

£150,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💰 COUNCIL TAX BAND: A

Stafford

Moorfields
Stafford Staffordshire

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Calling all first-time buyers and investors! If you're searching for a property that offers endless potential and the perfect opportunity to personalise to your taste, look no further.

This two-bedroom, end-terrace house presents an exciting blank canvas, ready for you to put your own stamp on it. Whether you're looking to create your dream home or secure a solid investment, this property offers a fantastic foundation to build upon. The property is located a short distance away from Stafford town where you will find a wide range of shops, cafés, restaurants, and essential amenities, providing everything you need right on your doorstep. In addition, the property is a short drive from the mainline train station as well as the M6 Junction 14 and A34.

- Two Bedroom End Of Terrace
- Living Room, Kitchen & Dining Room
- Two Double Bedrooms & Family Bathroom
- Driveway & Detached Garage
- Substantial Rear Garden
- No Onward Chain For Ease of Purchase

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

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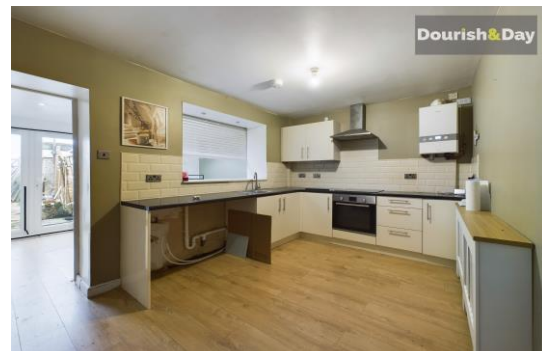


Introduction

Upon entering, you are welcomed by an entrance hallway that leads to a spacious living room. Towards the rear of the property, you'll find a functional kitchen and an adjoining dining room, offering a versatile space for family meals or entertaining guests. Upstairs, the property boasts two generously sized double bedrooms. Completing the upper floor is a family bathroom, ready to be tailored to your style and preferences. This property presents an excellent opportunity for buyers looking to invest in a home with character and the potential to create their dream space.

Living Room

Kitchen



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Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Garage

Outside - Front

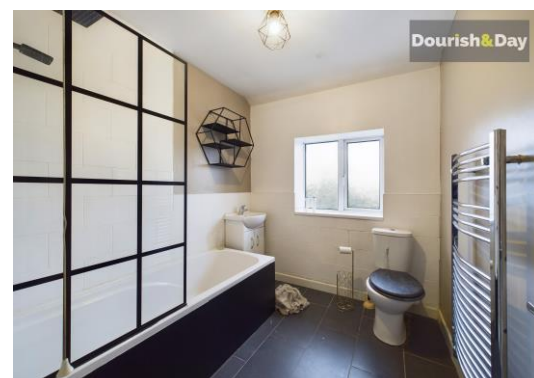
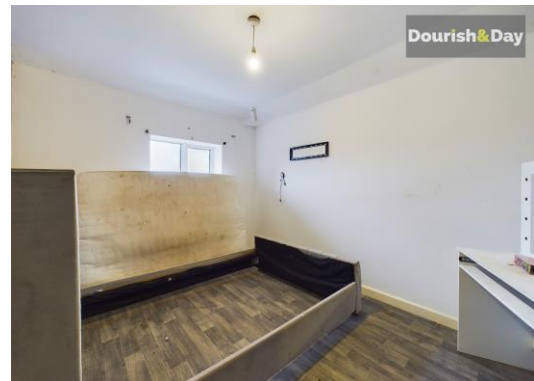
Externally, the front of the property features a gravelled driveway that extends along the side, offering ample parking and access to a detached garage.

Outside - Rear

The highlight of this home is the expansive rear garden. Mainly laid to lawn, it provides a fantastic outdoor space with endless potential. At the front of the garden there is a patio seating area and towards the rear, a large wooden shed that offers additional storage. Beyond the garden, you'll be treated to excellent views of open fields.

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.

