



£210,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💷 COUNCIL TAX BAND: **B**

Trinity Fields Stafford

Broughton Close Trinity Fields
Stafford Staffordshire



Introducing this three-bedroom semi-detached family home, offered with No Onward Chain!

Step inside and be greeted by an inviting entrance hall leading to a living room, a spacious dining room, and a well-appointed kitchen—all conveniently located on the ground floor. Upstairs, you will find three generously sized bedrooms and a family bathroom. Externally, the property offers off-road parking and a good-sized rear garden with useful storage buildings. Conveniently positioned close to a variety of local shops and just a short drive from Stafford's vibrant town centre, boasting an array of shops, amenities, and a mainline train station. With excellent commuting links and easy access to the M6, this property is ideal for first-time buyers looking to enter the property market or investors seeking to build or expand their portfolio. Don't miss out on this fantastic opportunity! Call us today to arrange your viewing appointment and make this property your own.

- Three Bedroom Semi-Detached Home
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Private Rear Garden
- Close To Stafford Town Centre, Mainline Train Station & M6 Motorway Links
- No Onward Chain

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 composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage space, wood laminate flooring, radiator, and internal door(s) off, providing access to:

Living Room 10' 7" x 14' 1" (3.22m x 4.28m)

A spacious reception room, having a double glazed bay window to the front elevation, wood laminate flooring & radiator.

Dining Room 10' 0" x 10' 8" (3.04m x 3.25m)

A second reception room which has wood effect tiled flooring, a double glazed window to the rear elevation & radiator.

Kitchen 10' 0" x 10' 0" (3.05m x 3.05m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, incorporating an inset single bowl sink/drainers with chrome mixer tap over, and includes a 4-ring gas hob & oven with space(s) for further kitchen appliance(s). In addition, there is a wall mounted gas central heating boiler, wood effect tiled flooring, a double glazed window to the rear elevation & double glazed door to the side elevation.



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First Floor Landing

Having an access hatch to the loft space, a double glazed window to the side elevation, and internal doors off, providing access to:

Bedroom One 12' 10" x 11' 3" (3.92m x 3.44m)

A double bedroom, featuring a double glazed bay window to the front elevation, wood laminate flooring & radiator.

Bedroom Two 13' 9" x 10' 2" (4.19m x 3.10m)

A double bedroom, having wood laminate flooring, a double glazed window to the rear elevation & radiator.

Bedroom Three 7' 6" x 9' 7" (2.29m x 2.92m)

Having wood laminate flooring, a useful over-stairs storage cupboard, a double glazed window to the front elevation & radiator.

Bathroom 6' 2" x 6' 9" (1.88m x 2.06m)

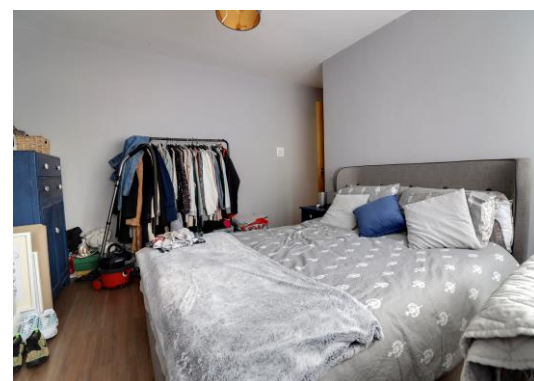
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with chrome taps & shower over. There is splashback walls, a double glazed window to the rear elevation, wood effect tiled flooring & radiator.

Outside Front

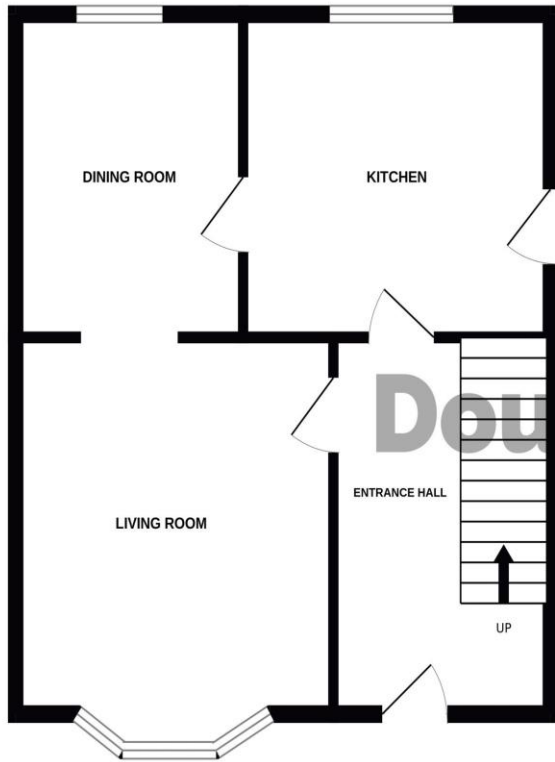
The property is approached over a gravelled driveway providing off-street parking and access to the main entrance door.

Outside Rear

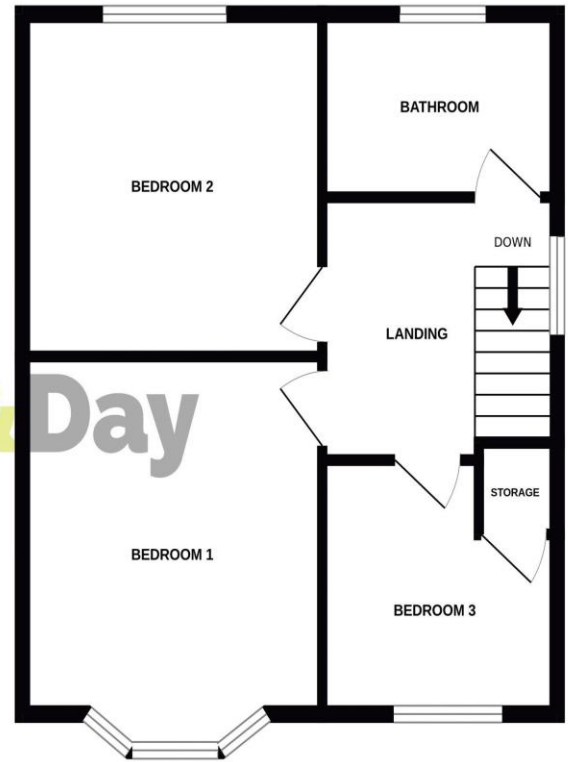
An enclosed rear garden being laid mainly to lawn with outbuilding with glazed window to the rear elevation.



GROUND FLOOR



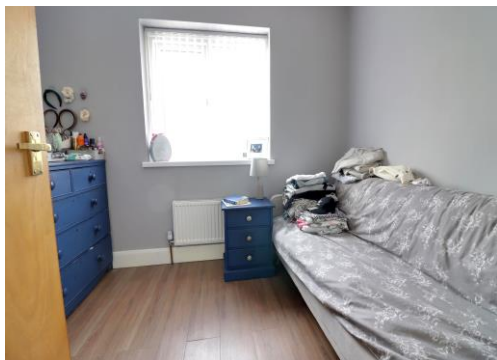
1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F	51	
(1-16)	G		
Not energy efficient - higher running costs			
England & Wales			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.
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