



£185,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **B**

## Woodseaves Stafford

Newport Road Woodseaves  
Stafford Staffordshire



***This property really does offer value for money as it sits on a small modern development in the popular and accessible village of Woodseaves.***

The accommodation is contemporary in layout and offers spacious accommodation including an entrance hall with guest WC off and a large open plan living/kitchen/diner with built-in appliances all to the ground floor. To the first floor is a two spacious, double bedrooms and a contemporary bathroom. The property sits on a small and low maintenance plot with a rear garden with a gate leading on too a communal parking area which offers two allocated parking spaces. The property could be the perfect buy to let, first or second time purchase or down size home, it's hard to see this property sitting on the market for long so don't miss out and book in a viewing today.

- Two Bedroom Semi-Detached Property
- Well Presented Throughout
- Open-Plan Living/Dining/Kitchen & Guest WC
- Two Double Bedrooms & Family Bathroom
- Rear Garden & Two Allocated Parking Spots
- Located In A Highly Desirable Village

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 entrance door with storm canopy over and having stairs off, rising to the First Floor Landing & accommodation, radiator, tiled flooring & internal door(s) off, providing access to;

## Guest WC 5' 8" x 2' 10" (1.72m x 0.87m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is splashback tiling to the walls, tiled flooring & radiator.

## Open-Plan Kitchen, Dining & Living Space 27' 2" x 12' 6" (8.28m x 3.81m)

A great family living space which features a kitchen having a matching range of eye-level, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel 1.5 bowl with chrome mixer taps, and a range of appliances which includes an electric oven/grill, electric hob with extractor hood above & integrated dishwasher. The kitchen area has tiled flooring, a radiator, and a double glazed window to the front elevation, and within the living & dining space there are double glazed French doors providing views & access out to the rear garden.



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## First Floor Landing

Having an access point to the loft space, a useful built-in cupboard, and internal doors off to Bedrooms & Bathroom.

## Bedroom One 8' 4" x 11' 9" (2.53m x 3.59m)

A double bedroom, having two double glazed windows to the front elevation & radiator.

## Bedroom Two 8' 9" x 9' 5" (2.67m x 2.87m)

A second double bedroom, also featuring two double glazed windows which are to the front elevation & radiator.

## Bathroom 6' 7" x 5' 8" (2.01m x 1.72m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap & splashback tiling, and a panelled bath with chrome mixer taps & hand-held shower attachment with screen. There is tiling to the walls & floor, chrome towel radiator, and a double glazed window to the side elevation.

## Outside Front

The property is approached over a paved pathway providing pedestrian access to the front entrance door & a gravelled area to the side. A timber gate to the side provides access to the rear garden.

## Outside Rear

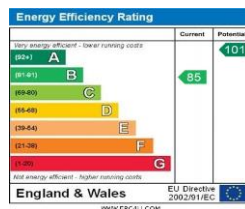
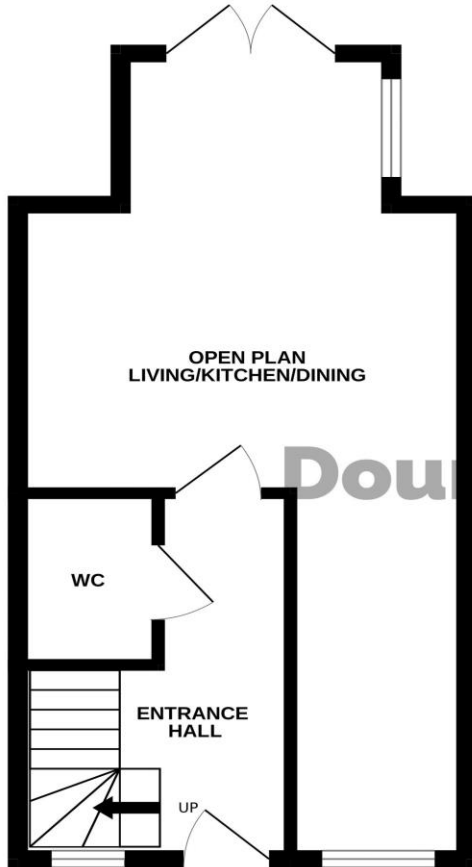
An enclosed rear garden featuring a cut stone patio seating area with pathway off, providing to a communal parking area with two allocated parking spaces for this particular property. There is a small lawned garden area with a variety of planting beds and established shrubs & plants. There is also a useful bin storage area, and is enclosed by panelled fencing.





GROUND FLOOR

1ST 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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