

Poplar Way

Stafford, ST17 9LJ

John German



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Offers In Region Of £179,950

A spacious mid terrace house that requires refurbishment, situated in an established and popular residential location.

Accommodation - Step into the reception hall having stairs rising to the first floor and a ground floor cloakroom with WC. There is a well proportioned lounge having double doors opening to a separate dining room that in turn has access into the kitchen.

On the first floor there are four bedrooms and a bathroom.

Outside - The house stands back from the road beyond a lawned front garden. A shared pathway leads to a covered area. To the rear is a mainly lawned garden with a semi detached garden store.

The property is situated in a popular residential location which is convenient for the town centre and the railway station which offers excellent services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 is around a five minute drive away and provides direct access into the national motorway network and M6 toll.

Notes: There is no central heating to the property. The land registry document does refer to charges and easements, a copy of this 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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: No central heating

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

Broadband type: Standard, Superfast & Ultrafast available

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

Our Ref: JGA/23122024

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.







Agents' Notes

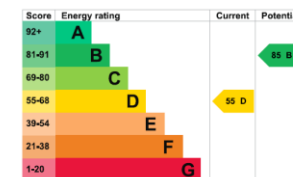
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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