



A first time buyer, investor or downsizers dream property! An affordably priced two bedroomed semi detached house with garage, driveway parking and garden, plus a semi open aspect to the rear.

£177,500



Located in a pleasant and established cul de sac in the popular Doxey area of Stafford and having easy access into the town and commuter access to Junction 14 of the M6. This gas centrally heated and uPVC double glazed property offers a glazed side entrance door that leads into the entrance hall with stairs leading off to the first floor and access to both the lounge and dining kitchen.

The front facing lounge is a pleasant and naturally well lit room with two front facing windows and laminate flooring.

The dining kitchen has a full range of high gloss white fronted base and wall units with contrasting worktops and splashback tiling, stainless steel sink unit, built in cooker, hob and extractor hood, plumbing for a dishwasher, walk in understairs cupboard with space for a fridge freezer and other domestic items. The adjoining dining space has a side facing window and room for a table and chairs.

Leading off the kitchen is a rear garden facing veranda of uPVC double glazed construction and a built in brick cupboard leading off, that has space and plumbing for a washing machine.

The first floor landing gives access to the two bedrooms, shower room and attic hatch. The master bedroom is a full width double room with front facing window.

Bedroom two is a rear facing children's or smaller double room with side facing window and a large built in storage cupboard/wardrobe.

The shower room is fully tiled and fitted with a white and chrome suite to comprise shower, low level WC and wash hand basin.

Outside, single garage with double front doors and a rear window. Driveway parking for two cars together with a very easily managed fore garden. At the rear there is a predominantly lawned garden with fenced and hedged boundaries, garden gate leading to the driveway and a pleasant aspect overlooking meadow fields to the rear.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

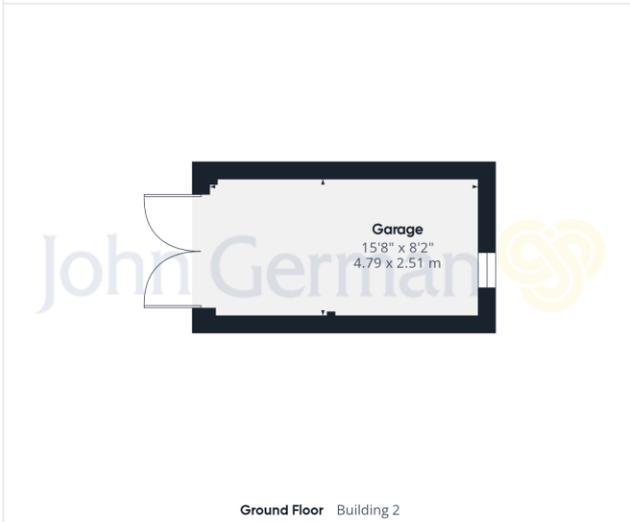
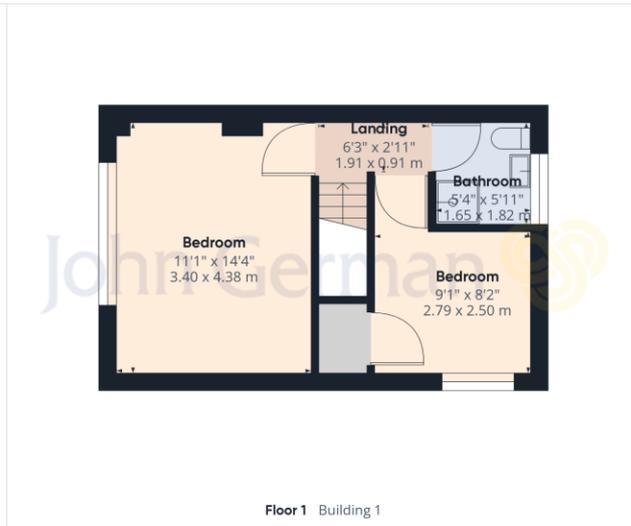
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/07062024

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**John German**

**Approximate total area<sup>(1)</sup>**  
 843.05 ft<sup>2</sup>  
 78.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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