (3.43m x 1.48m)

Fitted with a suite comprising of a low-level WC, a pedestal wash basin with mixer tap, and a walk in main shower over a glazed screen. In addition, there is also a built-in cupboard, and a glazed window to the front elevation.

## Bedroom 14' 3" x 8' 3" (4.35m x 2.52m)

A double bedroom, having a glazed window to the rear elevation, and a wall mounted storage heater.

## Externally

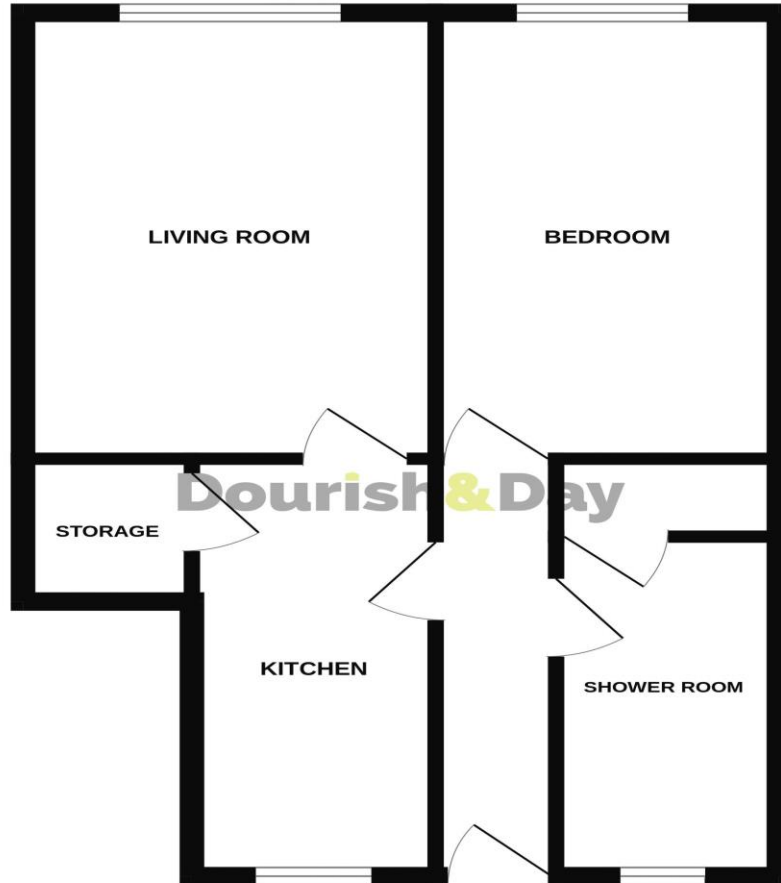
The properties are positioned within communal grounds benefiting from having a communal off-road parking area to the front.

## 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



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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