

Doxey
Stafford, ST16 1EG



An attractive traditional bay front end of terrace property requiring extensive refurbishment. Occupying a pleasant position in this sought after road and having the benefit of a drive capable of parking approximately four cars plus garage.

£150,000



John German

Aside porch leads to a reception hall having a Minton tiled floor and stairs rising to the first floor landing. The attractive sitting room is dual aspect with a front facing bay window and a fire surround with tiled inset. The spacious lounge has a timber fire surround with cast and tiled inset. This gives access to the kitchen which has a built-in cupboard off. The first floor landing has a walk-in cupboard off, three bedrooms and a bathroom comprising bath, separate shower, WC and wash basin.

Outside, there is a good sized drive capable of parking up to four cars to the side, which also gives access to the garage. Gated access leads to the rear garden which is currently overgrown.

The property is situated in an established location within easy access of Stafford town centre and the intercity railway station which offers services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes:

- The property does require refurbishment, and we cannot confirm that the appliances and services are in working order.
- The property is registered with Land Registry on Title number SF308064. Please note that our clients are only intending to offer for sale the house, the immediate garden and the drive and garage. The large plot of land to the rear is being retained.
- When visiting the property, please take care as the garden is overgrown.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

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
www.staffordbc.gov.uk

Our Ref: JGA/09092024

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		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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