



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Stafford

Melbourne Crescent
Stafford Staffordshire

🛏️ **3** 🛁 **1** 🛋️ **2**

It's time to book your visit to Melbourne... no, not a flight to Australia! We're talking about a tour of this three-bedroom, link-detached home in a highly sought-after area of Stafford.

The property enjoys a convenient location near Stafford Town Centre, as well as having easy access to a range of amenities, including schools, pubs, shops, a gym, and the county hospital. For those who commute, the home is ideally situated just a short drive from the mainline train station and key commuter routes. Additionally, this property is being offered with the added benefit of no upward chain!

- Modern Three Bedroom Link-Detached Home
- No Onward Chain
- Popular Residential Location
- Recently Renovated
- Living Room & Separate Sitting Room
- Driveway & Enclosed Rear Garden

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Introduction

The property features a well-planned layout, starting with an entrance hallway that leads to a comfortable living room, kitchen diner, sitting room, and a practical utility room. Upstairs, there are three bedrooms and a family bathroom.

Entrance Hallway

Living Room

Kitchen Diner

Having integrated appliances including: an oven and four ring gas hob with cooker hood over.

Sitting Room



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Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Outside - Front

Externally, the property benefits from a driveway that is part gravel and part tarmacked, providing ample parking space. The driveway has hedges on either side, offering a sense of privacy. A gated side entrance provides convenient access to the rear garden.

Outside - Rear

The rear garden is predominantly laid to lawn, complemented by a paved seating area—perfect for outdoor relaxation. It also includes a garden shed and mature trees, which enhance the privacy and charm of the outdoor space.

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.

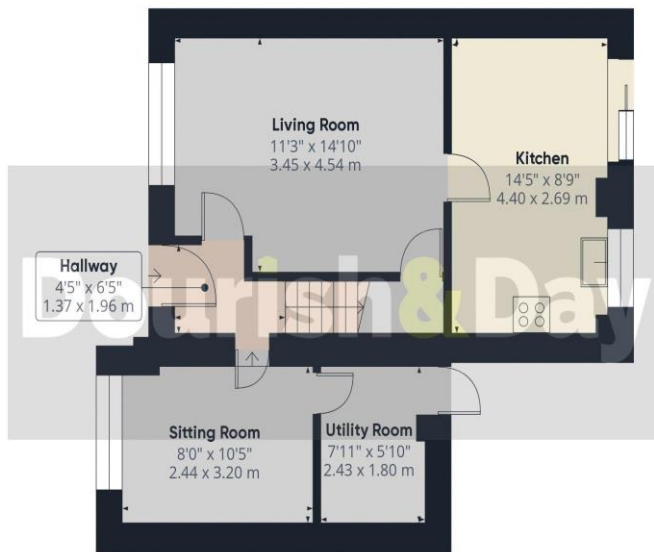


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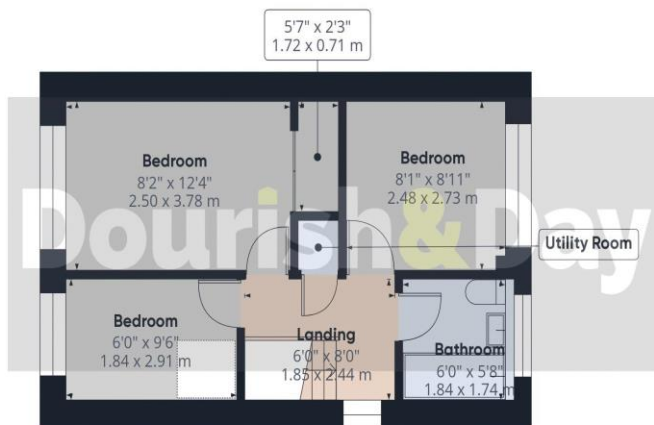
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Floor 0



Floor 1

Energy Efficiency Rating		
How energy efficient - lower running costs	Current	Potential
A (92+)		83
B (81-91)		
C (69-80)		
D (55-68)		68
E (49-54)		
F (41-48)		
G (35-40)		
How energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc.eu.com		

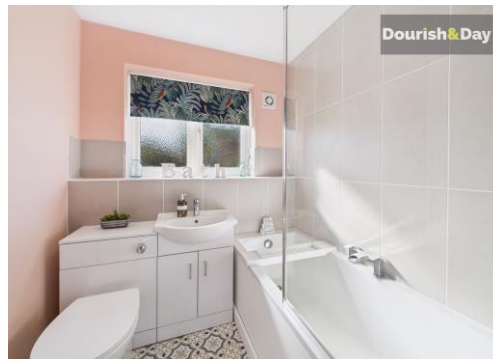
Approximate total area⁽¹⁾
793.61 ft²
73.73 m²

(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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