



Offers In Excess Of £180,000  
2 Bedroom End of Terrace House for sale  
35 Southfields Road, Stafford



## Overview

A fantastic first step onto the property ladder, this well-presented end-terrace home offers easy, low-maintenance living from day one. With the rare benefit of off-road parking, the property immediately stands out. Inside, light-filled living space flows effortlessly, creating a welcoming setting for relaxing or entertaining, while the kitchen and practical additions make day-to-day life simple and efficient. Outside, the garden provides space to unwind, dine or enjoy time with friends, with the added flexibility of side access. A home that's ready to move straight into and enjoy - perfect for buyers looking for comfort, convenience and a lifestyle that just works.



## Key Features

- 2 good sized bedrooms
- Close to local amenities
- Great for first time buyers
- Investors look at this
- Off road parking
- Large lounge/diner
- Downstairs WC





This end-terrace home on Southfields Road has been a brilliant first step onto the property ladder for its current owner - and it could be exactly the same opportunity for you if this is the year you're ready to make your move.



Set in an area that's well connected for transport links and close to local amenities, the location makes everyday life easy, whether you're commuting, running errands or heading out at the weekend. From the outset, the property already stands out, with off-road parking - a real rarity for this style of home - and an attractive frontage.

Step inside and you'll find a home that's been thoughtfully updated and well cared for, allowing you to move straight in without needing to lift a finger. The lounge/diner spans the full side of the house, creating a dual-aspect living space that's filled with natural light throughout the day - a fantastic space to relax or entertain.

To the rear is a generously sized kitchen, offering plenty of storage for keen cooks and bakers alike. Beyond this, a small rear lobby has been cleverly repurposed as a utility area, making excellent use of the space, while the former outhouse now provides a large and practical ground-floor WC.

Upstairs continues the move-in-ready theme with a modern, stylish bathroom that needs no updating at all. The main bedroom is a real standout - impressively spacious, complete with a built-in cupboard over the stairs and fitted mirrored wardrobes. The second bedroom is also a well-proportioned

double, again benefitting from a fitted cupboard.

Outside, the good-sized rear garden offers a lawned area to enjoy, alongside a slabbed and stoned section ideal for seating. Being an end terrace also means side access, adding extra practicality and flexibility.

Whether you're looking to get onto the property ladder or downsize without compromise, this is a home that offers far more than you might expect - and one that shouldn't be missed.

## MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: A

Construction Type: Traditional

Sources of Heating: Mains gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: 10000 M125 Broadband 1600 mbps download speed  
115 Mbps upload speed

Mobile Signal/Coverage: Signal strength (0-4) EE: 3, Three: 4, O2: 3,  
Vodafone: 3

Parking: Driveway

Building Safety: n/a

Listed Property: No

Restrictions: n/a

Private Rights of Way: n/a

Public Rights of Way: n/a

Flooded in Last 5 Years: No

Sources of Risk: n/a

Flood Defences: n/a

Planning Permission/Development Proposals: n/a

Entrance Location: //piano.tidy.camera

Accessibility Measures: n/a

Located on a Coalfield: ?n/a

Other Mining Related Activities: n/a

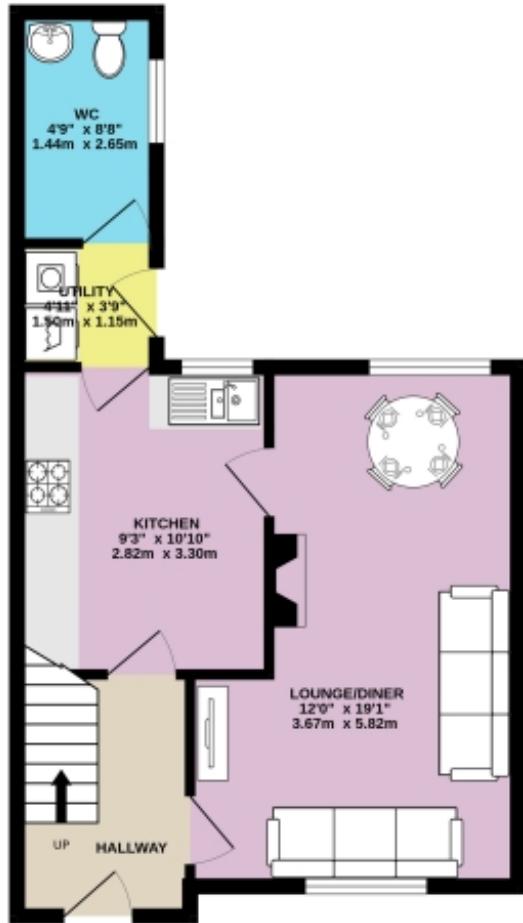
\*some images may have been digitally enhanced, this is for illustrative purposes only\*

**PROPERTY INFORMATION AND SERVICES:** We believe this information to be accurate but it cannot be guaranteed. All measurements quoted are approximate. Fixtures, fittings and services have not been tested.

