

# Benenden Close

Stafford, Staffordshire, ST17 4TQ



A superbly appointed two bedroom property situated within the popular 'The Meadows' development of homes within Stafford.

£195,000

John German 

John German are delighted to offer to the market this modern two bedroom mid terraced home, which is ideally situated for all amenities and is on the popular development of The Meadows. The Meadows development has easy access to the lovely canal walk to the centre of the county town of Stafford and also easy access to the retail park. The network of roads in the area provide excellent access to mainly midland commercial centres and also into the M6 and M6 toll and national motorway network. Stafford also has the benefit of an intercity railway station and there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes

Internally the property has been finished and presented to a high standard throughout with a sage composite entrance door opening into the welcoming hallway with carpeted flooring, ceiling light point and doors off into the living room and kitchen.

The modern kitchen is fitted with a range of matching white gloss wall and base units, with contrasting black laminate work surfaces over, inset stainless steel sink with drainer and mixer tap over, tiled splashbacks, space for two undercounter kitchen appliances, integral oven and gas hob with extractor above, wall mounted boiler, window to the front aspect and herringbone effect flooring.

The warm and inviting living room has carpeted flooring, feature fireplace, beams to the ceiling, window to the rear aspect and glazed sliding doors opening out onto the rear garden and stairs rising to the first floor.

Upstairs there are two double bedrooms both serviced by the modern family bathroom which comprises low level WC, wash hand basin, matt black heated towel rail and a white panelled bath with electric shower over.

Outside to the front of the property is a tarmac driveway providing off-road parking for one to two vehicles and to the rear of the property is a delightful enclosed garden with decked seating area, well maintained borders, lawned garden and garden shed.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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:** Stafford Borough Council / Tax Band B

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

**Our Ref:** JGA/23042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR  
 01785 236600  
 stafford@johngerman.co.uk

#### Agents' Notes

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