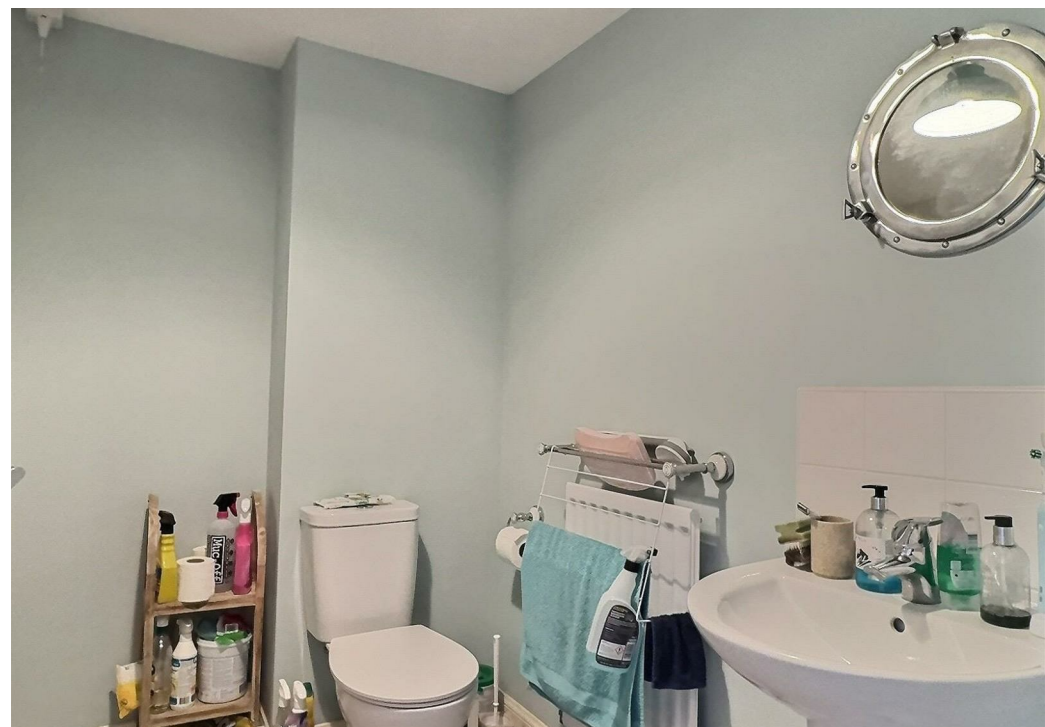
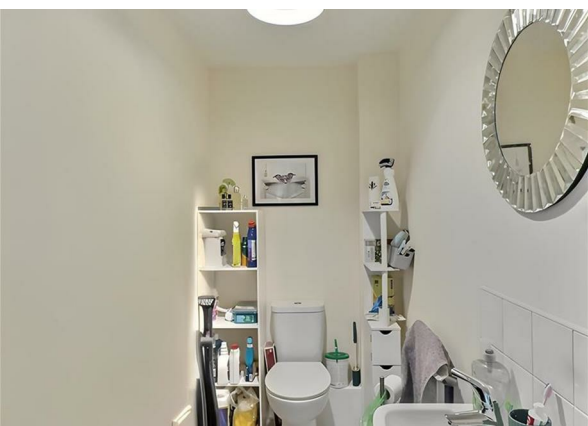
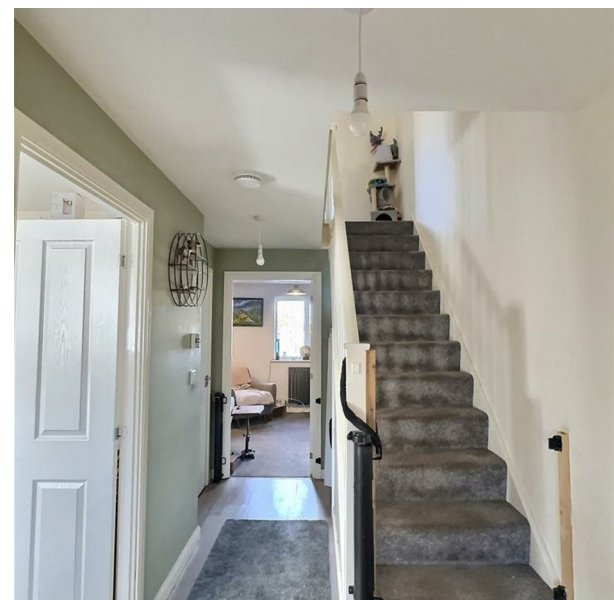


