



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Doxey Stafford

Brooklime Gardens Doxey
Stafford Staffordshire



Don't miss out – give us a call as you'll be so disappointed if you let this one slip away which is available with No Upward Chain! This superb two bedroom property will not leave a sour taste in your mouth, is situated in a well regarded location and beautifully presented throughout having a refitted kitchen, stunning refitted modern and contemporary bathroom suite, entrance porch, entrance hallway, spacious lounge and a large double glazed conservatory. Externally the property continues to impress having a fantastic landscaped easy maintenance.

- Superb Two Bedroom Property
- Spacious Lounge & Refitted Kitchen
- Large Double Glazed Conservatory
- Modern & Contemporary Refitted Bathroom
- Beautiful Rear Garden & Double Width Driveway
- Well Regarded & Convenient Location

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 Porch

Double glazed door to entrance porch having a built-in storage cupboard with shelving and folding door to Entrance Hallway.

Entrance Hallway

Having a radiator, coving, dado rail, and stairs off to the first floor accommodation and landing.

Lounge 14' 8" x 13' 1" (4.48m x 4.00m)

A spacious and light, beautifully presented lounge having a built-in storage/cloaks cupboard, a fire surround with granite inset and hearth housing a coal effect electric fire, coving, two radiators, and a double glazed window to the front elevation. There are double glazed sliding door leading-in to the Conservatory.

Conservatory 10' 8" x 9' 5" (3.26m x 2.88m)

A spacious double glazed conservatory having a radiator, lighting, power points, and double glazed, double doors with views and leading-out on to the beautifully maintained and private rear garden.



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Kitchen 8' 2" x 8' 0" (2.48m x 2.44m)

Fitted with a matching range of wall, base, and drawer units with work surfaces over incorporating an inset ceramic one and a half bowl sink with drainer and contemporary style mixer tap. There is space and plumbing to accommodate a number of kitchen appliances, ceramic splashback tiling to the walls, tile effect flooring, and a double glazed window to the rear elevation.

First Floor Landing

Having a feature arched double glazed window to the front elevation, airing cupboard, and access to the loft space.

Bedroom One 11' 6" x 8' 9" (3.51m x 2.67m)

A double bedroom having spacious built-in storage cupboards, fitted double height double wardrobes, radiator, and a double glazed window to the rear elevation.

Bedroom Two 8' 4" x 9' 10" (2.54m x 2.99m) (maximum measurements)

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

Bathroom

Fitted with a contemporary style white suite comprising of an enclosed cistern, low-level dual-flush WC, a wash hand basin set into top with mixer tap and unit beneath, and a panelled bath with glass shower screen with shower over. There is ceramic tiling to the walls, a heated towel radiator, and a double glazed window to the front elevation.

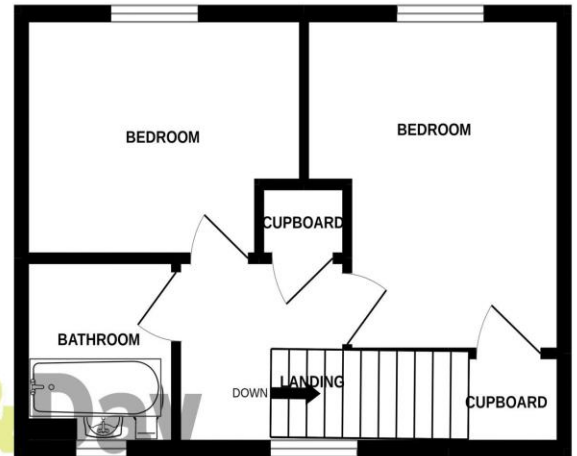
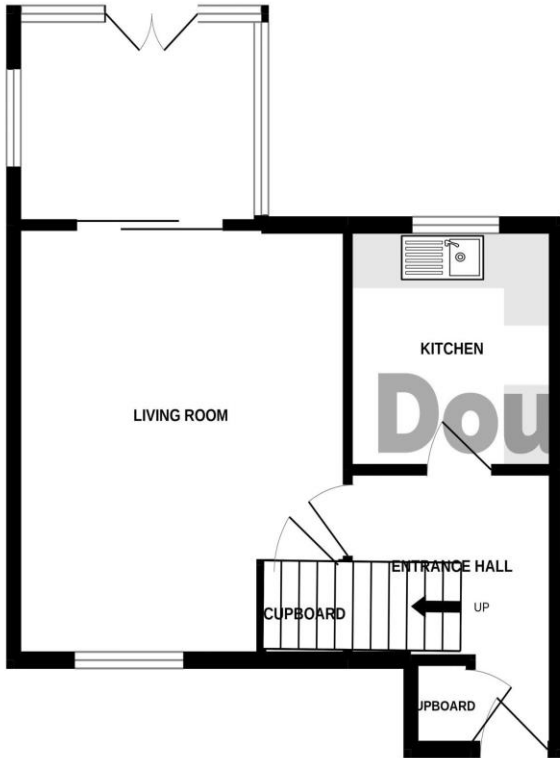
Externally

The property is approached via a double width tarmac driveway. The rear garden is private and beautifully maintained which is designed for ease of maintenance being laid mainly to gravel with a raised deck and artificially lawned covered seating area and two garden sheds each having power and lighting.



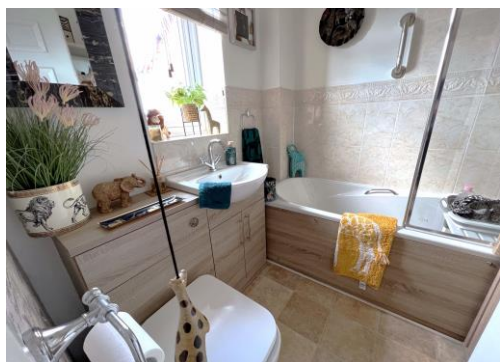
GROUND FLOOR

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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |



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