



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

## Doxey Stafford

Plover Green Doxey  
Stafford Staffordshire



*There's no need to wade through the property market any longer, its time to spread you wings and fly to Plover Green, this modern and very well presented three bedroom home is situated in a small cul-de-sac on a modern development, enjoying excellent access into Stafford Town Centre's excellent array of shops, amenities, schooling and commute links.*

Internally the accommodation comprises of an entrance hallway, guest W.C, living room and a modern fitted dining kitchen with French doors leading to the rear garden. To the first floor there are three bedrooms, en-suite shower to bedroom one and a family bathroom. Externally the property benefits from ample off road parking, detached brick built single garage and a landscaped rear garden.

- Modern Three Bedroom Property
- Living Room & Fitted Dining Kitchen
- Family Bathroom & En-Suite To Bed One
- Garden To Front & Landscaped Rear Garden
- Ample Parking & Detached Single Garage
- Close To Schooling & Town Centre

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a double glazed composite entrance door and having wood effect laminate floor and stairs to the first floor landing.

## Guest WC 4' 8" x 3' 0" (1.42m x 0.91m)

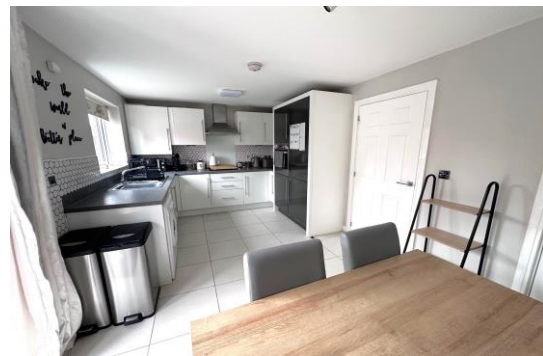
Having a suite comprising of a pedestal wash hand basin with chrome mixer tap and splashback tiling, low level WC. Tiled floor, radiator and double glazed window to the front elevation.

## Living Room 17' 4" x 12' 6" (5.28m x 3.80m)

A spacious living room having wood effect laminate floor, radiator and double glazed window to the front elevation.

## Dining Kitchen 9' 7" x 15' 7" (2.93m x 4.76m)

A spacious and light contemporary style dining kitchen having a range of base and eye level units and fitted work surfaces with an inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Range of integrated appliances including an eye level oven/grill, four ring gas hob with stainless steel cooker hood over and fridge / freezer. Space for washing machine, splashback tiling, tiled floor, wall mounted gas central heating boiler, under



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stairs storage cupboard, radiator, double glazed window and double glazed double doors giving views and access to the rear garden and paved seating area.

## First Floor Landing

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

## Bedroom One 14' 0" max x 10' 5" (4.26m max x 3.18m)

Having modern wardrobes extending to one wall, wood effect laminate floor, radiator and double glazed window to the front elevation.

## Ensuite Shower Room 7' 8" into shower x 5' 3" (2.34m into shower x 1.60m)

Having a tiled shower cubicle with electric shower, pedestal wash basin with chrome mixer tap and low level WC. Splashback tiling, radiator and double glazed window to the front elevation.

## Bedroom Two 9' 10" x 8' 11" (2.99m x 2.71m)

Having wood effect laminate floor, radiator and double glazed window to the rear elevation.

## Bedroom Three 9' 9" x 6' 7" (2.98m x 2.01m)

Having wood effect laminate floor, radiator and double glazed window to the rear elevation.

## Family Bathroom 6' 0" x 5' 7" (1.84m x 1.71m)

Having a modern suite which includes a panelled bath with glass shower screen and electric shower over, pedestal wash basin with chrome mixer tap and low level WC. Splashback tiling, wood effect flooring and radiator.

## Outside - Front

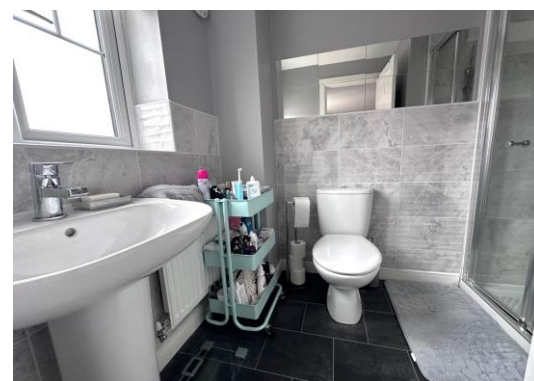
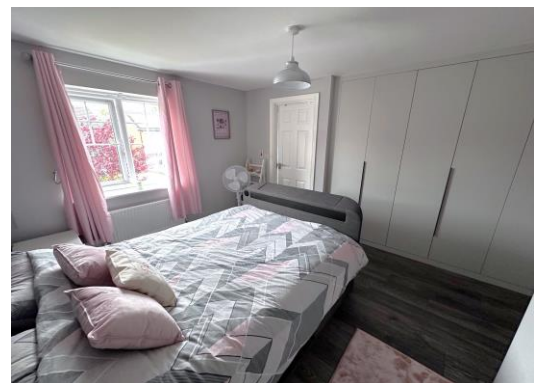
The property has a lawned front garden with tarmac driveway which provides ample off-road parking and leads down the side of the house to:

