



Offers Over £210,000

 TENURE: Freehold

 EPC RATING: C

 COUNCIL TAX BAND: C

Castlefields Stafford

Edwards Drive Castlefields
Stafford Staffordshire



Welcome to Location, Location, Location because this property is situated in a hugely desirable spot close to the town centre and train station.

Offering an excellent amount of space for a growing family this property comprises an entrance hall, kitchen, spacious living/dining room and conservatory all on the ground floor. Whilst upstairs you will find the family bathroom and the three well proportioned bedrooms with the principal bedroom boasting its own en-suite bathroom. Externally the home provides off street parking a garage and a lovely sized rear garden. This property has it all so call us today to reserve your viewing appointment!

- Spacious Semi-Detached Family Home
- Living/Dining Room & Kitchen
- Conservatory
- Three Bedrooms, Bathroom & En-Suite
- Driveway, Garage & Rear Garden
- Highly Desirable Location Close To Town Centre & Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door, and having a radiator, and internal door(s) off, providing access to;

Kitchen 9' 9" x 6' 11" (2.98m x 2.12m)

Fitted with a matching range of wall, base & drawer units, with fitted work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances including an integrated oven/grill & hob, with additional space(s) for kitchen appliance(s). The room also benefits from tiled effect flooring, a radiator, and a double glazed window to the front elevation.

Living/Dining Room 13' 9" x 18' 5" (4.20m x 5.61m) (maximum measurements)

A bright & spacious reception room, having stairs off, rising to the First Floor Landing & accommodation, two radiators, a double glazed window to the rear elevation, and a double glazed sliding patio door leading through into the Conservatory.



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Conservatory 10' 10" x 9' 1" (3.30m x 2.76m)

A brick based double glazed conservatory, with double glazed double doors providing views and access out to the rear garden. The conservatory also benefits from having ceramic tiled flooring.

First Floor Landing

Having a built-in cupboard housing the gas central heating boiler, an access point to the loft space, and internal door(s) off, providing access to;

Bedroom One 10' 8" x 11' 7" (3.26m x 3.54m)

A double bedroom, having a double glazed window to the front elevation, a radiator, and a further internal door leading through into the En-suite bathroom.

En-suite (Bedroom One) 6' 9" x 6' 6" (2.07m x 1.97m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with a mains-fed shower over. The room also benefits from having an electric shaver point, a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 9" x 9' 3" (2.97m x 2.82m)

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

Bedroom Three 7' 0" x 8' 8" (2.13m x 2.64m)

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

Bathroom 6' 10" x 6' 5" (2.09m x 1.96m)

Fitted with a suite comprising of a low-level WC, a wash hand basin, and a panelled bath with electric shower over. The room also benefits from having an electrical shaver point, a double glazed window to the side elevation, and a radiator.

Outside Front

The property is approached over a driveway providing off-street parking and sits behind an adjacent lawned front garden area.

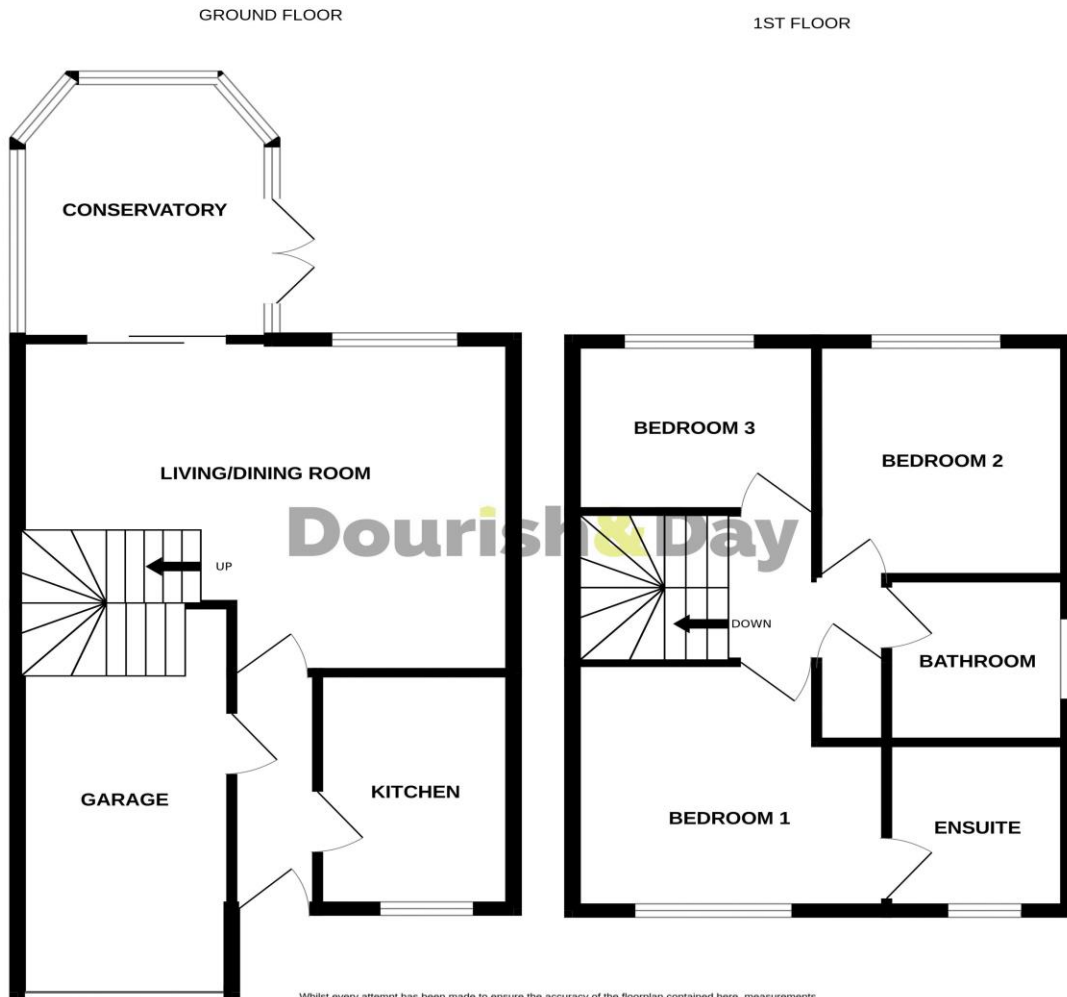
Garage 16' 1" x 7' 7" (4.89m x 2.32m)

Having an up and over access door to the front elevation, a further internal pedestrian access door leading from/to the Entrance Hallway, and benefitting from having both power & lighting installed.

Outside Rear

An enclosed rear garden, laid mainly to lawn, and featuring a paved patio seating/outdoor entertaining area.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)		
Not energy efficient - higher running costs			
England & Wales		72	88
EU Directive 2002/91/EC			
www.epcrea.com			



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