



Offers Over £210,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: C

Castlefields Stafford

Barker Close Castlefields
Stafford Staffordshire

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You'd be barking up the wrong tree if you think this superb property will be on the market for long, as three-bedroom semi-detached homes on Castlefields fly out quicker than you can say sold!

This is a particularly nice example as well, being presented to a superb modern standard throughout and sitting at the top of the cul-de-sac. The accommodation comprises an entrance hall, living room, modern dining kitchen and utility room all to the ground floor whilst upstairs are three bedrooms and a family bathroom. Outside, a tarmac driveway approaches the garage whilst there is a low maintenance frontage. To the rear is a good sized, well designed landscaped garden with paved, decked, and gravelled seating areas and an artificial lawn. This property thoroughly deserves an internal inspection so don't delay and call us today!

- Well Presented Three Bedroom Family Home
- Living Room & Dining Kitchen
- Driveway & Single Garage
- Landscaped Rear Garden
- Desirable & Convenient Location
- Walking Distance To Station & Town

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 Hallway

Accessed through a double glazed entrance door, and having a double glazed window to the side elevation, stairs off to the first floor landing & accommodation, wood effect flooring, radiator, and internal doors off, to;

Living Room 15' 1" x 10' 10" (4.59m x 3.31m)

A spacious reception room which features wood effect flooring, a double glazed window to the front elevation, and radiator.

Kitchen/Dining Room 8' 10" x 13' 11" (2.69m x 4.24m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap. Appliances include an integrated oven & hob with extractor over, and having space & plumbing for additional appliances. In addition, there is a useful storage cupboard, wood effect flooring, a double glazed window to the rear elevation, radiator, and double glazed double doors providing access & views of the rear garden.



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First Floor Landing

Having a built-in cupboard housing the gas central heating boiler, an access point to the loft space, double glazed window to the side elevation, and internal doors off, to;

Bedroom One 13' 1" x 8' 1" (3.99m x 2.47m)

A double bedroom, having built-in wardrobes with hanging rails & shelving, wood effect flooring, a double glazed window to the rear elevation, and radiator.

Bedroom Two 10' 11" x 7' 9" (3.34m x 2.35m)

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

Bedroom Three 8' 11" x 5' 7" (2.71m x 1.70m)

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

Family Bathroom 5' 6" x 5' 11" (1.67m x 1.81m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin with mixer tap, and a P-shaped panelled bath with mixer tap and a mains-fed shower over. In addition, there is ceramic tiling to the floor, a double glazed window to the front elevation, and a chrome towel radiator.

Outside Front

The property is approached over a tarmac driveway providing off-street parking and access to the single garage, and having a gravelled front garden area.

Garage 13' 1" x 10' 0" (3.99m x 3.04m)

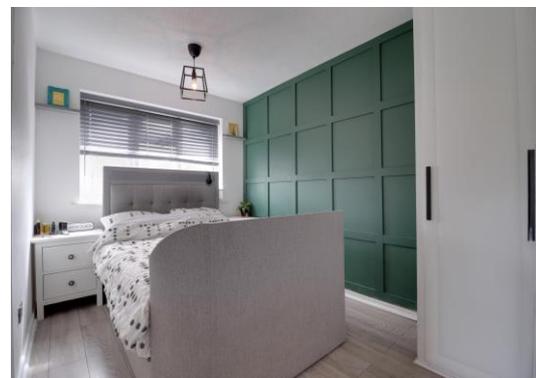
A single brick & tile constructed attached garage having an up and over vehicle access door to the front elevation, and a further pedestrian access door leading through to the Utility.

