



7 Goldfinch Close, Doxey, Stafford, Staffordshire, ST16 1HG

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EATON

**COMPUTER GENERATED IMAGE**

# 7 Goldfinch Close, Doxey, Stafford, Staffordshire, ST16 1HG

An Exclusive Collection of Four Contemporary Semi-Detached Homes. Anticipated completion August 2026.

## LOCATION

Discover Doxey

Located approximately two miles from Stafford town centre, Doxey combines peaceful surroundings with excellent transport connections.

Residents can enjoy nearby Doxey Marshes Nature Reserve, offering beautiful walking routes and abundant wildlife, while Stafford provides excellent shopping, restaurants, leisure facilities and highly regarded schools.

Excellent commuter links include:

- Stafford Railway Station (approximately 1.5 miles)
- Rail services to Birmingham, Manchester and London
- Easy access to the M6 motorway

## DESCRIPTION

Private Cul-de-Sac, Doxey, Stafford

Modern Living in an Exclusive Setting

Phoenix Developments is delighted to introduce four beautifully designed three-bedroom semi-detached homes, forming part of an exclusive development of just seven properties in the sought-after village of Doxey.

Positioned within a quiet private cul-de-sac, these thoughtfully designed homes offer the perfect combination of style, comfort and energy efficiency. Ideal for first-time buyers, professional couples and growing families, each property has been carefully planned to maximise space and natural light while delivering the quality expected from a modern new-build home.

Unlike larger developments, this boutique collection offers a more private and personal environment, creating a welcoming community in a peaceful setting.

## ACCOMMODATION

Designed Around Modern Family Living

Ground Floor

- Welcoming entrance hall
- Spacious living room
- Guest cloakroom/WC
- Contemporary open-plan kitchen and dining room with direct access to the rear garden

First Floor

- Principal bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom

Every home has been finished to a high standard and built to the latest enhanced Building Regulations.

Features include:

- Contemporary fitted kitchen
- Quartz worktops
- Integrated appliances
- LVT flooring to kitchen/dining area and cloakroom
- Fitted carpets throughout
- Vinyl flooring to bathrooms and en-suite
- Turfed front and rear gardens
- Two private off-road parking spaces
- Garden shed providing secure cycle storage
- Gas central heating
- Solar photovoltaic panels
- Heated towel rails
- 10-Year New Home Warranty
- EV charging point

## PLEASE NOTE

Illustrative Images: Some images in this brochure have been created or enhanced using computer-generated imagery (CGI) and artificial intelligence (AI)

Estate charge to be confirmed

## SERVICES

We are informed by the Vendors that all mains services are connected and the property also benefits from Solar photovoltaic panels, they are owned outright by the property.

COUNCIL TAX BAND Newbuild TBC – Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Contact Tettenhall office for more information and book your viewing

The property is FREEHOLD.