Blacksmith Close, Eccleshall, Stafford, ST21 6LP
30% Shared ownership £70,000



Blacksmith Close, Eccleshall, Stafford, ST21 6LP

3D TOUR PLEASE FOLLOW LINK

30% Shared ownership £70,000
Council Tax Band: B

This shared ownership property, currently available at a 30% share with the option to increase ownership, presents an exceptional opportunity for first-time buyers or those looking to downsize. The immaculate Semi Detached home in Eccleshall boasts a modern design and offers well-maintained living spaces that will appeal to a wide range of buyers.

Upon entering, you are welcomed by a large, spacious hallway that leads to the living/dining room. This room is generously proportioned and benefits from ample natural light streaming in from large windows and a door that opens onto the rear garden, offering peaceful views of the well-maintained outdoor space. This layout effortlessly blends indoor and outdoor living, making it perfect for family life or entertaining guests.

The property comprises two spacious double bedrooms, each filled with natural light, creating bright and airy spaces ideal for rest and relaxation. The modern kitchen is fitted with high-quality appliances and provides ample space for meal preparation and dining. In addition to the bedrooms, there is a good-sized family bathroom, complemented by a convenient downstairs WC. This home also offers two dedicated parking spaces, making it highly convenient for both residents and guests.

Eccleshall is a charming market town in Staffordshire, known for its vibrant community and historical appeal. The town is surrounded by picturesque countryside, ideal for outdoor enthusiasts who enjoy walking, cycling, and exploring nature. Local green spaces like the Queen Elizabeth II Playing Field and Jubilee Playing Field provide residents with leisure opportunities, while community events such as farmers' markets bring the neighbourhood together. Eccleshall is also well-connected, with excellent road links via the M6 and nearby Stafford railway station offering direct routes to major cities like Birmingham and Manchester.

This location is perfect for those seeking a peaceful yet convenient lifestyle, with easy access to shops, schools, and other local amenities. The nearby high streets offer a variety of independent shops, pubs, and restaurants, and for everyday essentials, there's a Nisa and Co-op. Families will also appreciate the selection of well-regarded schools nearby, such as Bishop Lonsdale Primary School.

Overall, this is a home that combines the best of modern living with the tranquillity of village life, making it an excellent investment in the sought-after area of Eccleshall. Viewing is highly recommended to fully appreciate the charm and potential this property offers.

Ground Floor

Kitchen

8'0" x 11'8" (2.44 x 3.58)

The ****kitchen**** in this modern property is sleek and well-designed, offering ample storage with contemporary white cabinetry and black countertops. The integrated appliances, including a built-in oven and hob with a stainless steel extractor fan, contribute to its streamlined, practical layout. A large window allows plenty of natural light to flood the space, creating a bright and airy atmosphere, perfect for cooking and meal prep. The spacious design also allows for a practical flow, making it ideal for both everyday use and entertaining.

Lounge

14'4" x 10'7" (4.38 x 3.24)

The lounge offers a welcoming and comfortable space for relaxation and entertaining. With a modern, cosy design, this room benefits from ample natural light thanks to the large window and the door leading directly to the garden. The warm tones of the décor create a homely feel, and the layout provides plenty of room for seating and media units. Whether you're hosting guests or enjoying a quiet evening, this lounge is perfectly designed for modern living. The space seamlessly blends style and practicality, making it ideal for any family or individual looking for a well-thought-out living area.

Guest WC

This modern guest WC offers a clean and practical space, perfect for visitors. The sleek white suite includes a contemporary washbasin and toilet, along with ample room for storage essentials. The bright walls and thoughtfully chosen fixtures create a fresh, minimalist look, making this room both functional and stylish for everyday use or when entertaining guests.

Entrance Hall

The entrance hall sets the tone for the rest of the property, offering a bright and welcoming space upon entry. The hallway is neutrally decorated, featuring clean, fresh walls and plush carpeted stairs that lead to the upper floor. From the hall, you can access the downstairs rooms, providing a practical layout that enhances the flow of the home. The crisp, modern feel of the entrance creates an inviting first impression and sets the stage for the rest of the house, making it an ideal spot to greet guests and welcome them into your home.

