1, Goldfinch Close, Doxey, Stafford, Staffordshire, ST16 1HG

BERRIMAN EATON

1, Goldfinch Close, Doxey, Stafford, Staffordshire, ST16 1HG

An Exclusive Collection of Four Contemporary Semi-Detached Homes. Anticipated completion August 2026.

LOCATION

Discover Doxey

Located approximately two miles from Stafford town centre, Doxey combines peaceful surroundings with excellent transport connections.
Residents can enjoy nearby Doxey Marshes Nature Reserve, offering beautiful walking routes and abundant wildlife, while Stafford provides excellent shopping, restaurants, leisure facilities and highly regarded schools.

Excellent commuter links include:
- Stafford Railway Station (approximately 1.5 miles)
- Rail services to Birmingham, Manchester and London
- Easy access to the M6 motorway

DESCRIPTION

Private Cul-de-Sac, Doxey, Stafford

Modern Living in an Exclusive Setting

Phoenix Developments is delighted to introduce four beautifully designed three-bedroom semi-detached homes, forming part of an exclusive development of just seven properties in the sought-after village of Doxey.

Positioned within a quiet private cul-de-sac, these thoughtfully designed homes offer the perfect combination of style, comfort and energy efficiency. Ideal for first-time buyers, professional couples and growing families, each property has been carefully planned to maximise space and natural light while delivering the quality expected from a modern new-build home.

Unlike larger developments, this boutique collection offers a more private and personal environment, creating a welcoming community in a peaceful setting.
Designed Around Modern Family Living

ACCOMMODATION

Designed Around Modern Family Living

Ground Floor
- Welcoming entrance hall
- Spacious living room
- Guest cloakroom/WC
- Contemporary open-plan kitchen and dining room with direct access to the rear garden

First Floor
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom

Quality Specification
Every home has been finished to a high standard and built to the latest enhanced Building Regulations.

Features include:
- Contemporary fitted kitchen
- Quartz worktops
- Integrated appliances
- LVT flooring to kitchen/dining area and cloakroom
- Fitted carpets throughout
- Vinyl flooring to bathrooms and en-suite
- Turfed front and rear gardens
- Two private off-road parking spaces
- Garden shed providing secure cycle storage
- Gas central heating
- Solar photovoltaic panels
- Heated towel rails
- 10-Year New Home Warranty
- EV charging point

PLEASE NOTE

Illustrative Images: Some images in this brochure have been created or enhanced using computer-generated imagery (CGI) and artificial intelligence (AI)

Estate charge to be confirmed

SERVICES

We are informed by the Vendors that all mains services are connected and the property also benefits from Solar photovoltaic panels, they are owned outright by the property.
COUNCIL TAX BAND Newbuild TBC – Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING With only four semi-detached homes available, demand is expected to be high.
Contact Tettenhall office for more information and book your viewing
The property is FREEHOLD.
Broadband – Ofcom checker shows TBC

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

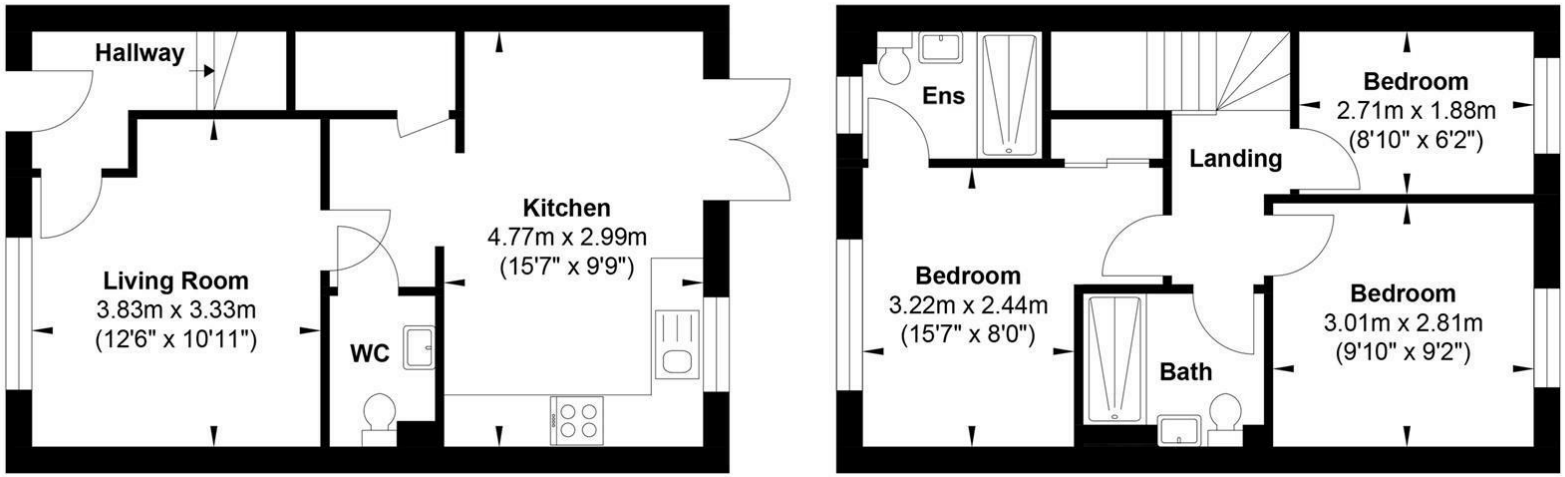
www.berrimaneaton.co.uk

£275,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Plots 2 & 4 (AS) Plots 1 & 3 (OPP)



Ground Floor N **First Floor**

Gross Internal Floor Area : 69.4 m2 ... 747.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

COMPUTER GENERATED IMAGE

COMPUTER GENERATED IMAGE

COMPUTER GENERATED IMAGE

DOXEY ROAD
CASTLE GRANGE
Brookhouse Cottage
Brooklands
The Old Orchard
Bin collection point
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
A1
B1
B2
LANDSCAPING
MONITORING AND MAINTENANCE