

# Felden Close

Stafford, ST16 1TX

John German



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£275,000

A tastefully presented and extended detached house that offers excellent family sized accommodation, situated on this very popular Parkside development.

Step inside the reception hall with stairs rising to the first floor landing. Off the hall is a guest's cloakroom leading off having a white suite comprising a WC and wash hand basin.

An attractive and spacious lounge has a Regency style fireplace and a gas coal effect fire. A wide opening leads to the dining area which in turn has patio style doors to the very pleasant conservatory that enjoys views of the lovely garden and access out to the patio terrace.

The kitchen has a range of white units with matching work surfaces with an inset sink and drainer.

On the first floor there are four bedrooms and a bathroom which has a white suite comprising bath with shower over, pedestal wash hand basin, WC, contrasting tiled splash backs and a chrome vertical radiator.

Outside - The property stands back from the road beyond a lawned front garden with adjacent brick block paved drive capable of parking two cars, that gives access to the garage.

To the rear is a very pleasant garden having various patio areas, a shaped lawn and mature borders.

Parkside is a popular location that has a local shop and is very convenient for the county town centre of Stafford which has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

**Agents note:** The land registry document refers to rights, a copy of which is available upon request.

**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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Superfast, currently with Sky.

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

**Our Ref:** JGA/22112024

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.





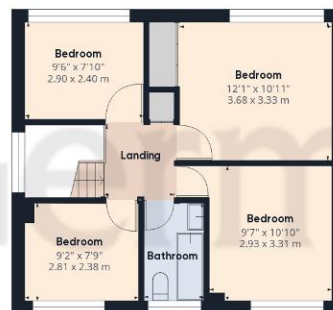


Ground Floor

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

1373.29 ft<sup>2</sup>

127.58 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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