



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: B

Doxey Stafford

Doxey Fields Doxey
Stafford Staffordshire ST16



If you're looking for great value for money, this three-bedroom semi-detached home should be at the top of your list! Priced to sell, this property is perfect for couples, young families, and first-time buyers—so don't let someone else snap it up first!

Step inside to find a welcoming entrance hall leading to a beautifully spacious open plan living and dining area, perfect for family life and entertaining. The ground floor also includes a well-sized kitchen. Upstairs, there are three generously proportioned bedrooms and a family bathroom. Externally, the home offers ample off-road parking with a driveway, carport, and garage, ideal for multiple vehicles. The private enclosed rear garden provides a peaceful retreat, and there's even a useful store room attached to the back of the garage. Properties like this don't come to market often, so take advantage of this fantastic opportunity. Call us today to arrange your viewing appointment!

- Beautifully Presented Three Bedroom Semi Detached
- Open Plan Living/Dining Room & Kitchen
- Three Good Size Bedrooms & Family Bathroom
- Driveway, Carport & Garage
- Front & Rear Garden With Rural Views
- Close To Stafford's Town & Mainline Train Station

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 Hall

Access through a double glazed entrance door having a radiator and stairs leading up to the first floor landing.

Living/Dining Room 16' 1" x 19' 10" (4.89m x 6.05m)

Accessed through glazed double doors having a gas fire set into a granite hearth with matching surround, two radiators, wood effect laminate flooring and double glazed bi-folding doors leading to the rear elevation.

Kitchen 10' 11" x 8' 1" (3.34m x 2.47m)

Having a range of matching base and eye level units with fitted work surfaces and an inset one and half bowl sink unit with chrome mixer tap. Integrated dishwasher, space for a double oven, tiled splashbacks, tiled flooring, understairs storage cupboard, downlights, double glazed windows to the front and side elevations and double glazed door to the side elevation.



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First Floor Landing

Having an airing cupboard, access to the loft space and double glazed window to the side elevation.

Bedroom One 11' 8" x 10' 11" (3.56m x 3.32m)

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

Bedroom Two 11' 8" x 8' 9" (3.56m x 2.67m)

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

Bedroom Three 9' 2" x 8' 1" (2.79m x 2.46m)

Having a built-in storage cupboard, radiator and double glazed window to the rear elevation.

Bathroom 5' 10" x 5' 6" (1.79m x 1.67m)

Having a white suite comprising of a panel bath housing a mains fed shower with glazed shower screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, tiled flooring, radiator, downlights and double glazed window to the side elevation.

Outside - Front

Approached over a long tandem driveway providing ample off road parking for several vehicles that gives access to the garage and car port with a front lawned garden.

Garage

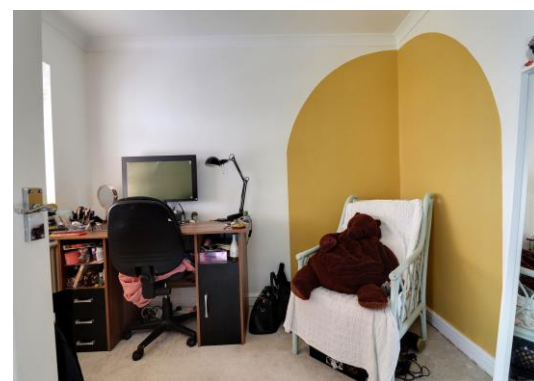
Having an up and over door and power and lighting.

Outside - Rear

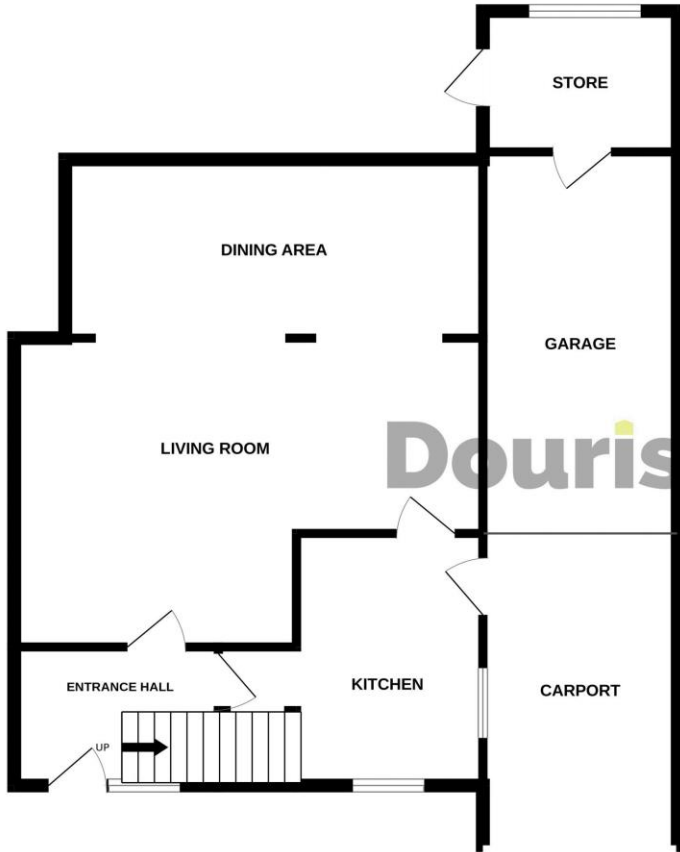
Enclosed by wooden fence panelling having a paved seating area that leads to a lawned garden and additional decked seating area.

ID Checks

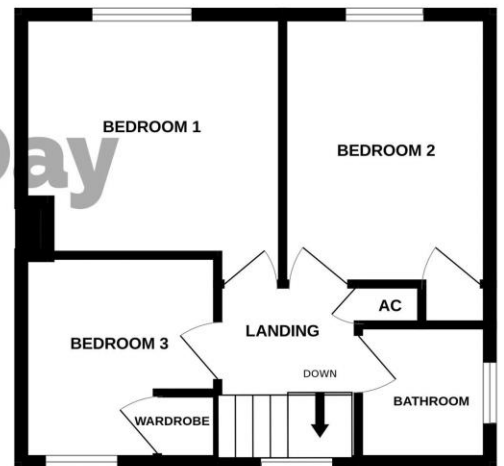
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GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
England & Wales		87	81
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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