



£160,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **TBC**

Stafford

Stone Road
Stafford Staffordshire



Introducing a Newly Built Modern Coach House. If you're in the market for something unique, this one-bedroom detached coach house could be the perfect fit for you.

This newly built modern property offers a distinctive blend of contemporary design and practical living spaces, making it a rare find on the market. As you step inside, you are welcomed by an entrance hall leading to a spacious garage, with a WC and Storage Area / Office Space on the ground floor. Ascending to the first floor, you will find a generously sized living area that seamlessly integrates with the modern kitchen. The open-plan layout creates a bright and airy atmosphere, perfect for both relaxing and entertaining. The bedroom has an adjoining bathroom, ensuring comfort and privacy. This property is truly one of a kind, boasting a unique design that sets it apart from typical market offerings. Additionally, the property offers No Onward Chain, providing a hassle-free purchase process.

- Detached Newly Converted Detached Coach House
- Modern Interior
- Open Plan Living Room & Contemporary Kitchen
- Double Bedroom & Bathroom
- Close To Stafford Town Centre & Mainline Train Station
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Being accessed through an entrance door with stairs leading to the first floor accommodation with a glazed door leading to:

Storage Area / Office Space 5' 2" x 14' 9" (1.58m x 4.50m)

Having a skylight window and providing access to the garage.

First Floor Landing

Providing access to the following:

Living Room 15' 7" x 13' 10" (4.74m x 4.21m)

A large, spacious living room having two wall mounted electric heaters, downlights and double glazed window to the rear elevation and two skylights.

Kitchen 8' 10" x 5' 0" (2.69m x 1.52m)

Having a range of fitted units extending to base and eye level with fitted worksurfaces with an inset sink unit with a mixer tap. Range of integrated appliances including an oven, electric hob and cooker hood over. Wood effect flooring, tiled splashbacks, downlights and two skylight windows.



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Bedroom 13' 11" x 8' 6" (4.23m x 2.59m)

A double bedroom having a wall mounted electric heater, recessed lighting, double glazed window to the front elevation and having three skylight windows.

Bathroom 5' 11" x 4' 9" (1.81m x 1.44m)

Having a white suite comprising of a panelled bath with chrome mixer tap and shower attachment over, wash hand basin in a vanity unit with a chrome mixer tap and cupboard beneath and close coupled WC. Wood effect flooring and skylight.

Outside

The property is approached through a communal gate and a drive provides off road parking with a further block paved area and leads to:

Garage 29' 10" x 13' 11" (9.09m x 4.25m)

A large garage having a roller shutter door to the front elevation, power, lighting, tiled floor and double glazed window to the side elevation.

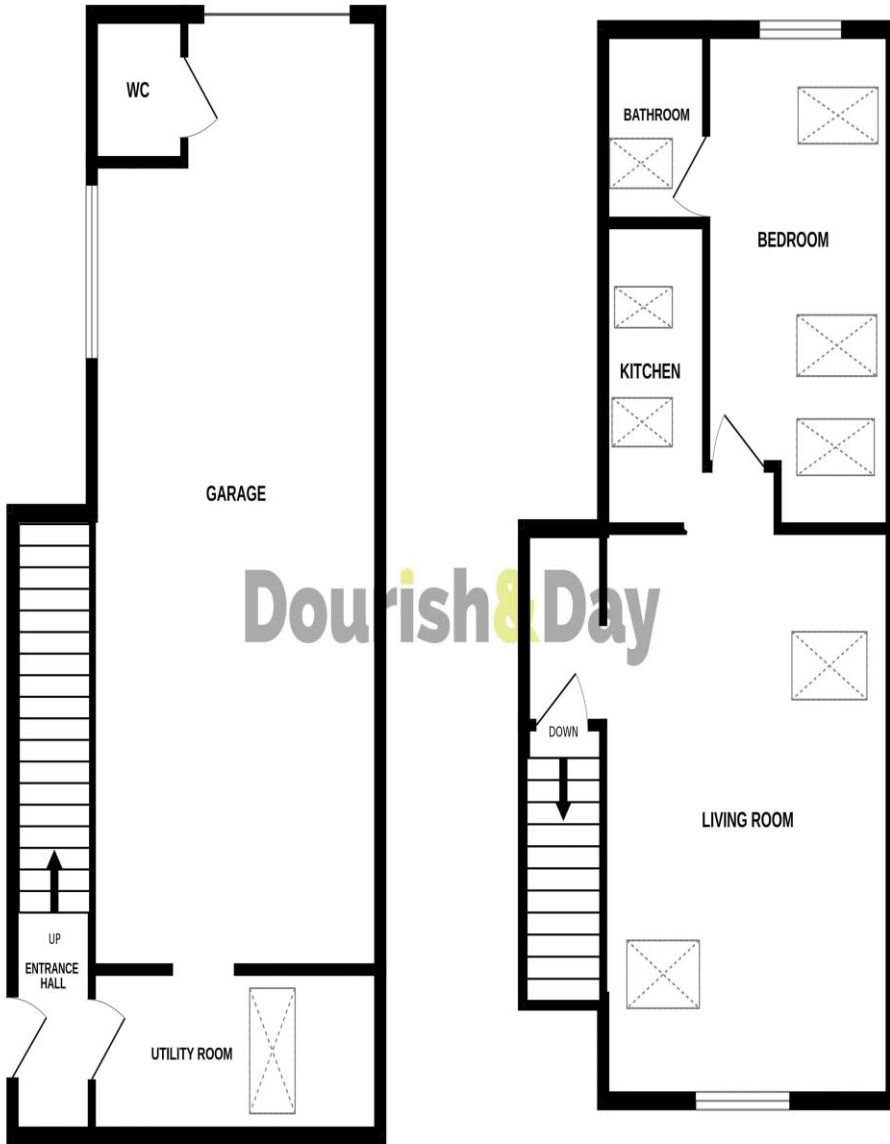
WC 4' 7" x 4' 6" (1.39m x 1.37m)

Having a white suite which includes a wash hand basin set in a vanity unit with a chrome mixer tap and cupboard beneath, close coupled WC and tiled effect flooring.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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