



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £175,000

VIRGINIA AVENUE, MEADOWCROFT PARK, STAFFORD, STAFFORDSHIRE, ST17 4YA



## KEY FEATURES

- TWO BEDROOM TOWN HOUSE • DESIGNATED PARKING FOR TWO CARS. • SPACIOUS LOUNGE/DINING AREA • FITTED MODERN KITCHEN & BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSE REAR GARDEN • CLOSE TO LOCAL AMENITIES • EASY ACCESS TO M6 JUNCTION 12 AND 13.

## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Modern Town House, with fully enclosed garden and designated parking at the rear. The property is close to The Queensville Shopping Centre and has easy access to both Junctions 12 and 13 of the M6. Stafford Town Centre is within walking distance.

The property comprises an Entrance Hall, Kitchen, Lounge with stairs to the Landing above, Two Bedrooms and a Family Bathroom. The property benefits from gas central heating and double glazing.

To the front of the property is a shared paved pathway which extends to the front entrance and down the covered alleyway to a wooden gate at the rear. The front garden is laid mainly to lawn with a copper beach hedge at the front of the property and mature shrubs down the side. To the rear is a fully enclosed garden with shrubbery borders, a garden shed and is surrounded by wooden fencing. There is designated parking for two cars in a car park at the rear.

There is a small park and children's play area on Bartholdi Way just opposite the property.

The Council Tax Band is B

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/57-virginia-avenue>

## LOCATION

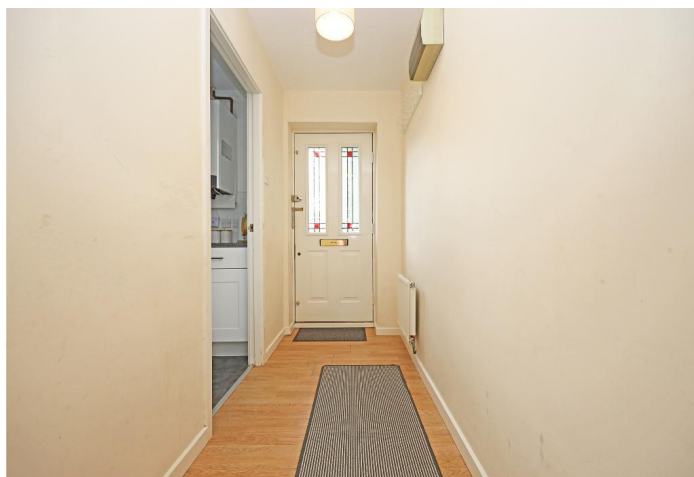
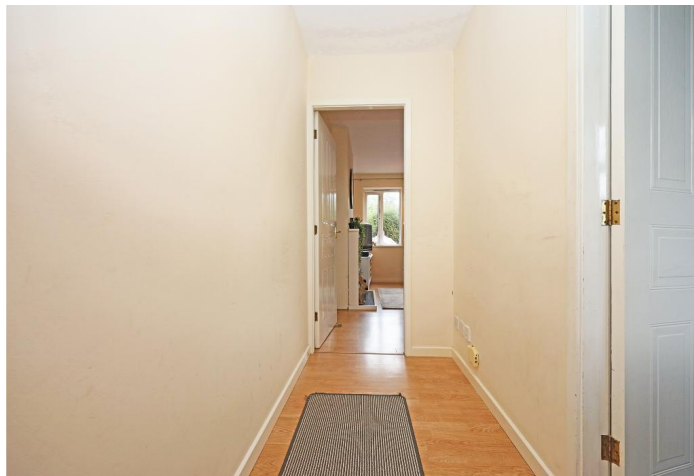
Take the Lichfield Road out of Stafford at the Queensville traffic island take the third exit onto Silkmore Lane, at the next island take the second exit onto Belfort Way Meadowcroft Park Estate. At the next traffic island take the second exit Landsdown Way and bear right into Savoureuse Drive turn left onto Darada Drive follow the road round and turn left on Bartholdi Way continue to the end of the road and Virginia Avenue and the property are directly infant of you.

## GROUND FLOOR

**Entrance Hall - 9' 0" x 3' 10" (2.75m x 1.18m)** The property is approached via a paved pathway through a black composite glazed door with storm canopy into a welcoming Entrance Hall. The decor is neutral, with a white ceiling having a central pendant light fitting, a wall mounted central heating radiator, a wall mounted consumer unit, wall mounted coat hooks and laminate flooring. There are doors into the kitchen and lounge.

**Lounge - 13' 5" x 12' 11" (4.1m x 3.95m)** The Lounge has neutral decor, a white ceiling with four lamp spotlight fitting, a double glazed uPVC window and uPVC double glazed "French doors to the rear aspect, a wall mounted central heating radiator, a white fireplace with granite effect backing and hearth inset with a log effect electric fire, TV connection point and laminate flooring. The stairs rise with a quarter turn to the Landing above.

**Kitchen - 9' 1" x 9' 0" (2.77m x 2.75m)** The modern Kitchen has white decor with white ceramic tiled splash backs, a white ceiling with a double fluorescent strip light, a double glazed window to the front aspect, a wall mounted central heating radiator and dark grey porcelain floor tiles. There is a selection of white high gloss wall and base units with grey granite effect countertops inset with a stainless steel one-and-a half bowl sink, drainer and chrome swan-neck mixer tap, a white four burner gas hob, with matching oven below and



extractor cooker hood above, space and plumbing for a washing machine and a fridge-freezer. The wall mounted Gas Central Heating Boiler was new and fitted in August 2021.

