



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: A

Meadowcroft Park Stafford

Hainer Close Meadowcroft Park
Stafford Staffordshire



Elevate your homeownership journey or seize a prime investment opportunity with this inviting three-bedroom semi-detached corner property. Perfectly poised for those stepping onto the property ladder or astute investors, this residence beckons with a thoughtfully designed layout.

Step inside to an inviting entrance hall, leading to a well-appointed kitchen and a comfortable living room with an open-plan staircase. Ascend to the first floor to discover three generously sized bedrooms and a family bathroom. Positioned on a charming corner plot, the property boasts an expansive rear garden, providing a serene outdoor retreat. At the front, a driveway offers ample off-road parking, accompanied by access to a single garage. With its desirable features, this property is destined to attract attention. Don't miss out—call us today to secure your viewing appointment, as this opportunity won't linger for long.

- Three Bedroom Corner Plot Property
- Three Good Size Bedrooms & Family Bathroom
- Good Size Living Room & Kitchen
- Private Rear Garden
- Close To Stafford's Town Centre
- 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 door, having radiator, wood effect flooring, access to kitchen & living room.

Living Room 12' 11" x 13' 5" (3.94m x 4.08m)

A good size reception room, having an open-plan staircase to First Floor Landing & accommodation, radiator, double glazed window to rear elevation, double glazed sliding door to rear elevation.

Kitchen 9' 1" x 9' 4" (2.77m x 2.84m)

Fitted with a matching range of wall, base & drawer units with worksurfaces over incorporating an inset stainless steel 1.5 bowl sink unit with chrome mixer tap, a range of appliances including; oven, 4-ring gas hob, extractor hood over. There is a wall mounted gas central heating boiler, undercounter space for plumbed appliances, laminate floor, radiator, double glazed window to front elevation.



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First Floor Landing

Having access to the loft space, and internal doors off, providing access to;

Bedroom One 9' 2" x 13' 5" (2.79m x 4.10m)

A spacious double bedroom, having radiator, two double glazed windows to front elevation.



Bedroom Two 15' 5" x 8' 6" (4.70m x 2.59m)

A second double bedroom, having radiator, double glazed window to front elevation.



Bedroom Three 9' 5" x 7' 2" (2.88m x 2.19m)

Having an over-stairs storage cupboard, radiator, double glazed window to rear elevation.



Bathroom 6' 2" x 5' 10" (1.88m x 1.79m)

Fitted with a modern white suite comprising; low-level WC, pedestal wash hand basin with chrome taps, panelled bath with electric shower over. There is ceramic tiled walls, laminate floor, radiator, double glazed window to rear elevation.



Outside Front

The property is approached over a tarmac driveway providing ample off road parking and access to the attached garage & front entrance door. There is a small lawned garden area and a variety of established hedging & trees.

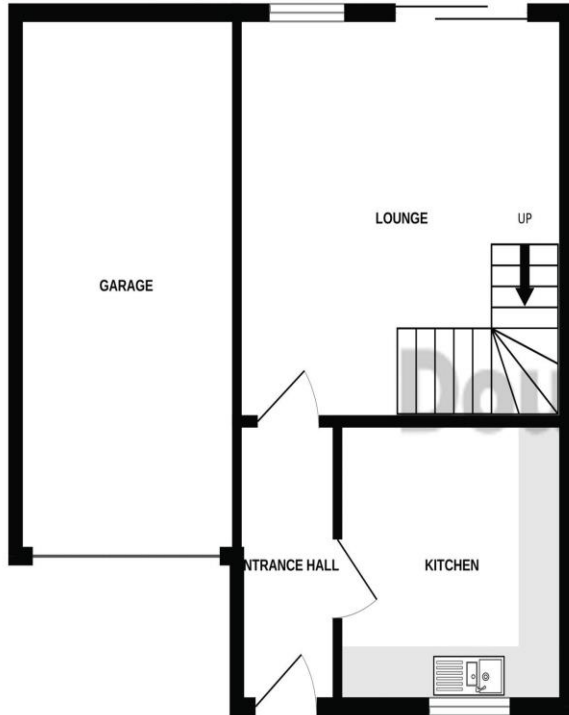
Garage 17' 4" x 8' 8" (5.29m x 2.65m)

A single attached garage, having up and over garage door to front elevation, lighting.

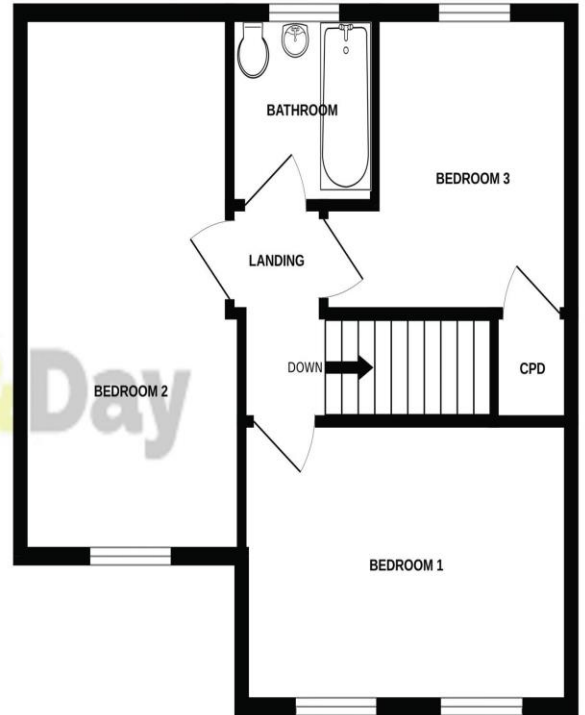
Outside Rear

Accessed from the side of the property via a timber gate, having a paved seating area and being laid mainly to lawn. The garden is enclosed by panelled fencing.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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