



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Meadowcroft Park Stafford

16 Ferry Farm Drive Meadowcroft Park
Stafford Staffordshire ST17 4JE



All aboard the Dourish & Day Ferry to your next home. You'll be glad to hear that there are no choppy seas on your journey to this property which would be a perfect home for first time buyers or investors looking to add to their property portfolio.

Internally the accommodation comprises of an entrance hall, guest WC, living room, dining room and kitchen on the ground floor. Whilst upstairs you will find the wet room and the three bedrooms with the master bedroom having its own en-suite shower room. Externally the property has a driveway, carport, and an enclosed rear garden. Don't miss out on this home as you'll be so gutted if you do, and you'll be ready to walk the plank!

- Modern End-Terraced Home
- Living Room & Dining Room
- Kitchen & Guest WC
- Three Bedrooms, Bathroom & En-Suite
- Driveway, Carport & Gardens
- Perfect For First Time Buyers & Investors

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01785 223344

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Entrance Hallway

Being accessed through a double glazed entrance door and having wood effect flooring, radiator, stairs leading to the first floor and a double glazed window to the side elevation.

Guest WC 5' 5" x 3' 1" (1.66m x 0.93m)

Having a suite comprising of a wash hand basin and low level WC. Wood effect flooring, radiator and double glazed window to the front elevation.

Living Room 13' 11" x 12' 4" (4.24m x 3.76m)

Having a radiator and double glazed window to the front elevation.

Dining Room 10' 0" x 7' 3" (3.05m x 2.21m)

Having a radiator and double glazed sliding patio door giving views and access to the rear garden

Kitchen 9' 11" x 7' 11" (3.02m x 2.42m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink drainer with mixer tap. Integrated oven, hob and cooker hood over. Spaces for washing machine and



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fridge/freezer, useful storage cupboard, tiled effect floor, radiator, double glazed window to the front elevation and double glazed door to the side elevation.

First Floor Landing

Having access to loft space and built-in storage cupboard.

Bedroom One 11' 3" x 9' 3" (3.44m x 2.81m)

A good sized main bedroom having a radiator and double glazed window to the front elevation.

Ensuite Shower Room 3' 3" x 7' 0" (0.98m x 2.14m)

Having a suite which includes a tiled shower cubicle with mains mixer shower, pedestal wash hand basin, low level WC and radiator.

Bedroom Two 9' 4" inc robes x 8' 6" (2.84m inc robes x 2.59m)

Having fitted wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 8" x 6' 1" (2.34m x 1.86m)

Having a radiator and double glazed window to the front elevation.

Wet Room 6' 3" x 6' 9" (1.90m x 2.07m)

Having a fitted suite which includes a shower are with fitted electric shower, wash hand basin and low level WC. Radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a lawned front garden with a driveway extending to the side of the property with a CARPORT.

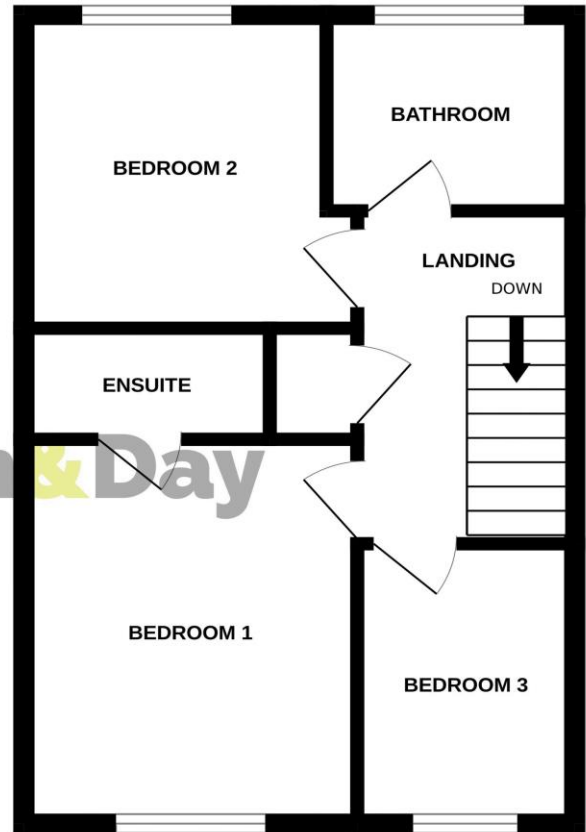
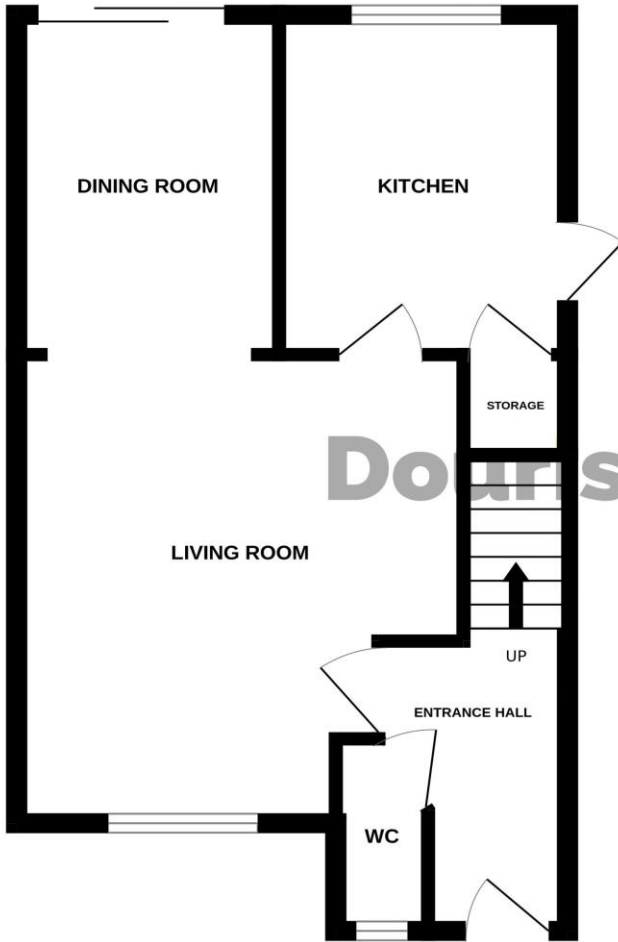
Outside - Rear

A good-sized enclosed rear garden being mainly laid to lawn with a paved patio seating area.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	86

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



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