



£135,000

KEY TENURE: **Freehold**

EPC RATING: **N/A**

£ COUNCIL TAX BAND: **A**

## Baswich Stafford

Lodgefield Park Baswich  
Stafford Staffordshire



*Are you looking for a large and well-presented park home on a very popular site for the over 55's? This site is conveniently situated on the south side of Stafford with local shops and supermarket nearby, and only a short drive to Stafford Town centre offering great access to the mainline train station and close to Cannock Chase with beautiful walks.*

The home comprises of an entrance hallway, a large living room, dining room, kitchen, two bedrooms, one with an En-suite fitted to the master bedroom, and a further contemporary styled bathroom. Meanwhile, outside the property is positioned on a particularly nice plot, and benefits from parking, and from having a low maintenance paved garden. Don't delay, and book- in your viewing today!

- Superb Detached Park Home
- Spacious Living Room & Dining Room
- Two Well Proportioned Bedrooms
- Contemporary Fitted Shower Room & Ensuite
- Off Road Parking & Low Maintenance Garden
- Close To Local Shops And A Short Drive To Cannock Chase

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 a useful storage cupboard with sliding door, a further airing cupboard, and a radiator.

## Living Room 11' 5" x 20' 9" (3.49m x 6.32m)

Having an electric fire set within a surround, radiator, and double glazed windows to both the front & side elevations.

## Dining Room 8' 11" x 10' 2" (2.73m x 3.10m)

A second good sized reception room, having a double glazed window to the side elevation, and a radiator.

## Kitchen 12' 10" x 12' 7" (3.90m x 3.83m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and including a range of appliances which include; oven, and a 4-ring gas hob with an extractor hood over. There is ceramic splashback tiling to the walls, a wall mounted gas central heating boiler, stone effect flooring, and a radiator. There is a double glazed window & double glazed door to the side elevation.



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## **Bedroom One** 11' 11" x 9' 8" (3.62m x 2.95m)

A good sized double bedroom, having built-in bedroom furniture, a double glazed window to the side elevation, and a radiator. A further internal door leads through into the En-suite.

## **En-suite (Bedroom One)** 4' 0" x 8' 8" (1.21m x 2.65m)

Fitted with a suite comprising of a shower cubicle housing an electric shower, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is vinyl flooring, radiator, and a double glazed window to the rear elevation.

## **Bedroom Two** 9' 10" x 9' 7" (2.99m x 2.92m)

A second bedroom, featuring fitted bedroom furniture, and having a double glazed window to the rear elevation, and radiator.

## **Bathroom** 5' 1" x 6' 10" (1.56m x 2.08m)

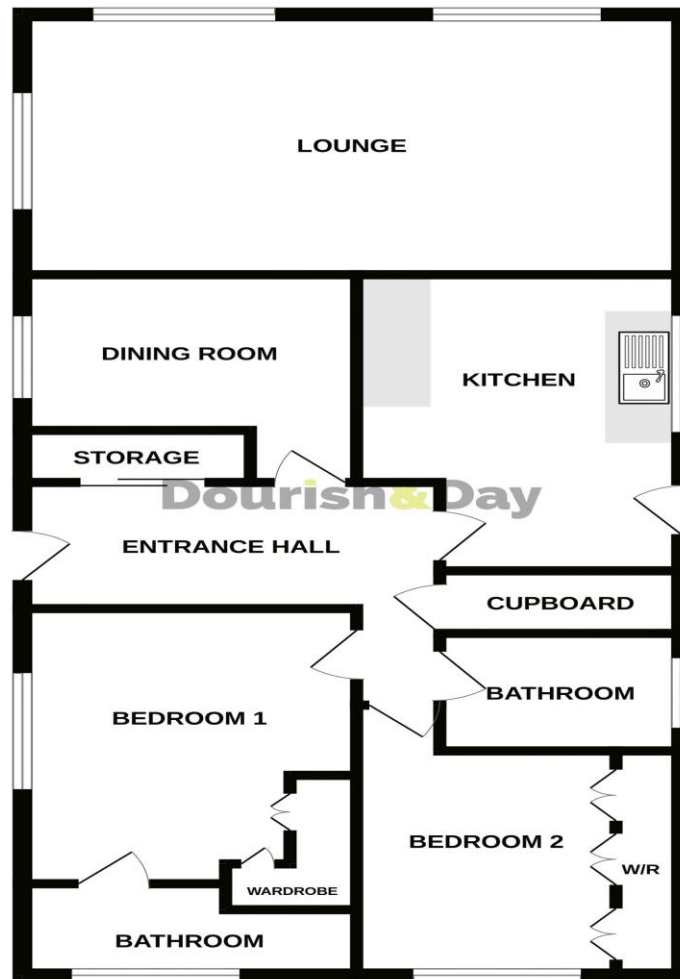
Fitted with a white suite comprising of a panelled bath with chrome taps, a pedestal wash hand basin with chrome taps, and a low-level WC. There is vinyl flooring, a radiator, and a double glazed window to the side elevation.

## **Externally**

The property is approached over a part-gravelled driveway providing off-road parking, and having a further gravelled parking area to the side and a further paved pathway to the side leading to the garden at the rear which features a patio seating area enjoying views of the nearby canal and beyond, and having a variety of established shrubs.



GROUND FLOOR



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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PROPERTY EXEMPT FROM AN EPC



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