



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: A

💷 COUNCIL TAX BAND: B

## Stafford

Crab Lane  
Stafford Staffordshire ST16 1SN



**This is extended and well presented semi-detached bungalow is situated in a much-loved area on the north side of Stafford which provides good bus route access into the town centre, walking distance to local shops and amenities, handy for the M6 motorway.**

The accommodation comprises a carport which is accessed via a driveway and leads to the garage, entrance hall, spacious living room, conservatory addition, rear facing smart kitchen, two bedrooms and a shower room. Outside the bungalow sits on a good-sized plot with both front and rear low maintenance gardens as well as having plenty of off street parking. With vacant possession and no upward chain, this property is sure to be a hit, so call us today and book in for a closer inspection.

- Semi-Detached Bungalow
- Living Room & Conservatory
- Low Maintenance Gardens
- Garage & Carport
- Vacant Possession No Upward Chain
- Two Bedrooms & A Shower Room

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Agents Note

This property has solar panels which are believed to be renting the air space above the roof. Nobody is personally tied in to an agreement for 25 years fitted from approx 2012. The current homeowner simply grants the lease of the airspace above the roof. When buying the property you purchase the free panels, the lease is already in place. Enjoy the free electricity no additional agreements to be signed.

## Entrance Hallway

Having ceiling coving, loft access hatch, radiator and double glazed window and door to the side elevation.

## Living Room 18' 4" x 10' 10" (5.59m x 3.29m)

Having inset electric fire set in a decorative surround, ceiling coving, radiator and internal door to kitchen, double glazed window to the rear and double glazed door to the conservatory.

## Orangery Conservatory 9' 7" x 8' 8" (2.93m x 2.65m)

Having a tiled floor, insulated ceiling with double glazed sky light, ceiling spot lights, double glazed window and door to rear garden



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## **Kitchen** 7' 11" x 7' 6" (2.42m x 2.28m)

A smart kitchen refitted with a range of base and eye level units, fitted work surfaces incorporating a sink unit, chrome mixer tap. Space for a cooker, further space for fridge/freezer and washing machine. Tiled flooring, double glazed window to the rear elevation and double glazed door to the side elevation.

## **Bedroom One** 12' 0" x 10' 2" (3.66m x 3.10m)

Having ceiling coving, radiator and double glazed window to the front elevation.



## **Bedroom Two** 10' 2" x 8' 1" (3.10m x 2.47m)

Having ceiling coving, radiator and double glazed window to the front elevation.



## **Shower Room** 7' 5" x 5' 5" (2.25m x 1.64m)

Having a smart refitted shower room, tiled walk in shower cubicle, w/c with enclosed flush system, vanity wash hand basin with cupboard beneath and a chrome mixer tap. Door to storage cupboard, ceiling spot lights, tiled flooring, tiled walls, towel radiator and double glazed window to side elevation.



## **Outside - Front**

A low maintenance frontage with gravelled area and rubber modified asphalt driveway providing off road parking that extends to the side car port.

## **Car Port**

Having iron gated access, timber gate to rear garden and access to the garage.

## **Garage** 15' 9" x 8' 2" (4.81m x 2.50m)

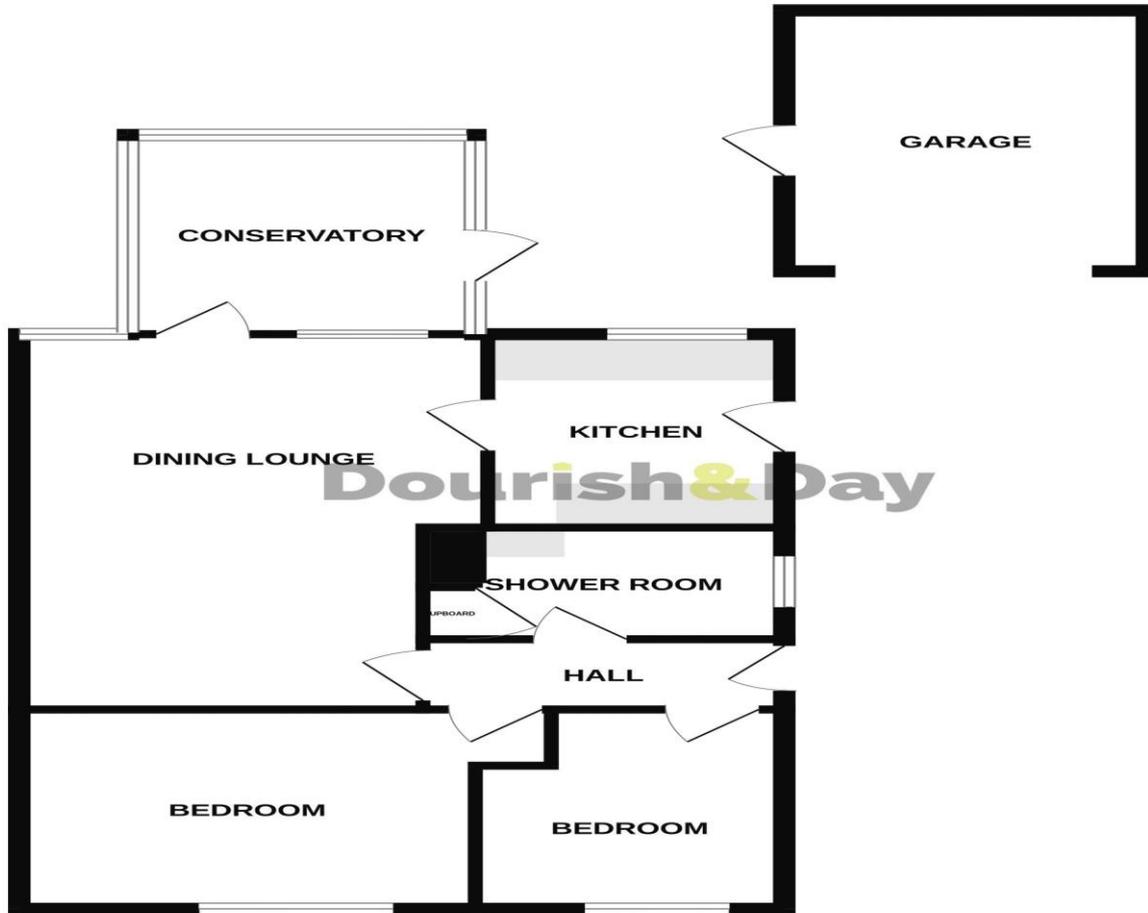
Having an up and over door to the front, window to the side elevation, door to the side also giving access to the rear garden. The garage also has lighting and power.

## **Outside- Rear**

Having a paved patio seating area, low maintenance gravel area with flower beds, plants and shrubs. Space for a storage shed and enclosed by panel fencing.



GROUND FLOOR



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			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan content of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any errors or omissions. This plan is for illustrative purposes only and should not be relied upon as a statement of fact. The services, systems and appliances shown have not been inspected and their operability or efficiency can be given. Made with Metropix ©2023



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