



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: A

Highfields Stafford

West Way Highfields
Stafford Staffordshire



Are you looking to take your first steps on the housing ladder? this three bedroom semi detached house could be the perfect property for you.

Situated close to schools, amenities and excellent nearby commuter links. Internally the accommodation comprises of a spacious entrance hallway, living room, refitted shaker style kitchen with granite tops and double doors leading to the good sized rear garden. To the first floor there are three good sized bedrooms and a refitted family bathroom. Externally the property has a double width driveway and a good sized rear garden with large paved sating area. This property is being offered with No Upward Chain.

- Good Sized Three Bedroom Semi Detached
- Living Room & Refitted Dining Kitchen
- Three Bedrooms & Refitted Family Bathroom
- Driveway & Private Rear Garden
- Walking Distance To Shops & Amenities
- No Upward Chain!

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed composite door and having radiator, wood effect laminate floor and stairs leading to the first floor landing.

Lounge 13' 0" x 10' 6" (3.96m x 3.20m)

Having a gas fire with granite effect back and hearth, radiator, wood effect laminate floor and double glazed window to the rear elevation.

Dining Kitchen 20' 0" x 9' 11" (6.09m x 3.03m)

A spacious, open plan dining kitchen having a range of matching Shaker style units extending to base and eye level with stunning granite work surfaces with drainer and stainless steel Franke sink with a contemporary style chrome mixer tap. 'Superb' Range cooker with hot plate and double 'Rangemaster' cooker hood over, space and plumbing for appliances. Open under stairs storage space with a wall mounted gas central heating boiler. Wood effect laminate floor, bevelled edge splashback tiling, radiator and double glazed double doors giving views and access to the rear garden and a double glazed window to the front elevation.



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First Floor Landing

Having double glazed window to the front elevation and access to loft space.

Bedroom One 12' 5" x 10' 6" (3.79m x 3.20m)

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

Bedroom Two 9' 6" x 9' 11" (2.90m x 3.03m)

Having built-in storage cupboard, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 2" x 11' 11" max (2.19m x 3.63m max)

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

Bathroom 7' 9" x 5' 7" (2.37m x 1.69m)

Being refitted with a contemporary style suite which includes a panelled bath with chrome mixer tap and mains shower over, pedestal wash hand basin and low level WC. Tiled walls, chrome towel radiator and double glazed windows to the front sand side elevation.

Outside - Front

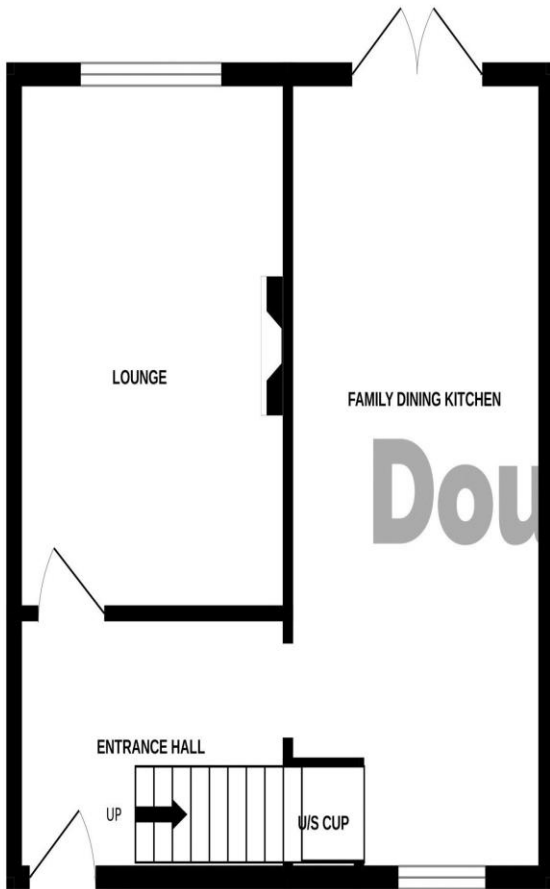
The property is approached over a moulded concrete driveway in a block effect with secure gated side access which continues to the side of the property leading to:

Outside - Rear

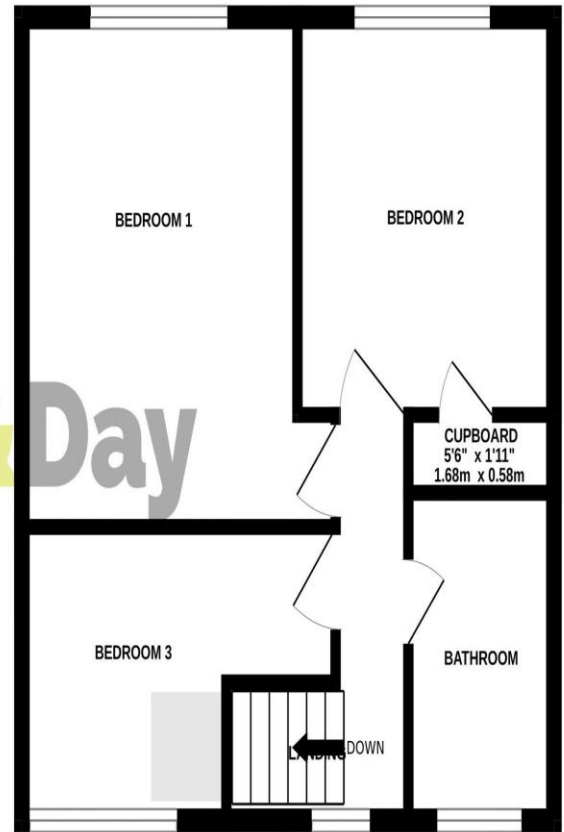
Having a large paved seating area and being mainly laid to lawn, garden pond and there is a mature cherry trees. There is a useful detached brick built garden store.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		90	95
EU Directive 2002/91/EC			
www.epcrea.com			

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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