



£140,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: A

Stafford

Meadow Road
Stafford Staffordshire

🛏️ 3 🚿 1 🛋️ 2

Have we got a property for you! If you're looking for a project then you'll be singing and dancing all through the Meadows. If you're in search of a good sized semi detached home which is perfect for those looking for a bit of a project where you can put your stamp on it!

This spacious three bedroom semi detached home has bags of potential and is situated on a good sized end plot; the property also enjoys excellent access to nearby shops, amenities, Stafford Town Centre and Stafford's popular retail park. Internally comprising of an entrance hallway a lounge, dining room and good sized kitchen guest WC and outhouse. To the first floor there are three bedrooms and a family bathroom. Externally the property has a lawned garden to the front, large lawned area to the rear garden.

- Three Bedroom Semi-Detached Property
- Modernisation Required Throughout
- Good Sized End Plot
- Living Room And Dining Room
- Potential To Extend Subject To Planning
- Good Nearby Amenities & Commuter Links

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 glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, storage cupboard, and internal door(s) off, providing access to;

Living Room 11' 0" x 14' 0" (3.36m x 4.26m)

A spacious reception room, having a double glazed window to the front elevation, and a radiator.

Dining Room 9' 11" x 10' 8" (3.03m x 3.24m)

A second spacious reception room, having a window to the rear elevation, and a radiator.

Kitchen 11' 1" x 10' 0" (3.38m x 3.06m)

Fitted with a range of wall & base units with an inset sink, and having a window to the rear elevation, a radiator, and door leading out to the outhouse.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

First Floor Landing

Having a window to the side elevation, an access point to the loft space, and internal doors off, providing access to;

Bedroom One 11' 11" x 14' 0" (3.63m x 4.27m)

A spacious double bedroom, having a built-in storage cupboard, radiator, and window to the rear elevation.

Bedroom Two 10' 5" x 11' 2" (3.18m x 3.41m)

A second double bedroom, having a built-in storage cupboard, radiator, and a window to the front elevation.

Bedroom Three 7' 5" x 10' 1" (2.26m x 3.08m)

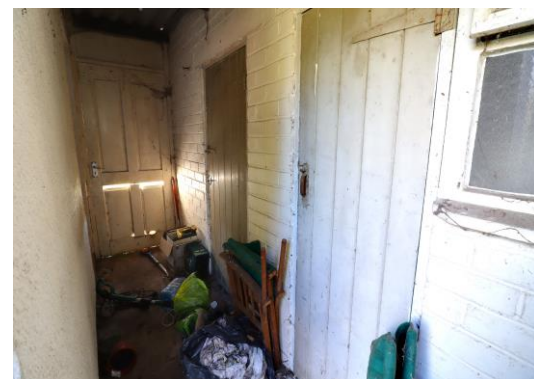
A third bedroom, having a built-in cupboard housing a central heating boiler, radiator, and a double glazed window to the front elevation.

Bathroom 5' 6" x 7' 1" (1.67m x 2.15m)

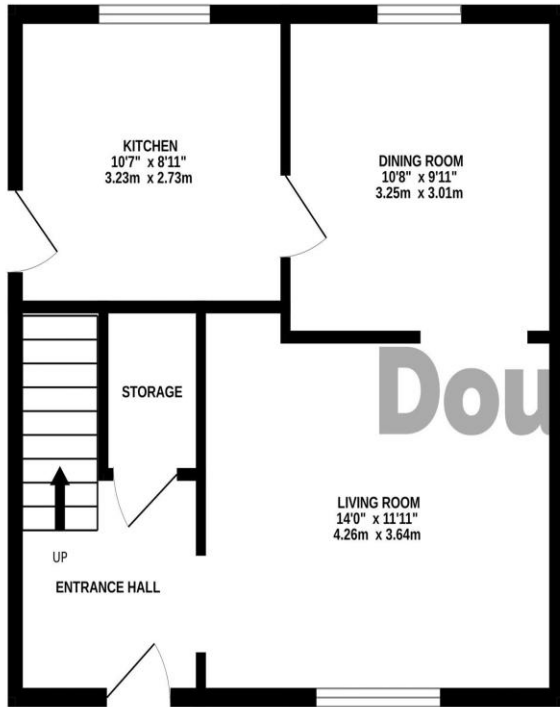
Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with electric shower over. There is part-ceramic tiling to the walls, and a window to the rear elevation.

Externally

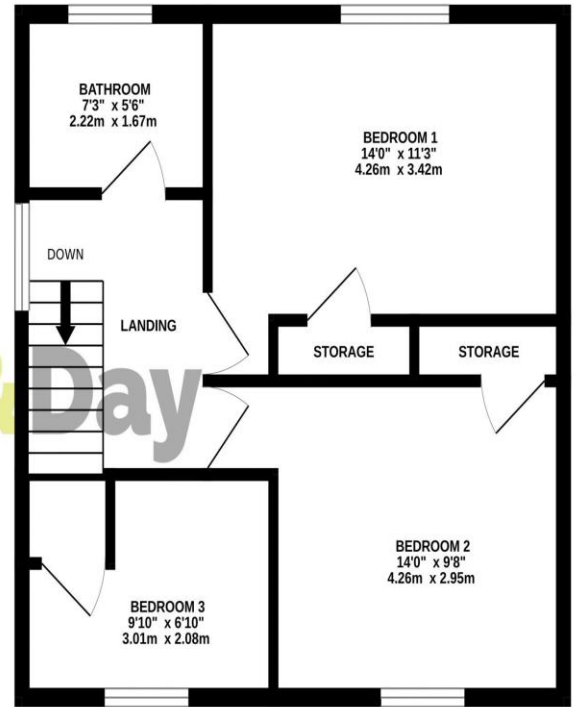
The property is positioned on a spacious corner plot, having a large garden area to the front, extending to the side, and is accessed through a pedestrian gate, enclosed by low-level decorative brick walling. To the side is an outhouse providing additional storage if required. The rear garden has a paved patio seating area, a large grassed garden area, and is enclosed by panelled fencing.



GROUND FLOOR



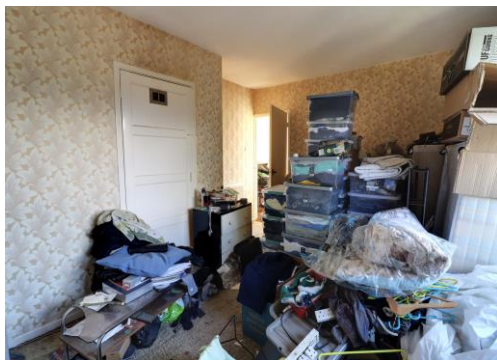
1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower rating costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher rating costs			
England & Wales		58	74
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.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk