



A truly delightful mews property which is so tastefully presented, having contemporary and spacious accommodation, together with an enviable location, convenient for both the town centre and countryside.

Offers in region of £345,000

## Accommodation

Reception hall with cloakroom off, having a white suite comprising WC and wash basin.

The spacious living area is naturally light and airy, courtesy of numerous windows and French-style doors opening to the garden. There is a feature curved wall to the cosy study area.

The fabulous kitchen enjoys an extensive range of contemporary gloss high- and low-level units with contrasting work surfaces and a stainless steel sink with drainer. Appliances include hob with stainless steel/glass extractor above, a double oven, and microwave. This space is completed with downlighting and tiled flooring which extends to the utility, having a further range of cupboards, together with space and provision for domestic appliances.

The family dining room is also attractive and semi open plan to the kitchen.

To the first floor, the landing has a useful cupboard and gives access to the four excellent bedrooms. The principal bedroom enjoys the benefit of built-in wardrobes and a glass door to its own private en-suite which has two wall-hung wash basins, shower, and WC, complimented by exquisite tiling. The second bedroom also has built-in wardrobes.

The family bathroom is beautifully appointed with porcelain tiled flooring, wall-hung wash basin, and a bath set in mosaic feature tiling.

Outside, the property has an enclosed, partially walled, L-shaped garden which is predominantly laid to lawn, together with a garage and parking space. Additionally, there is communal visitor parking available.

The property enjoys a particularly pleasant location, situated on the outskirts of the County town of Stafford, convenient for both the town centre, railway station, and within walking distance to the countryside.

### Agents Notes:

- The property is situated off a private driveway.
  - There is a private, shared drainage system.
  - There is a communal charge of approximately £794 P/A -The property is a mews property and is attached to neighbouring properties.
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

### Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

<https://www.staffordbc.gov.uk/planning-public-access>

**Our Ref:** JGA/11032022

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E



John German

### Approximate total area<sup>(1)</sup>

1406.86 ft<sup>2</sup>

130.70 m<sup>2</sup>

### Reduced headroom

11.57 ft<sup>2</sup>

1.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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