Utility Room 4' 11" x 9' 11" (1.50m x 3.03m)

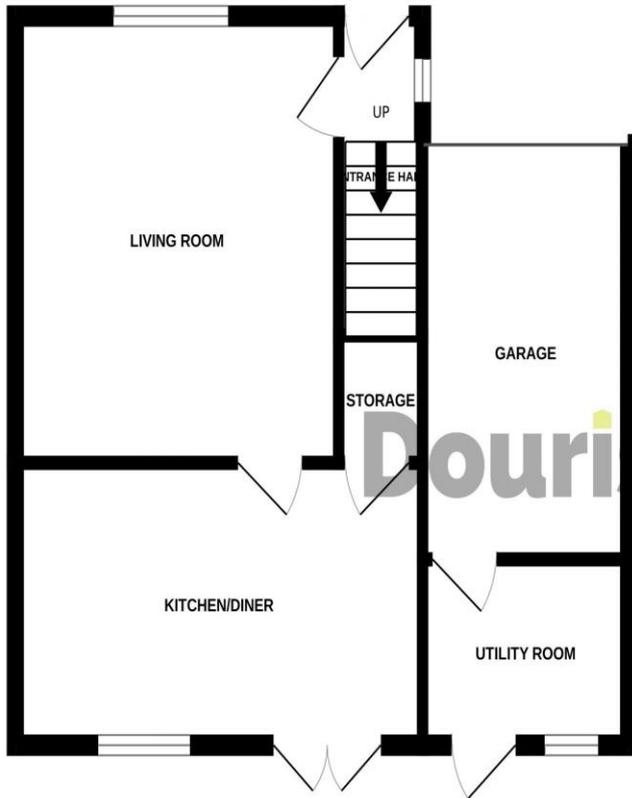
Fitted with a matching range of wall & base units with a work surface over, having spaces for appliances beneath. In addition, there is wood effect flooring, and a window & door to the rear elevation, providing access to the rear garden.

Outside Rear

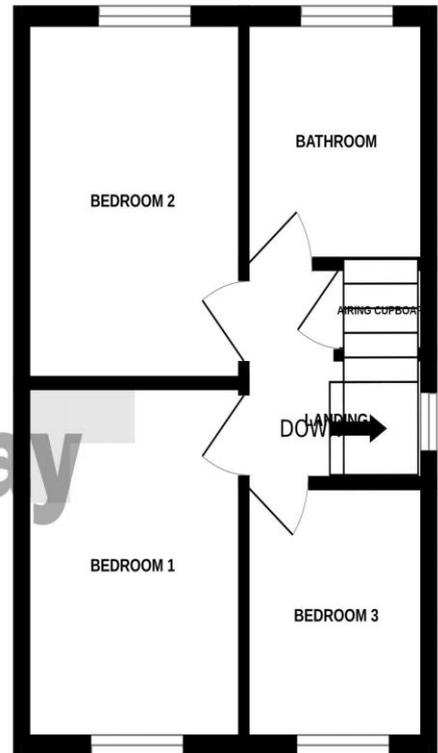
A good sized and designed rear garden that features a variety of paved, decked & gravelled seating areas, and artificial lawned garden area with raised planting beds.



GROUND FLOOR



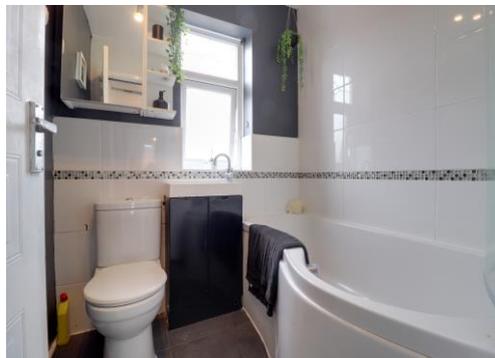
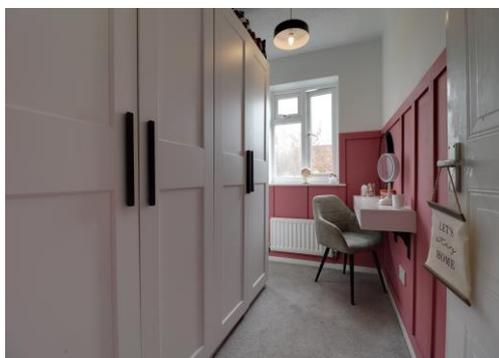
1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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