

Harrow Place

Marston Grange, Stafford, ST16 1GH



An attractive modern semi-detached family home situated on the popular Marston grange development.

£225,000



John German 

This attractive three bedroom semi-detached family home situated on Marston Grange in Stafford, a popular modern development of homes ideally situated for commuters as you are within easy reach of J14 of the M6 motorway and the nearby A34 road. The country town of Stafford benefits from its own intercity railway station which provides regular services to many destinations such as London Euston taking approximately 1hr 20mins, ideal for those working in the capital.

Given the property's location and modern internal finish, it will be sure to appeal to both first time buyers, downsizers and investors, offering a great opportunity to step onto the property ladder in a popular and convenient location. We would estimate a rental figure of approximately £950 PCM.

Internally the property comprises canopy porch with double glazed entrance door opening into the welcoming hallway with doors off into the guest cloakroom, lounge/diner, carpeted stairs rising to the first floor landing, and a door opening into the kitchen.

The kitchen is fitted with a range of matching white wall and base units with laminate worktops over, inset stainless steel sink with drainer, integrated electric oven, four burner gas hob with extractor above, space and plumbing for a washing machine, tumble dryer and fridge freezer.

The spacious lounge/diner has a useful under stairs storage cupboard, carpeted flooring and French doors leading out to the rear garden.

Upstairs on the first floor landing, there is a radiator and access to loft space with doors off into the two double bedrooms and one smaller single room.

There are two generous double bedrooms and one smaller single ideal as a dressing room or office. The contemporary family bathroom has a white suite comprising a white panelled bath with shower over, pedestal wash hand basin and low level WC, part tiled walls, a wall mounted radiator and an obscured uPVC double glazed window to the side aspect.

To the front of the property is a small lawned area with a variety of plants and shrubs along with a paved pathway leading to the front door. To the side of the property the off-road parking area for two vehicles, and to the rear of the property is a fully enclosed garden with a covered decked seating area and lawned garden.

Agents notes:

NHBC warranty valid until 2031

Annual estate charge to Trinity Estates.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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