



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Meadowcroft Park Stafford

Virginia Avenue Meadowcroft Park  
Stafford Staffordshire



***This impressive home offers not just one or two but three stories of contemporary and spacious living. It's the ideal property for young families or first-time buyers. These homes provide excellent value for the space they offer.***

On the ground floor, you'll find an entrance hall, a guest WC, a utility room, a sitting room/games room, and a third double bedroom. The first floor of this home features a spacious living room and a beautiful open-plan kitchen/dining room. The second floor includes two double bedrooms, an en-suite, and a family bathroom. Outside, there's a driveway and a garden at the rear with both lawn and patio areas. If you're seeking a cost-effective housing option, this home is certainly the one for you. Contact us today to schedule a viewing!

- Stunning Three Storey Town House
- Three Bedrooms, En-Suite To Master Bedroom
- Living Room & Sitting Room
- Stunning Open-Plan Kitchen/Dining Room
- Utility Room, Guest WC & Family Bathroom
- Driveway & Rear Garden

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, featuring wood effect flooring, a useful built-in cupboard, a radiator, stairs rising to the First Floor Landing & accommodation, and internal door(s) off, providing access to;

## Guest WC 5' 8" x 2' 7" (1.73m x 0.78m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin. The room also benefits from having wood effect flooring, and a radiator.

## Sitting/Games Room 15' 2" x 8' 0" (4.63m x 2.45m)

A highly versatile reception room, having a double glazed window to the front elevation, and a radiator.

## Bedroom Three 10' 3" x 8' 8" (3.13m x 2.65m)

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

## Utility Room 7' 3" x 5' 10" (2.20m x 1.79m)

Fitted with cupboards and work surface which incorporates an inset stainless steel sink with drainer, and having space(s) for appliance(s) beneath. The room also has tiled flooring, a double glazed door to the rear garden, and a radiator.



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## **First Floor Open-Plan Kitchen & Dining Area** 15' 2" x 14' 10" (4.63m x 4.53m) (maximum measurements)

A stunning open-plan reception room, featuring a matching range of wall, base & drawer units with wood effect work surfaces over, and incorporating an inset ceramic sink & drainer with mixer taps, and including integrated/fitted appliances; oven, four-ring gas hob with cooker hood above, a dishwasher, and space to accommodate a freestanding fridge/freezer. The room also has wood effect flooring, recessed ceiling downlighting throughout, an auto-mist safety feature, radiator, a double glazed window to the front elevation, and double glazed double doors opening out onto a Juliet style balcony.

## **Living Room** 10' 8" x 14' 11" (3.26m x 4.55m)

A bright & spacious reception room, having two double glazed windows to the rear elevation, and a radiator.

## **Second Floor Landing**

Having an access point to the loft space, a radiator, and internal door(s) off, providing access to;

## **Bedroom One** 12' 4" x 11' 6" (3.77m x 3.50m) (maximum measurements)

A double bedroom, having built-in wardrobes, a double glazed window to the front elevation, radiator, and further internal door leading through into the En-suite shower room.

## **En-suite (Bedroom One)** 6' 7" x 5' 1" (2.0m x 1.56m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a tiled shower cubicle housing a mains-fed mixer shower. The room also has a double glazed window to the front elevation, and a radiator.

## **Bedroom Two** 11' 5" x 8' 1" (3.47m x 2.46m)

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

## **Bathroom** 5' 7" x 6' 7" (1.69m x 2.01m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, a panelled bath with centre-fill mixer taps & electric shower over. There is tiling to the floor, a double glazed window to the rear elevation, and a radiator.

## **Outside Front**

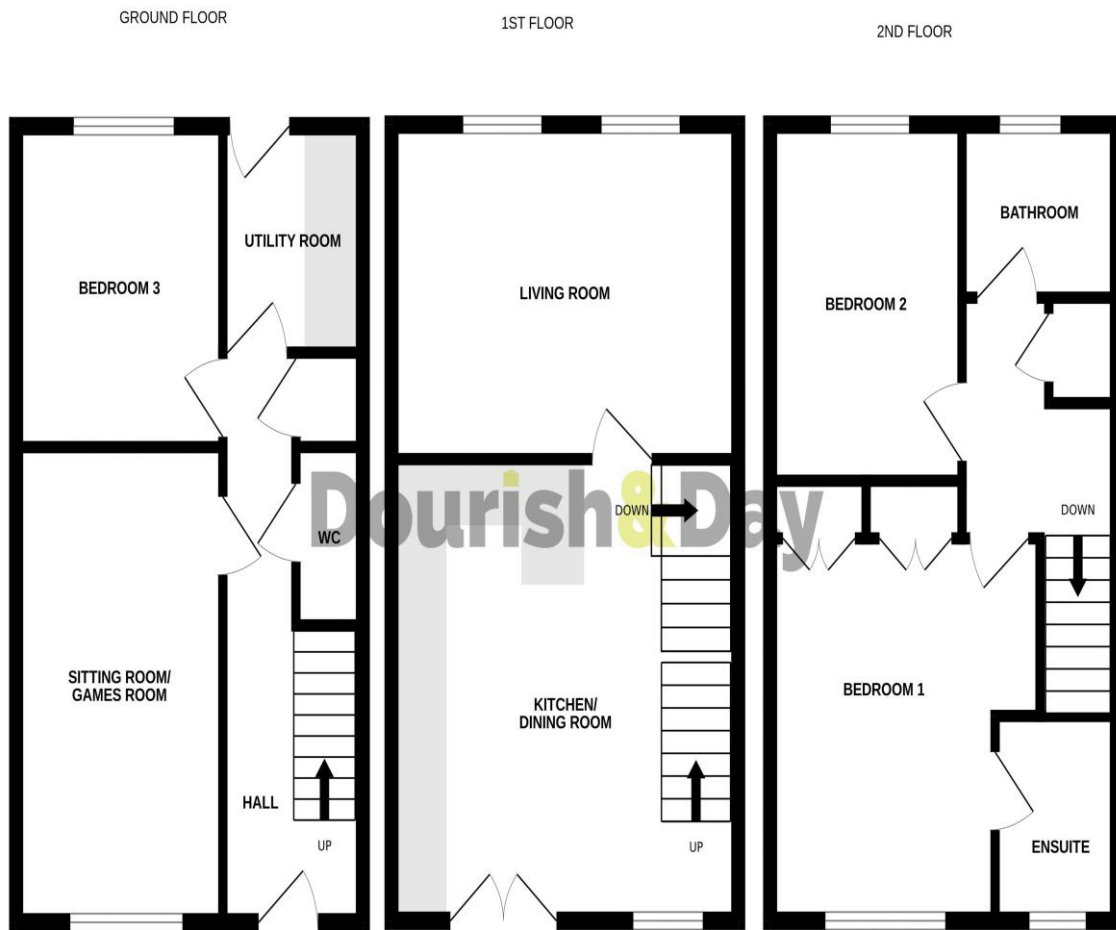
The property is approached over a shared access, which in turn leads on to a driveway providing off-street parking and access to the main entrance door.

## **Outside Rear**

An enclosed garden, being laid mainly to lawn with planting beds and a paved seating area.







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
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		
Less energy efficient - higher running costs			
		77	87
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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