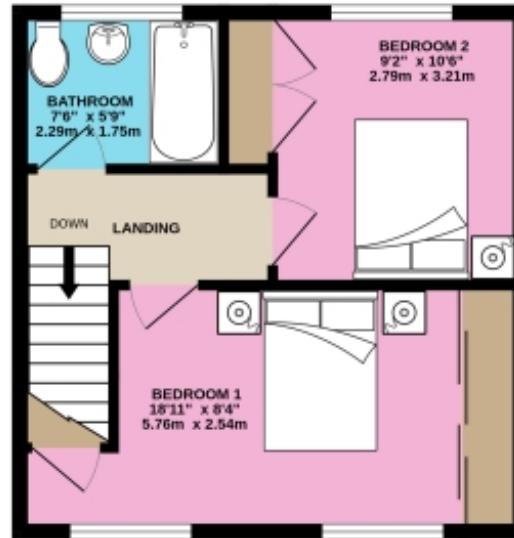
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# Floorplans

GROUND FLOOR

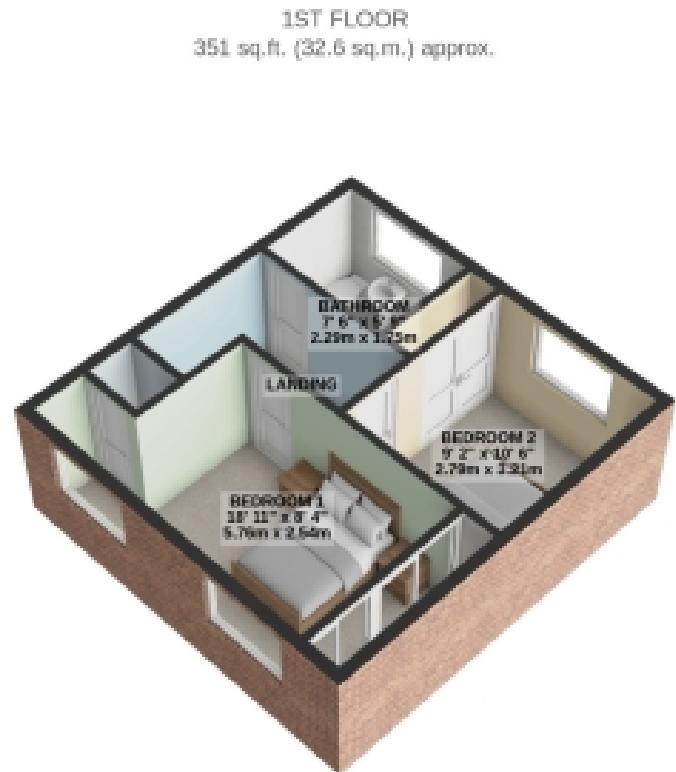
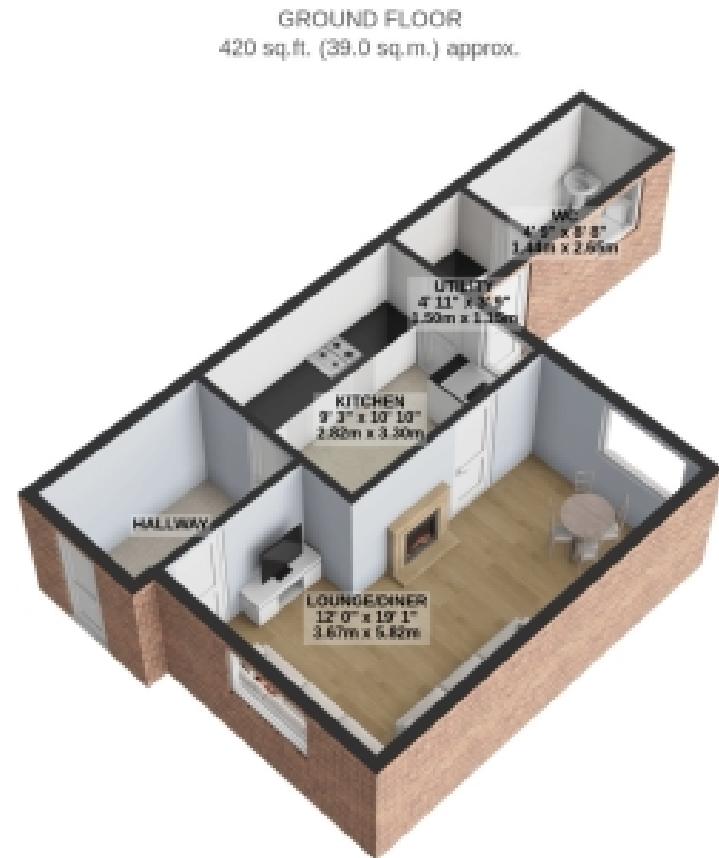


1ST FLOOR



Whilst every effort 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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# Floorplans



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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