Broadband – Ofcom checker shows TBC

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows TBC

### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

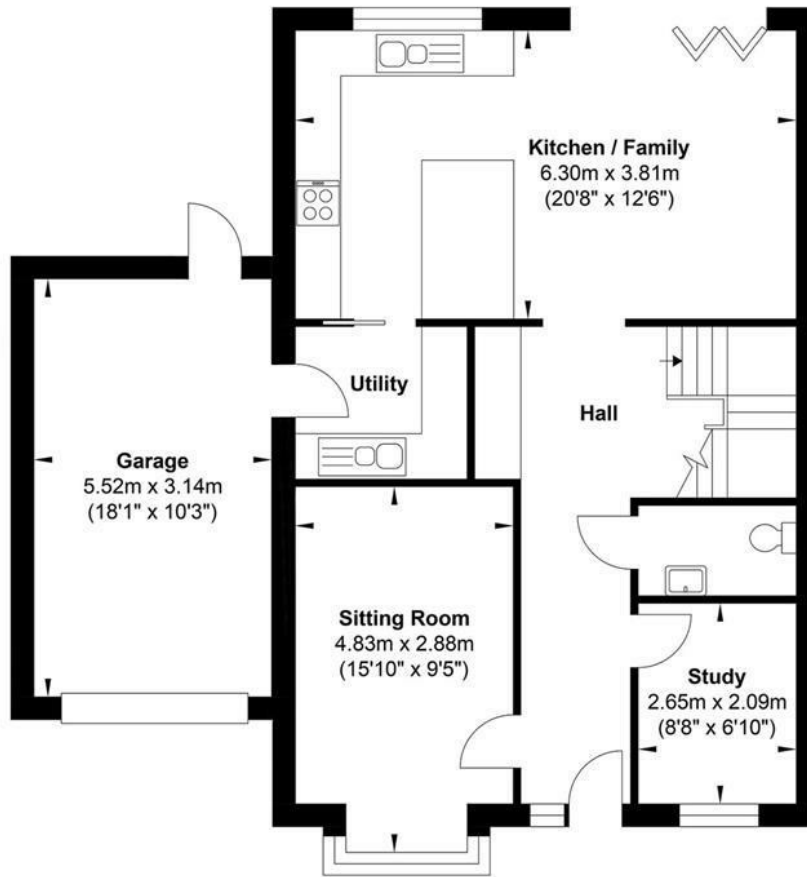
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

£430,000

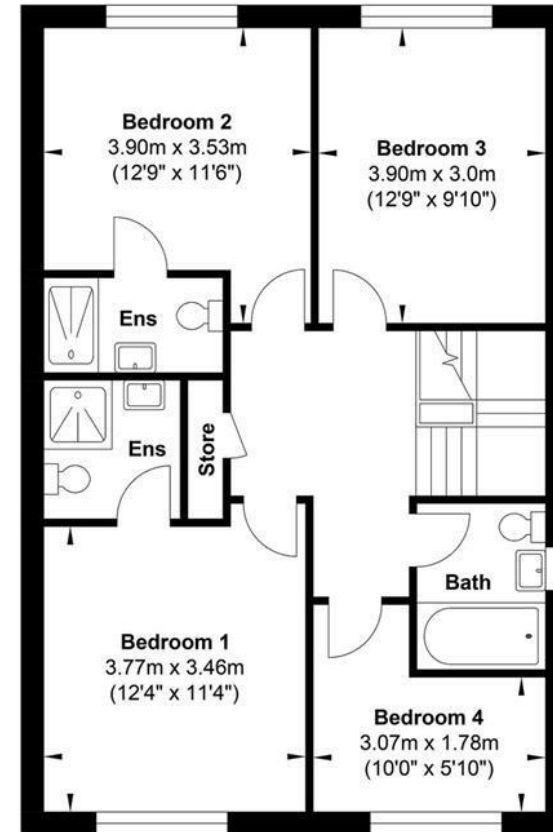
EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

# Plot 7



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 154.62 m2 ... 1664.31 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DOXEY ROAD

For visibility splays  
and access detail  
refer to approved  
drawing ref: 1724/H03

CASTLE GRANGE

Brooklands

Bin collection point

The Old  
Orchard

Brookhouse  
Cottage

LANDSCAPING

- A - *Acacia campbellii* compactum -  
rootball - 8 to 10cm planted using 2m  
stakes and no crowbar
- Trees to be removed in accordance  
with Tree Removal Plan J4915 TRP

MONITORING AND MAINTENANCE

Monitor all planting, turf and seeding to ensure  
soil moisture is maintained for effective  
establishment and growth for a minimum of 12  
months. Remove all supports once tree is  
established (year 2 to 5) and dispose of  
materials by reuse or recycling. If any of the  
seedling planting is removed or dies within 5 years  
of completion of the development it shall be  
replaced with the same species within 12 months  
of its removal and as close to the original position  
as possible. The seedling and any replacement  
planting shall be maintained for a period of 5  
years, respectively from completion of the  
development or time of planting to the satisfaction  
of the Local Planning Authority

Car charging point

