



**50% Shared
Ownership £90,000**

 TENURE: Leasehold

 EPC RATING: C

 COUNCIL TAX BAND: B

Queensville Stafford

Ranshaw Drive Queensville
Stafford Staffordshire



Attention, first-time buyers and investors! This 50% shared ownership, two-bedroom end-of-terrace home presents an exceptional opportunity.

Boasting a practical layout, the ground floor features an entrance hall, guest WC, kitchen, and a spacious living/dining room perfect for modern living and entertaining. Upstairs, two bedrooms and a bathroom await. Externally, the property delights with a low-maintenance rear garden and an allocated parking space. The location couldn't be more ideal, with Queens Retail Park just a stone's throw away, offering a variety of shops, and Stafford's bustling town centre, complete with a mainline train station, within easy reach. This is an opportunity not to be missed—call us today to schedule your viewing appointment and seize the chance to make this fantastic property your own!

- 50% Shared Ownership End Terrace House
- Two Good Size Bedroom's
- Bathroom & Guest WC
- Living/Dining Room & Kitchen
- Private Rear Garden & Allocated Parking Space
- Close To Stafford's Town Centre & Retail Park

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 to the front elevation, and having stairs off, rising to the first floor landing & accommodation with useful understairs storage. There is wood laminate flooring, a double glazed window to the side elevation, and internal door(s) off, providing access to;

Guest WC 6' 1" x 3' 1" (1.85m x 0.93m)

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin with chrome taps. In addition, there is splashback tiling to the walls around the suite area, tiled flooring & radiator.

Kitchen 11' 9" x 6' 5" (3.57m x 1.96m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainage unit with chrome mixer tap over. The kitchen also includes a range of integrated/fitted appliances; oven, 4-ring gas hob with extractor hood over, and under-counter space(s) for further kitchen appliance(s). The room accommodates a wall mounted gas central heating boiler concealed within a wall unit, and also benefits from splashback tiling to the walls, tiled flooring, a radiator, and a double glazed window to the front elevation.

Living Room & Dining Space 16' 10" x 12' 10" (5.13m x 3.92m)

A spacious room, having a double glazed window & door to the rear elevation & radiator.



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First Floor Landing

Having access to the loft space, a built-in airing cupboard, and internal doors off to all bedrooms & bathroom.

Bedroom One 12' 4" x 13' 0" (3.77m x 3.95m)

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

Bedroom Two 16' 3" x 6' 2" (4.95m x 1.89m)

A second good sized double bedroom, having a double glazed window to the front elevation & radiator.

Bathroom 6' 3" x 6' 6" (1.90m x 1.98m)

Fitted with a white suite comprising of a panelled bath with chrome mixer-fill tap & mains-fed shower over with screen to the side, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having part-tiled walls, wood effect flooring, a double glazed window to the front elevation & radiator.

Outside Front

The property is approached over a paved pathway with a decorative slate gravelled area to the side and providing access to the main entrance door to the front elevation.

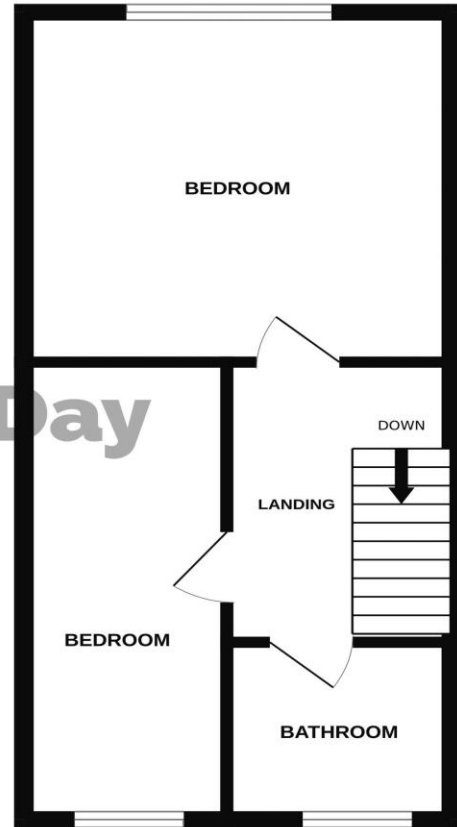
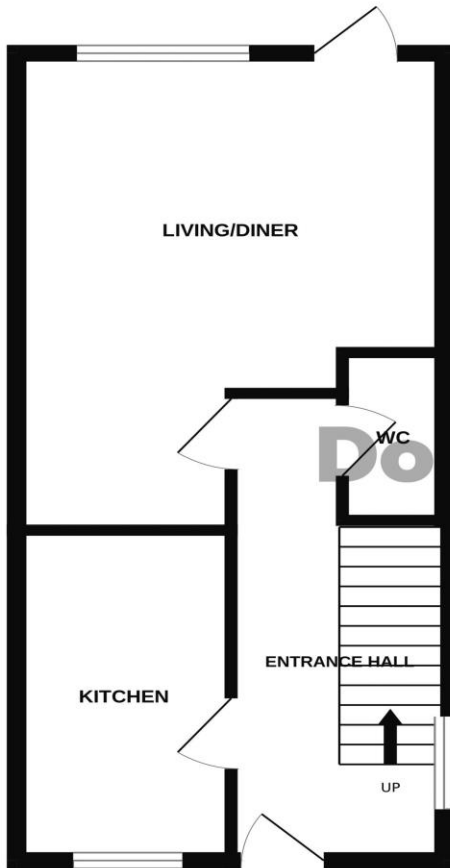
Outside Rear

An enclosed & low-maintenance rear garden featuring a paved seating area, a decorative gravelled garden area to the far rear of the garden, planting beds with a variety of mature shrubs & plants. The garden also benefits from having a greenhouse & garden shed which has power & lighting installed. There is gated access to the side to a communal parking area, which this particular property benefits from one allocated parking space.



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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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