## FIRST FLOOR

**Stairs & Landing - 6' 5" x 4' 1" (1.98m x 1.25m)** The Stairs rise with a quarter turn to the landing above having neutral decor, white balustrade and a white ceiling with pendant light fitting and loft hatch giving access to the roof space above and light brown fitted carpet. There are doors opening into the two bedrooms and the family bathroom.

**Bedroom 1 - 13' 6" x 9' 2" (4.14m x 2.8m)** The first Bedroom has neutral decor, a white ceiling with central pendant light fitting, twin double glazed windows to the front aspect, a wall mounted central heating radiator, TV connection point and a neutral fitted carpet.

**Bedroom 2 - 9' 6" x 9' 4" (2.92m x 2.87m)** The second Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed windows to the rear aspect, a wall mounted central heating radiator, a built-in wardrobe and a neutral fitted carpet.

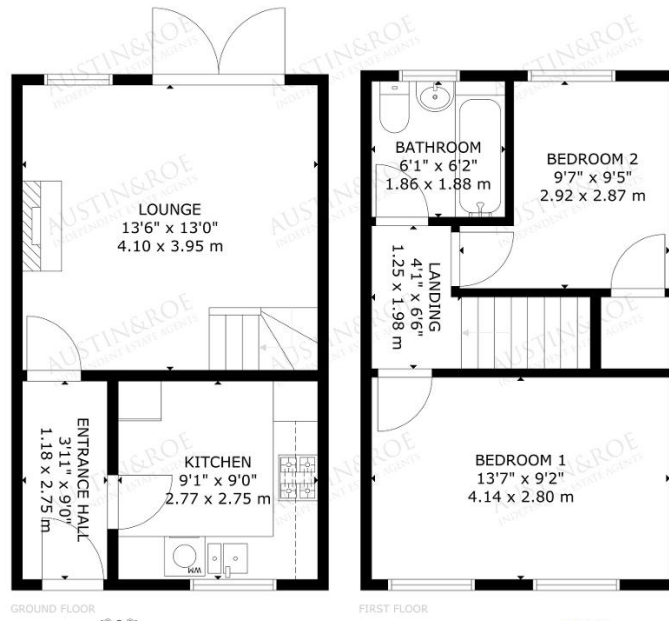
**Bathroom - 6' 2" x 5' 11" (1.88m x 1.82m)** The Family Bathroom has white decor with full height ceramic tiling to the bathing/showering area and half height tiling behind the sanitary ware, a white ceiling with a central flush light fitting and an extractor fan, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and grey vinyl floor covering. The white bathroom suite comprises a panel bath with an electric shower above, a pedestal wash hand basin and a low-level close coupled WC with a push button flush.

## EXTERIOR

**Outside Areas** - The property has a copper beech hedge to the front boundary a pathway which extends to the front entrance and through the alleyway past the wooden gate into the garden and beyond to the car park at the rear of the property. The front garden is laid to lawn with a mature shrubbery border. At the rear is a fully enclosed garden with a gravel patio area for alfresco dining and outdoor entertainment, a garden laid to lawn with shrubs and a wooden storage shed. The garden is surrounded by wooden fencing.

**Parking** - From the covered alleyway at the front of the property through to the rear, at the very end is an entrance to a carpark where there is designated parking for two cars. This is accessed from Abbey Close.



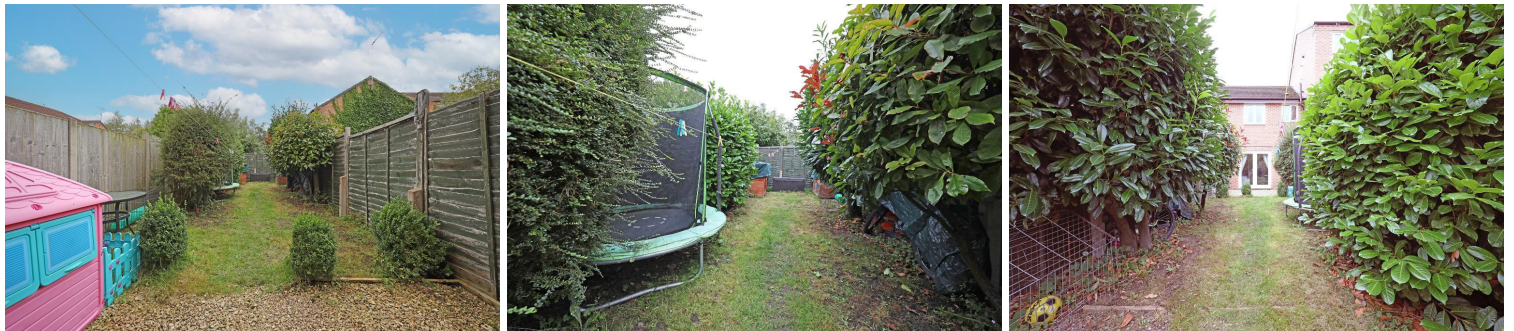


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GROSS INTERNAL AREA  
TOTAL: 57 m<sup>2</sup> / 611 sq ft  
GROUND FLOOR: 28 m<sup>2</sup> / 303 sq ft, FIRST FLOOR: 29 m<sup>2</sup> / 308 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK

ADDITIONAL PHOTOS



ENERGY EFFICIENCY

