



£187,500

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Doxey Stafford

Chetney Close Doxey
Stafford Staffordshire



These three-bedroom semi-detached homes have recently been in high demand, and we anticipate the same for this one. The property is well-presented and situated in a cul-de-sac in a popular area near Stafford centre and the mainline train station.

The spacious accommodation includes an entrance hall, a large through living/dining room, and a kitchen on the ground floor. Upstairs, you'll find a shower room and three bedrooms. Externally, the property offers a driveway with off-street parking and a beautifully maintained rear garden. This property is a must-see, so don't miss out—schedule a viewing today!

- Modern Semi-Detached House
- Spacious Living/Dining Room & Kitchen
- Three Bedrooms & Shower Room
- Off Road Parking
- Front & Rear Gardens
- Great Location Close To Stafford Town Centre

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 Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor accommodation and radiator.

Living / Dining Room 24' 8" x 11' 1" max (7.51m x 3.38m max)

A bright, dual aspect reception room having two radiators and double glazed windows to the front and rear elevations.

Kitchen 10' 5" x 7' 1" (3.17m x 2.16m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single sink unit with mixer tap. Range of integrated appliances including an oven, hob and cooker hood over. Further appliance space, useful storage cupboard, wall mounted gas central heating boiler, double glazed window to the rear elevation and a double glazed door to the side elevation.

First Floor Landing

Having access to loft space, built-in cupboard and double glazed window to the side 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

Bedroom One 11' 10" x 7' 10" (3.60m x 2.40m)

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

Bedroom Two 10' 7" x 7' 0" (3.23m x 2.14m)

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

Bedroom Three 6' 11" x 7' 1" (2.11m x 2.17m)

Having a radiator and double glazed window to the front elevation.

Shower Room 7' 2" x 6' 2" (2.18m x 1.88m)

Having a contemporary suite which includes a tiled shower cubicle with mains shower, vanity style wash and basin with mixer tap and low level WC. Wood effect flooring, radiator and double glazed window to the side elevation.

Outside - Front

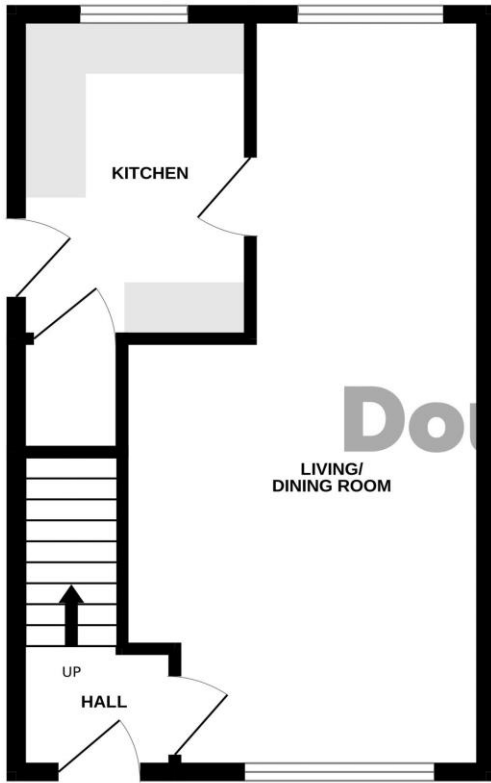
The property is approached over a driveway which provides off-road parking and leads to the side of the house where there is gated access leading to the rear garden.

Outside - Rear

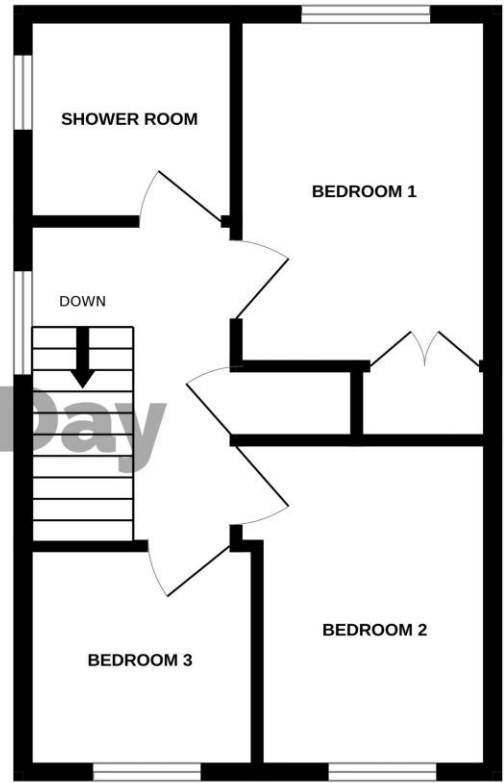
A beautifully kept rear garden having a paved patio overlooking a shaped lawned garden which has well stocked beds with a variety of plants and shrubs.



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - highest running costs			
England & Wales		76	89
EU Directive 2002/91/EC			
www.epcrea.com			



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