



£235,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Church Eaton Stafford

Parkers Close Church Eaton
Stafford Staffordshire



Competitively Priced!!!! With No Upward Chain! This beautiful Staffordshire village provides an outstanding desirable rural location with delightful canal walks, central public house, stunning church, primary school and a cricket club! Surrounded by countryside yet having great commuting access to Stafford, Newport, Wolverhampton and Cannock.

This Two bedroom semi-detached bungalow is ideal for anybody looking to downsize. Internally comprising of an entrance hall, living room, two bedrooms, kitchen and a further sitting room. Externally the property is approached over a private driveway with a good size rear garden. This property is going to be popular so don't delay and call us today to book in your viewing appointment.

- Two Bedroom Semi-Detached Bungalow
- Spacious Living Room & Sitting Room
- Two Good Size Bedrooms & Shower Room
- Driveway With Private Rear Garden
- Located In A Highly Sought After Village
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door & glazed panel to the side elevation, and having access to the loft space, a radiator, and internal doors off, providing access to;

Living Room 17' 9" x 9' 11" (5.41m x 3.02m)

A spacious living room featuring an electric fire set within a decorative wood surround on a tiled hearth. There is a radiator, a double glazed window to the rear elevation, a double glazed door, also to the rear elevation.

Kitchen 11' 5" x 10' 0" (3.48m x 3.06m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over which incorporates an inset 1.5 bowl sink/drainer with chrome mixer tap over, and fitted appliances which include a cooker & hob with extractor over. There is ceramic tiling to the walls, wood effect flooring, a double glazed window to the rear elevation, and a further barn-style door leading into the Sitting Room.



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Sitting Room 16' 7" x 10' 8" (5.05m x 3.26m)

A versatile, bright & spacious room which has a range of fitted wall & base units with fitted work surfaces over. There are double glazed windows to both the front & rear elevations, double glazed French door to the rear elevation, and a further double glazed door to the front elevation.

Bedroom One 11' 10" x 11' 6" (3.61m x 3.51m)

A spacious double bedroom featuring fitted wardrobes with mirrored doors. There is a radiator, and a double glazed window to the front elevation.

Bedroom Two 8' 6" x 9' 11" (2.60m x 3.03m)

A further double bedroom, again featuring fitted bedroom furniture. There is a radiator, and a double glazed window to the front elevation.

Shower Room 6' 8" x 6' 8" (2.02m x 2.04m)

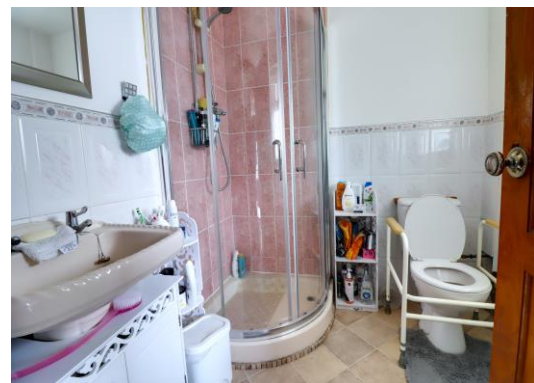
Fitted with a suite comprising of a low-level WC, wash hand basin with cupboard beneath, and a screened corner shower cubicle housing a mains-fed shower. There is part-tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

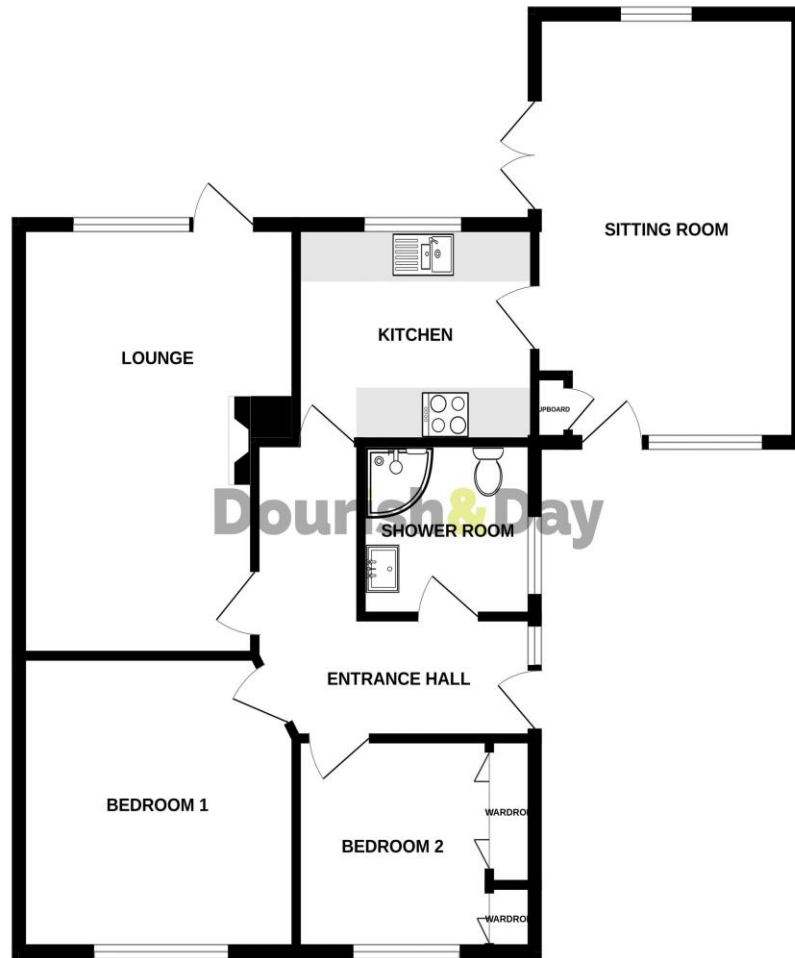
The property sits behind a lawned front garden with a mature tree, and is approached over a concrete driveway which provides ample off-street parking and continues to the side of the property providing access to the main entrance door.

Outside Rear

The rear garden has a paved & further gravelled seating area, a lawned garden area with a variety of mature shrubs to the borders. There are mature trees, a useful outdoor cold water tap, and the garden is enclosed by panelled fencing.



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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Energy Efficiency Rating		Current	Potential
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(17-38)	F		
0-16	G		

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