## Garage 19' 9" x 10' 6" (6.01m x 3.20m)

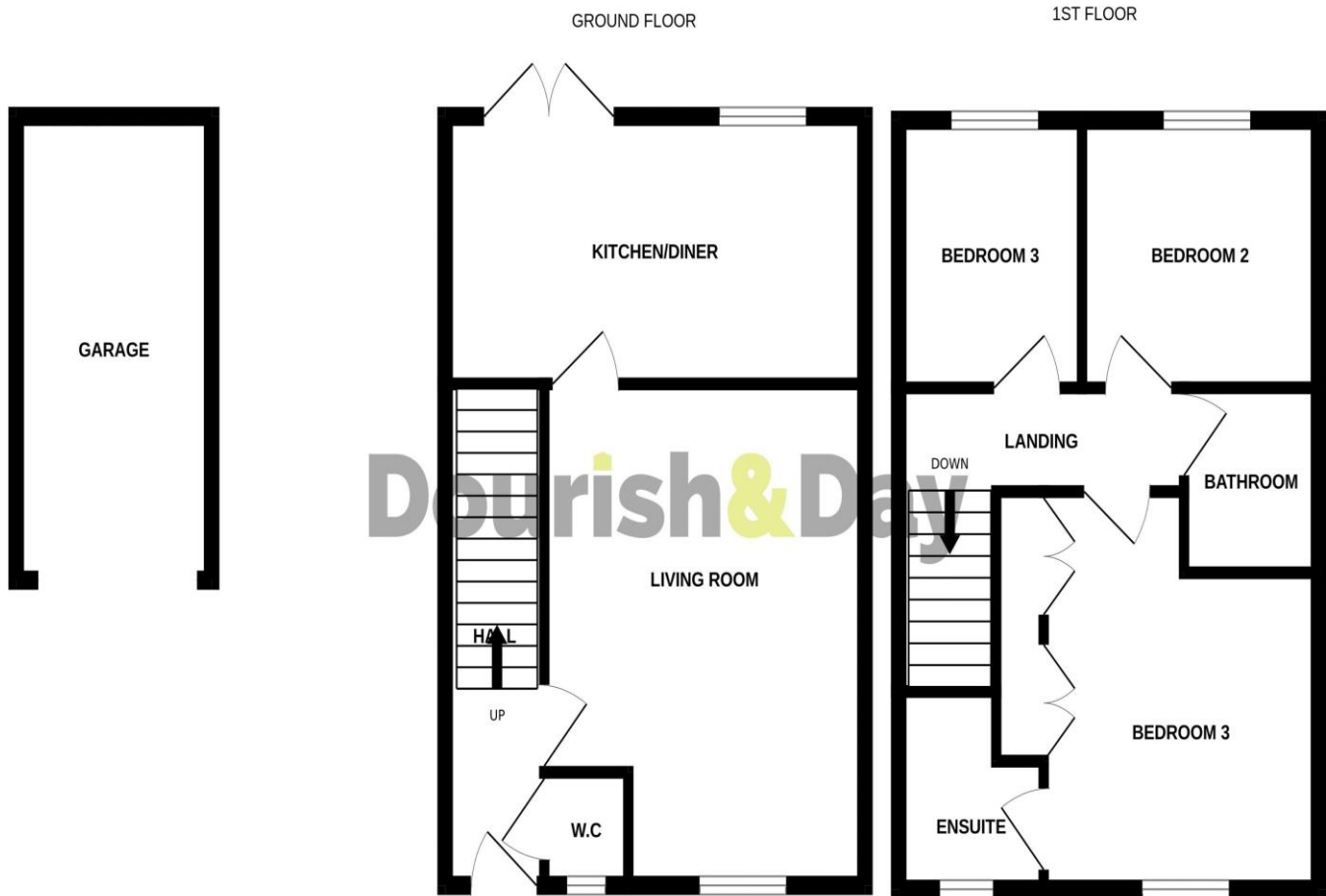
A spacious, single garage having power, lighting, partially boarded loft space, up and over door to the front and door to the side elevation.

## Outside - Rear

Being accessed through gated side access, the low maintenance rear garden is mainly paved with a central Astro turf area and gravelled borders.

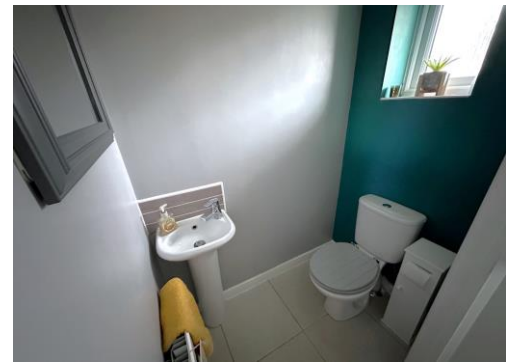






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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