



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Willow Grange Stafford

Marston Lane Willow Grange
Stafford Staffordshire



Introducing this exquisite three-bedroom detached home, available with the added benefit of No Upward Chain. Nestled within a highly sought-after new build estate, this impeccably presented property offers a perfect blend of modern living and comfort.

Step inside to discover a welcoming entrance hall leading to a guest WC, a spacious living room, and a contemporary kitchen/dining area on the ground floor. Upstairs, three generously sized bedrooms await, including a master bedroom with an ensuite, along with a family bathroom. Outside, the property boasts a driveway providing parking space for two vehicles, along with a low-maintenance private rear garden, perfect for outdoor enjoyment and relaxation. Opportunities like this tend to be swiftly taken, so do not hesitate—contact us today to arrange your viewing appointment and secure your chance to call this stunning property yours.

- Three Bedroom Detached Family Home
- Three Bedrooms & Ensuite To Master Bedroom
- Spacious Living Room & Kitchen/ Diner
- Family Bathroom & Guest WC
- Close To Stafford Town Centre & Access To The M6
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a double glazed entrance door with stairs leading to the first floor landing, wood effect vinyl floor and radiator.

Guest WC 7' 6" x 3' 1" (2.28m x 0.94m)

Having a white suite comprising of a pedestal wash basin with chrome mixer tap and close coupled WC. Radiator, wood effect vinyl flooring and double glazed window to the front elevation.

Living Room 15' 7" x 10' 2" (4.75m x 3.10m)

A spacious living room having two radiators and double glazed window to the front elevation.

Kitchen / Dining Room 11' 7" x 17' 3" (3.52m x 5.27m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Useful under-stairs storage cupboard, radiator, wood effect vinyl flooring, double glazed



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window to the rear elevation and additional double glazed double doors giving views and access to the rear garden.

First Floor Landing

Having access to loft space and airing cupboard housing the gas central heating boiler.

Bedroom One 11' 3" x 11' 10" (3.42m x 3.61m)

A good-sized main bedroom having two double wardrobes providing hanging rail, radiator, and double glazed window to the front elevation.

Ensuite Shower Room 7' 5" x 5' 2" (2.25m x 1.57m)

Having a white suite comprising of a glazed shower cubicle with fitted mains shower, pedestal wash basin with chrome taps and splashback tiling and close coupled WC. Wood effect vinyl flooring, chrome towel radiator and double glazed window to the front elevation.

Bedroom Two 9' 4" x 10' 6" (2.84m x 3.21m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Three 9' 3" x 6' 7" (2.82m x 2.01m)

Having a radiator and double glazed window to the rear elevation.

Family Bathroom 6' 9" x 6' 4" (2.05m x 1.92m)

Having a white suite comprising of a panelled bath with chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, wood effect vinyl flooring and chrome towel radiator.

Outside - Front

The property is approached over a driveway which provides parking for two cars. A paved path leads to the entrance door with surrounding shrubs. The driveway leads to:

Garage 19' 10" x 9' 10" (6.04m x 3.00m)

Having an up and over door to the front, power and lighting.

Outside - Rear

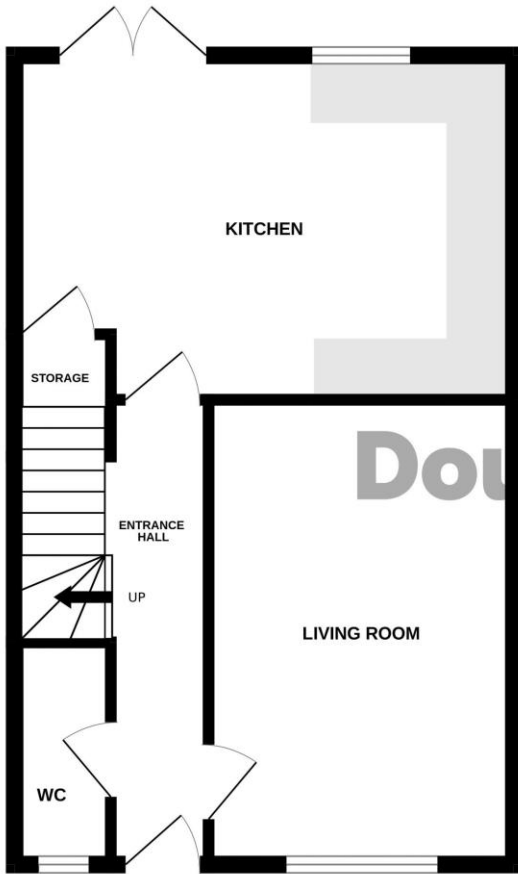
Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn with an additional paved seating area towards the bottom of the garden. A timber gate leads to the driveway and the garden is enclosed by panel fencing.

Agents Notes

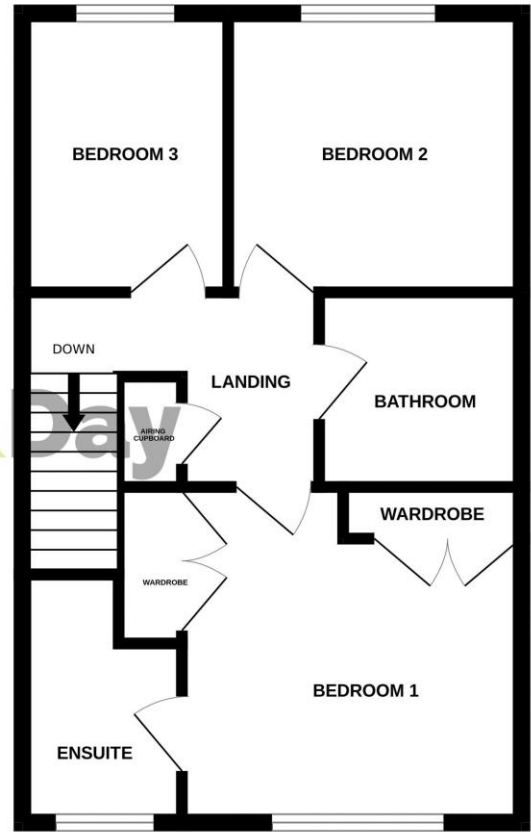
There is a management charge which is currently set at £74.93 payable every 6 months.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher energy costs			
England & Wales		83	93
EU Directive 2002/91/EC			
www.epc.co.uk			

Whilst every attempt 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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