

# Batholdi Way

Meadowcroft Park, Stafford, ST17 4XP



An attractive three storey townhouse situated in the popular Meadowcroft Park area of Stafford.

£249,000



John German

John German are delighted to offer to the market this attractive three storey townhouse situated within the Meadowcroft Park estate in Stafford, convenient for a range of local amenities including Queens Retail Park that is located less than a mile away and has shops including Next, Boots, Home Sense and many more. An Aldi supermarket is only a short distance away as is the historic town centre of Stafford where there is a further choice of shops, supermarkets, restaurants and pubs. The property lies in the catchment area for Silkmore Primary Academy which was awarded outstanding in its latest ofsted report and for secondary education its Stafford Manor High School.

This well presented modern townhouse comprises of entrance door opening into the welcoming hallway with wooden effect laminate flooring, carpeted stairs rising to the first floor landing, and doors off into the integral garage, utility, guest cloakroom and ground floor bedroom. The versatile ground floor bedroom is currently being utilised as a home office, but could be used either as a bedroom, office or even a playroom. The utility room has space and plumbing for a washing machine and tumble dryer, inset sink with drainer and mixer tap over, tiled splashbacks, ceiling light point and double glazed door opening out to the rear garden. There is a door off the hallway leading into the integral garage with lighting, power and an up and over door.

Stairs rise to the first floor landing where you are greeted by the modern open plan kitchen/diner fitted with an extensive range of hi-gloss wall and base units with worksurfaces over, tiled splashbacks, under cabinet lighting and a range of integrated appliances including fridge/freezer, dishwasher, wine cooler and much more, there is luxury tiled flooring, spotlights to the ceiling and French doors opening out onto the Juliet balcony. From the kitchen/diner a door leads into the living room with two UPVC double glazed windows to the rear aspect, carpeted flooring and a ceiling light point. From the kitchen/diner there are stairs rising to the second floor landing where you have two generously sized double bedrooms, with the master bedroom boasting fitted wardrobes and a en-suite shower room. The modern family bathroom comprises of white panelled bath , low level WC, wash hand basin and obscured UPVC double glazed window to the rear aspect.

Outside to the front of the property is a tarmac driveway and access to garage with up and over door and to the rear of the property is a beautiful low maintenance rear garden with paved patio seating area with astro-turf lawn , further decked seating area and well stocked borders with a variety of plants and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA05082024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

## Agents' Notes

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