

£160,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💰 COUNCIL TAX BAND: **A**

## Stafford

Wolverhampton Road  
Stafford Staffordshire ST17



***You'll be charmed by this deceptively spacious two-bedroom terraced home! Perfectly suited to first-time buyers and investors alike, the property is offered with no upward chain, making the purchase process straightforward and stress-free.***

Situated in a highly convenient location close to Stafford's lively town centre, you'll find an excellent selection of shops, amenities, and cafés within easy reach, along with the mainline train station and superb commuter links. Whether you're taking your first step onto the property ladder or looking for a solid investment opportunity, this delightful home offers both comfort and potential. Don't miss your chance—homes like this are rarely available for long. Arrange your viewing today!

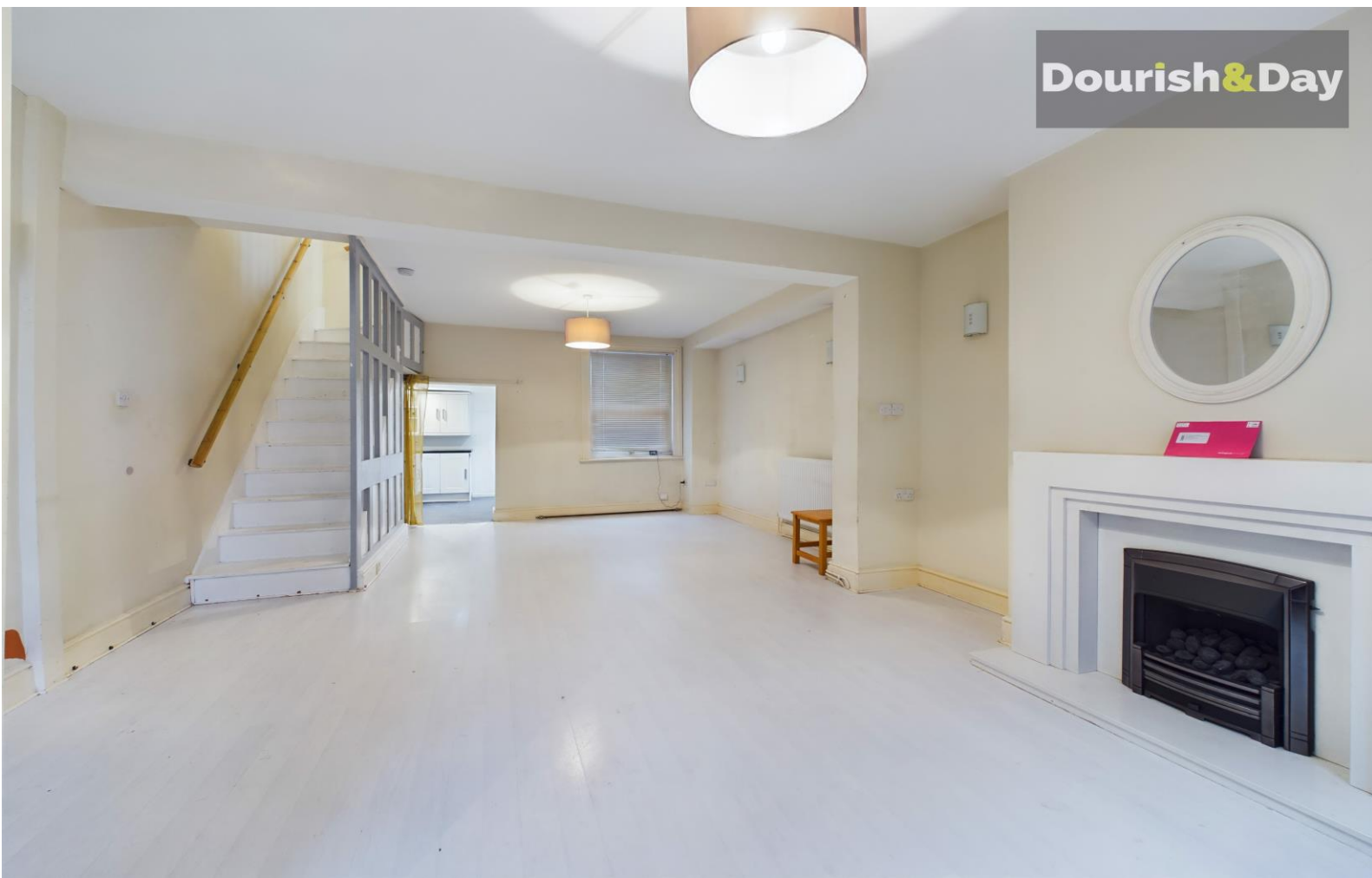
- No Onward Chain
- Two Spacious Bedrooms
- Family Bathroom & Guest WC
- Large Living Room & Kitchen
- Spacious Cellar
- Convenient For The Town Centre & Railway

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Introduction

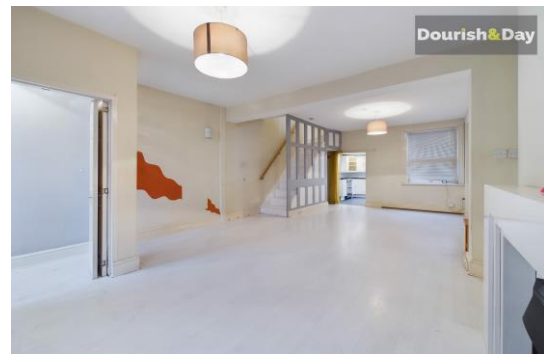
Step inside to discover the entrance hall leading to a large, open plan living room diner. The fitted kitchen and guest WC provide modern convenience, while a cellar offers additional storage space. Upstairs, the landing leads to two large, double bedrooms and the family bathroom. At the front of the property, you are greeted by the front forecourt with a low maintenance front garden fitted with Astro Turf. At the rear of the property you will find a low maintenance, enclosed paved garden with gated rear pedestrian access.

## Entrance Hallway

## Living Room

## Kitchen

## Guest WC



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Cellar

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Outside Front

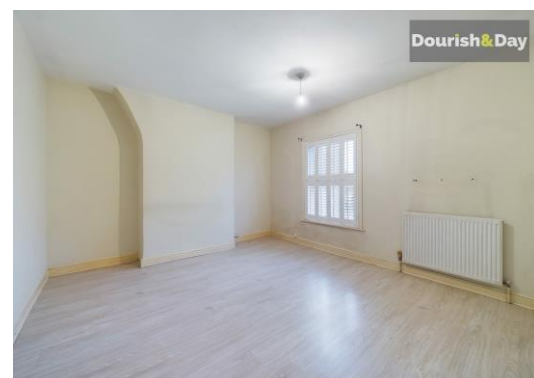
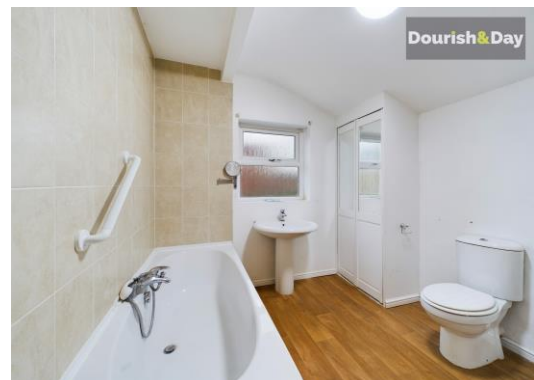
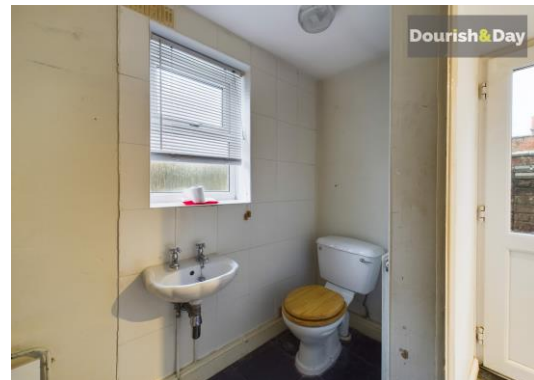
At the front of the property, you are greeted by the front forecourt with a low maintenance front garden fitted with Astro Turf.

Outside Rear

At the rear of the property you will find a low maintenance, enclosed paved garden with gated rear pedestrian access.

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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Floor 0



Floor 1



Floor 2

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (45-54)		
F (35-44)		
G (21-34)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc.wales.gov.uk		

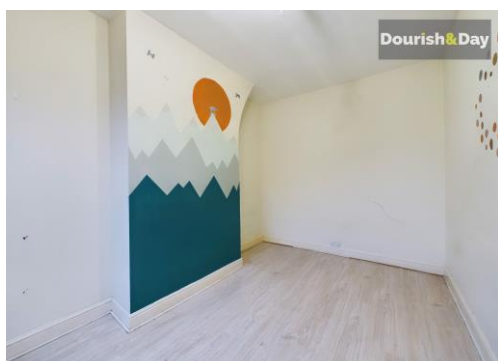
Approximate total area<sup>(1)</sup>  
830.76 ft<sup>2</sup>  
77.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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