

£220,000

 TENURE: Freehold

 EPC RATING:

 COUNCIL TAX BAND: C

## Moss Pit Stafford

Poplar Way Moss Pit  
Stafford Staffordshire



**You're going to need to be quick off the marks as this home has a large corner garden plot and is going to be POPULAR. So if you are searching for a home with plenty of garden space for the children then head over to Poplar Way, as this fits the bill.**

Offering well proportioned rooms the home comprises entrance porch, hallway, lounge/diner with archway divide, kitchen, separate utility and to the first floor, three bedrooms and a contemporary family bathroom. The enclosed brick walled rear garden is perfect for young children and there is lots of extra space to the side lawn.

- Three Bedroom End Terrace
- Large Corner Plot With Lawns
- Large Lounge/Diner With Archway Divide
- Kitchen & Separate Utility
- Modern First Floor Bathroom
- No Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Porch

Having half glass double glazed front entrance door and further glass door to the hallway.

## Hallway

Stairs to the first floor with under stair store cupboard below, cloaks cupboard and radiator.

## Living Room 13' 5" x 9' 8" (4.1m x 2.95m)

Having tiled fireplace and hearth incorporating a gas fire. Radiator and double glazed door to the rear with glass side panels. Archway divide to the dining room.

## Dining Room 12' 4" x 9' 9" (3.75m x 2.96m)

Radiator and double glazed window to the front.

## Kitchen 10' 0" x 11' 9" (3.06m x 3.58m)

Fitted with base and wall units, work surfaces and stainless steel sink unit and drainer with tiled splash backs and space for a cooker. Corner pantry, radiator and double glazed window to the rear.

## Utility 8' 9" x 6' 4" (2.66m x 1.94m)

Fitted with a corner Belfast sink and spaces for a range of appliances. Composite doors to both the front and rear and windows to the front and side.



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## Landing

Double glazed window at mid landing level, airing cupboard and loft access.

## Bedroom One 9' 9" x 13' 6" (2.97m x 4.11m)

Radiator and double glazed window to the rear.

## Bedroom Two 10' 1" x 11' 9" (3.07m x 3.57m)

Radiator and double glazed windows to the side and rear.

## Bedroom Three 8' 5" x 9' 9" (2.56m x 2.96m)

Store cupboard, radiator and double glazed window to the rear.

## Bathroom 7' 5" x 5' 4" (2.25m x 1.63m)

Fitted with a contemporary white suite comprising panel bath with mixer tap and electric shower over, vanity wash basin with mixer tap and low level WC with concealed cistern. Tiling to the walls, heated towel rail and double glazed windows to the front and side.

## Outside Front

The home is set behind a hedgerow to the front which extends to the full length at the side, behind which are lawned gardens to both the front and side with occasional established shrubs to both.

## Outside Rear

The is again a mostly lawned garden with high brick wall separating the side garden to one side and a garden shed.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			



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