



£210,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **C**

## Stafford

Marston Grove  
Stafford Staffordshire



***This home is sure to capture your heart! Nestled in a charming development on a private road, it's conveniently located just outside Stafford town centre, close to local amenities and schools.***

Perfect for first-time buyers or families seeking more space, this property offers a welcoming entrance hallway, a guest WC, a living room, and a spacious kitchen/diner on the ground floor. Upstairs, you'll find a family bathroom and three inviting bedrooms. The home boasts a generous plot with a front driveway and a sizable rear garden. With no onward chain, this gem won't be available for long. Call us today to schedule your viewing!

- Well Presented End-Terraced House
- Spacious Living Room & Kitchen/Diner
- Three Bedrooms, Bathroom & Guest WC
- Off Road Parking
- Large Enclosed Rear Garden
- No Onward Chain

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, and having stairs off, rising to the first floor landing accommodation, and radiator.

## Guest WC 6' 2" x 2' 10" (1.89m x 0.87m)

Fitted with a white low-level WC & wash hand basin with a radiator, and a double glazed window to the front elevation.

## Living Room 15' 3" x 15' 1" (4.64m x 4.60m)

A spacious living room, having a radiator, and a double glazed window to the front elevation.

## Kitchen & Dining Space 10' 2" x 14' 10" (3.11m x 4.52m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl sink/drainers with chrome mixer tap over, and a range of integrated/built-in appliances including; oven, hob with hood over, and space & plumbing for additional appliance(s). The kitchen area has tiled flooring. There is a radiator, and a double glazed window to the rear elevation, and a double glazed double door leading to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Landing

Having loft access, and airing cupboard with a wall mounted gas boiler inside, radiator, and a double glazed window to the side elevation.

## Bedroom One 11' 1" x 8' 5" (3.38m x 2.57m)

A further double bedroom having storage cupboard, radiator, and a double glazed window to the front elevation.

## Bedroom Two 12' 6" x 8' 2" (3.80m x 2.49m)

A second double bedroom having a built-in wardrobe. There is a radiator, and a double glazed window to the rear elevation.

## Bedroom Three 9' 1" x 6' 6" (2.77m x 1.98m)

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

## Bathroom 5' 7" x 6' 2" (1.69m x 1.89m)

Fitted with a white suite comprising panelled bath with shower screen & shower over, a wash hand basin, and a low-level WC. There is part-tiled walls, tiled flooring, radiator, and a double glazed window to the front elevation.

## Outside Front

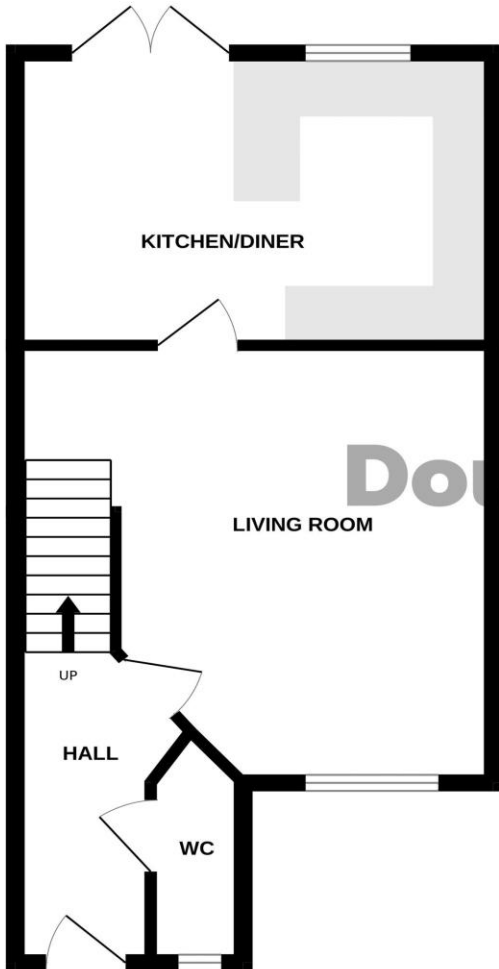
The property is approached over an asphalt driveway providing off-street vehicle parking, and access to the entrance door. There are two small lawned garden areas with mature hedging to the borders. The driveway continues down the side of the property to the rear of the property where there is a timber access gate.

## Outside Rear

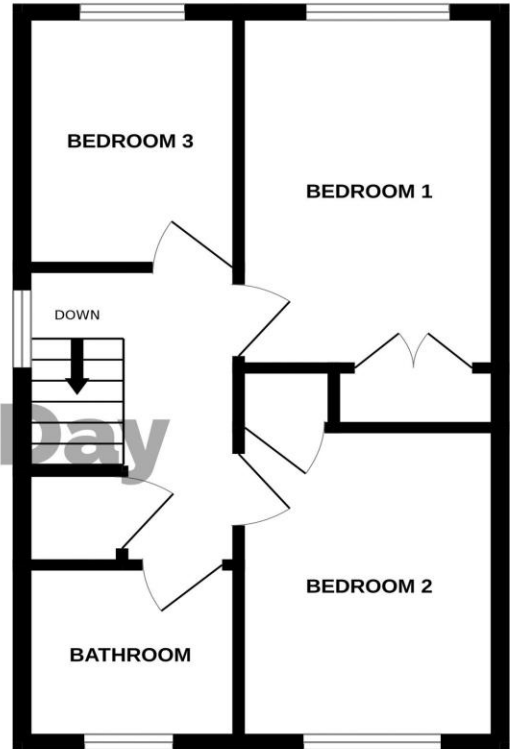
An enclosed rear garden being low maintenance having a gravelled seating area, a lawned garden area with a further decorative stone paved seating area. The garden also has a variety of mature shrubs, a garden shed, and is enclosed by panelled fencing.



GROUND FLOOR

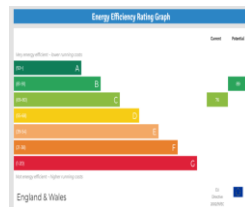


1ST FLOOR



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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk