



8 Victoria Meadow,
Elford B79 9DQ

Downes & Daughters
ESTATE AGENCY

8 Victoria Meadow, Elford B79 9DQ Offers over £325,000

A flawlessly presented, contemporary, three double bedroom home, sensibly extended and refurbished by the current owner and offered for sale with no onward chain. Boasting stylish family accommodation over three floors and occupying a corner plot on this pretty development of just 14 homes, at the heart of this delightful Staffordshire village. The accommodation briefly comprises a ground floor with majority Karndean flooring offering an entrance hallway, living room, stunning breakfast kitchen and garden room on the ground floor. Two bedrooms, a modern bathroom and an open landing dressing area/study on the first floor and an opulent principal bedroom suite with shower room on the second floor, enjoying far reaching views. Externally there are fore, rear and side gardens and allocated parking.

Viewing is essential to appreciate the striking presentation and high level finish of this contemporary family home.

GROUND FLOOR

Entrance Hallway • Living Room • Refitted Kitchen With Breakfast Bar With Double Doors To... • Garden Room With Access To Rear Garden

FIRST FLOOR

Elegant Landing • Bedroom Two With Fitted Wardrobes • Bedroom Three Currently Used As An Impressive Dressing Room • Contemporary Family Bathroom • Open Landing Study Area With Stairs Rising To...

SECOND FLOOR

Principal Bedroom Suite With... • Walk Through Dressing Area With Far Reaching Views • Modern En Suite Shower Room • Eaves Storage

OUTSIDE

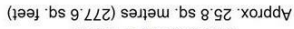
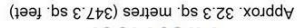
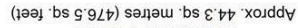
Lawned Front Garden • Two Allocated Parking Spaces • Impressive Gravelled Side Garden / Storage Space • Lawned Rear Garden With Stylishly Planted Borders

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating E • Electric Radiators Throughout • Double Glazing • No Onward Chain







Environmental Impact (CO₂) Rating		Climate	Financial
Energy Efficiency Rating		Climate	Financial
Energy & Wales <small>Not energy efficient - higher CO₂ emissions</small>			
England & Wales <small>Very energy efficient - lower running costs</small>			
EU Directive <small>2002/91/EC</small>		Climate	Financial