First floor

Bedroom One

8'10" x 14'4" (2.71 x 4.38)

This spacious and well-lit master bedroom offers a peaceful retreat with large windows that invite plenty of natural light, creating a bright and airy atmosphere. The neutral decor paired with a stylish feature wall adds a modern touch to the room, providing a versatile canvas for personalisation. With ample floor space, this room is perfect for a king-size bed and additional furnishings, offering comfort and practicality in equal measure.

Bathroom

7'9" x 7'6" (2.38 x 2.29)

Step into the spacious family bathroom, designed with convenience and comfort in mind. It features a modern three-piece suite, including a sleek pedestal sink, a toilet, and a shower-over-bath unit. The calming pastel walls create a relaxing ambience, while the tiled splashback around the bathtub adds a charming touch. A large wall-mounted mirror above the sink enhances the room's sense of space and light, making it the perfect place to unwind after a long day.

Bedroom Two

9'2" x 14'4" (2.81 x 4.38)

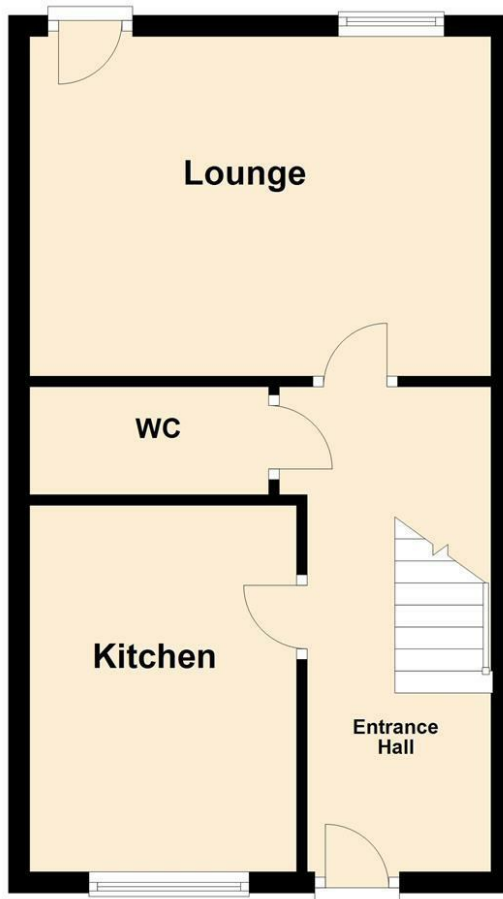
The second bedroom is bright and spacious, featuring two large windows that allow plenty of natural light to flood the room. With ample space for a double bed and additional furniture, this room offers a versatile space perfect for restful nights or as a flexible home office if needed. Its neutral tones provide a calm and inviting ambience, ready to be personalized to suit any style.

Garden

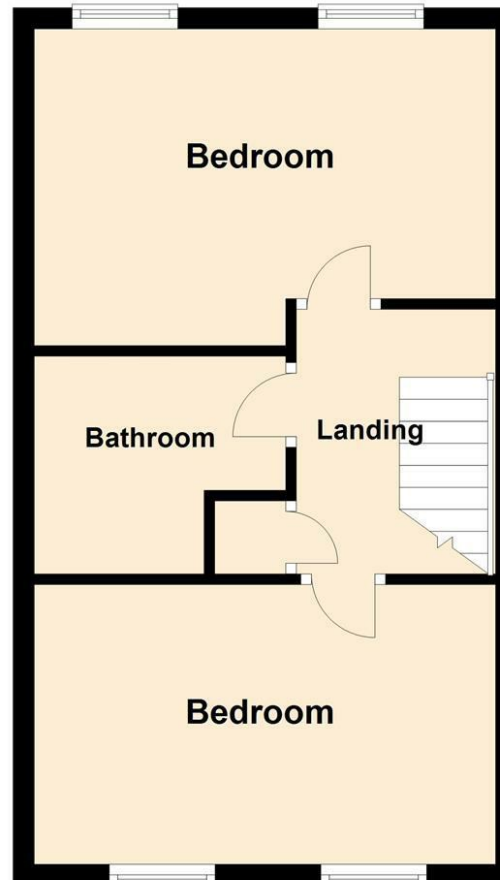
The garden at the rear of the property offers a private outdoor space with a mix of lawn and patio areas, perfect for relaxation or outdoor dining. The presence of a storage shed adds practicality, ideal for gardening tools or additional storage needs. The well-maintained greenery enhances the overall ambience, providing a serene retreat.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC