

Rickerscote Road
Stafford, ST17 9ES



A traditional semi-detached family home situated within a popular residential location within Stafford with a superb extended kitchen/diner.

£220,000



John German 

This attractive semi-detached family home is ideally situated with a range of local amenities nearby including Queens Retail Park with shops including Next, Boots, Home Sense, and much more! There are a range of supermarkets just a short drive away, and the historic town of Stafford offers a further selection of shops, supermarkets, bars, pubs and restaurants. The county town of Stafford is home to its own intercity railway station which offers regular services to London Euston taking approximately 1hr 20mins, plus J13 and J14 providing direct access to into the national motorway network. For local schooling, there are good primary schools nearby and a good selection of local secondary schools within Stafford.

Internally the property is accessed through a glazed door with double glazed side windows opening into the entrance porch with tiled flooring and a door opening into the entrance hallway. From the entrance hallway there are carpeted stairs rising to the first floor landing with useful understairs storage space and doors leading off into the guest cloakroom, living room and kitchen.

The spacious living room benefits from having a log burning stove, wooden effect laminate flooring, feature vertical radiator and double glazed doors to the rear aspect opening out to the rear garden.

The second reception room also accessed from the living room is a versatile space currently being used as a dining room.

The extended kitchen/diner has an extensive range of matching hi-gloss wall and base units with contrasting worksurfaces over, an inset single bowl sink unit with chrome mixer tap and a range of integrated kitchen appliances.

Upstairs there are three bedrooms; two doubles and one smaller single, and the family bathroom which comprises a panelled bath with an electric shower over, wash hand basin, low level WC, and a UPVC double glazed window to the side aspect.

Outside to the front of the property is a large tarmac driveway providing off-road parking for several vehicles and a side timber gate which leads to the fully enclosed rear garden with paved patio seating areas, lawned garden and shed.

Please note, the solar panels are not included in the sale.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 C

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

Our Ref: JGA/20062024

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Ground Floor



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Approximate total area⁽¹⁾
1043.42 ft²
96.94 m²

(1) Excluding balconies and terraces

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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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