



ESTATE AGENTS

... the key to a successful move



Fairfield Court, Stafford, Staffordshire, ST16 3HH

**Offers in excess
of £170,000**

* SUPERB THREE BEDROOM PROPERTY * FULLY MODERNISED AND UPGRADED
THROUGHOUT

* SPACIOUS LOUNGE * OPEN PLAN KITCHEN & DINING AREA * NEW KITCHEN APPLIANCES

* CONSERVATORY * CONTEMPORARY BATHROOM

* NEARBY TOWN CENTRE * EXCELLENT TRANSPORT NETWORK

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

STOP DO NOT LOOK ANY FURTHER ...WOW! WOW! WOW! JUST PACK YOUR BAG THIS HOUSE IS READY TO WELCOME YOU AS YOUR NEW HOME. oozing with sophistication this is a truly splendid three bedroom Semi Detached House superbly presented and renovated throughout. The property briefly comprises: Entrance hallway, lovely spacious lounge, open plan breakfast kitchen and dining area with appliances and breakfast bar, leading from the dining area is a conservatory, upstairs there are three bedrooms and a contemporary bathroom, externally there is garage, gardens to the front and rear.

Within walking distance of Stafford town centre with it's wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, cloaks cupboard, storage cupboard, stairs to first floor, uPVC exterior door



LOUNGE 14'9" x 10'2" (4.5m x 3.1m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



OPEN PLAN KITCHEN DINER 16'4" x 12'1" (5.0m x 3.7m)



Kitchen Area

Fitted with a contemporary range of wall and base units with coordinating worktops and breakfast bar, built in electric oven, halogen hob and chrome chimney extractor, sink and drainer with mixer tap, plumbing for washing machine, new free standing washing machine, fridge and freezer. Ceiling light point, part wall tiled, laminate flooring.

Dining Area

Ceiling light point, radiator, laminate flooring, uPVC double glazed door to the conservatory

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CONSERVATORY 9'10" x 8'2" (3.0m x 2.5m)

UPVC double glazed conservatory with ceiling light point, laminate flooring, power sockets, uPVC double glazed door to garden area

MASTER BEDROOM

Ceiling light point, radiator, uPVC double glazed window with front aspect



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BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window with rear aspect



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FIRST FLOOR

STAIRS/LANDING

Ceiling light point, radiator, uPVC double glazed window



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BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window with front aspect



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BATHROOM

Fitted with a three piece white bathroom suite comprises Panelled bath with shower screen, over bath electric shower, pedestal wash hand basin, low level w.c. Ceiling light point, part PVC panelled walls, laminate flooring, uPVC



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GENERAL INFORMATION

Services

We believe all are available. Gas - LPG

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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EXTERNALLY

There are gardens to the front and rear, the front garden is grassed and there is a variety of shrubs planted in the borders, a path leads to the front door. At the rear the garden is enclosed with panel fencing, it is predominantly grassed, there is a paved patio area and a garden shed. The property also has the additional benefit of a garage which is located within a block of garages.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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