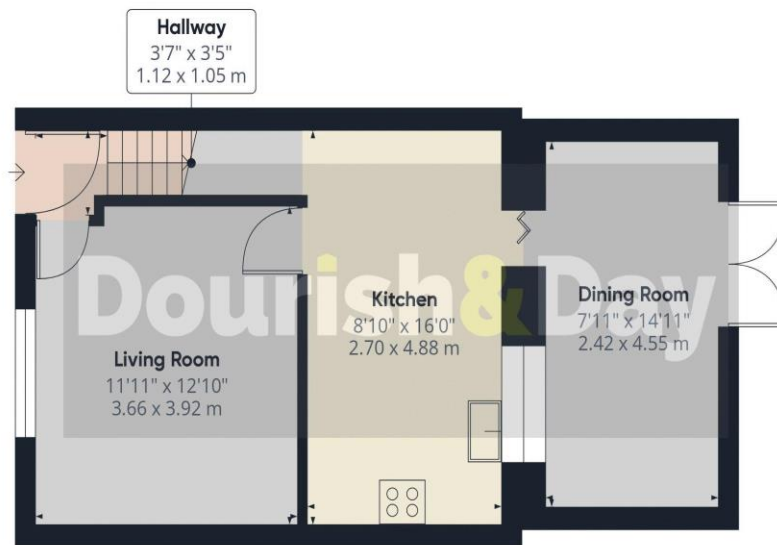


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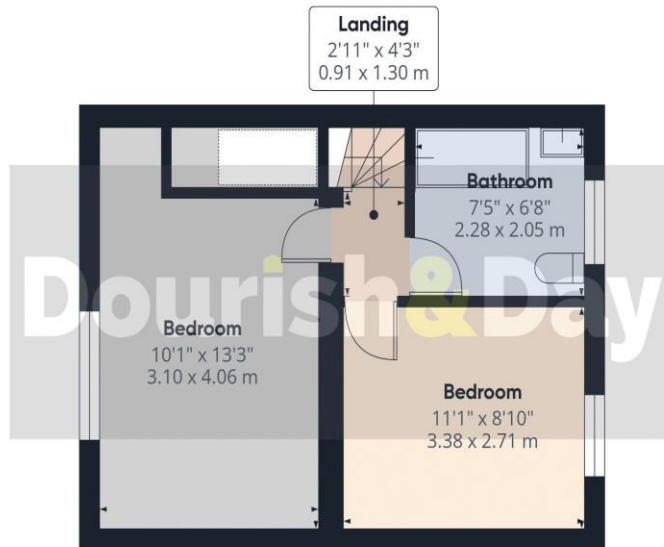
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Floor 0



Floor 1

Energy Efficiency Rating		
Very energy efficient - lower running costs		
90+	A	85
81-89	B	
72-80	C	
63-71	D	
54-62	E	
45-53	F	
35-44	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4all.com		

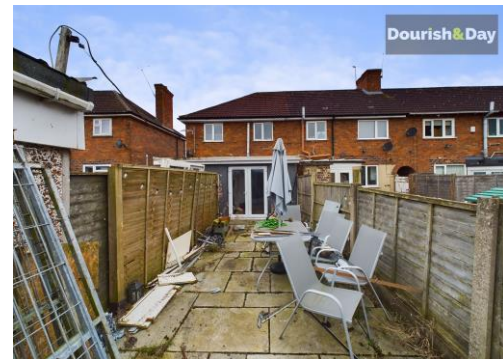
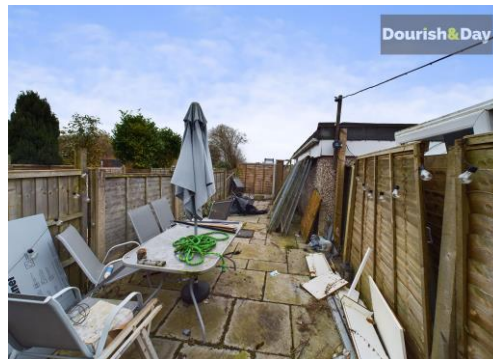
Approximate total area⁽¹⁾
765.32 ft²
71.1 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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