

Cardamine Parade

Off Stone Road, Stafford, ST16 1DR

John
German





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£299,995

PART EXCHANGE AVAILABLE * UPGRADED KITCHEN & FLOORING
INCLUDED * SOLAR PANELS & CAR CHARGING POINT

A beautiful new build three bed, three storey semi detached 'Kingsville'
by Barratt Homes on the Bertelin Fields Stone Road development.

John German 

A thoughtfully designed new build house with a versatile room plan suiting upsizers and downsizers alike and incorporating stylish contemporary fittings throughout together with gas central heating and uPVC double glazing, a side driveway with off road parking for two, an electric vehicle charging point and solar panels.

Step through the feature front door into the reception hall, off which leads a two-piece fitted guest cloakroom, stairs to the first floor and a study/bedroom four. Enjoying rear garden views and direct access is a large and ultra pleasant open plan family/dining kitchen which has easy to furnish spaces and a fully fitted kitchen area with stylish units, worktops, upstand and integrated appliances to include a cooker, gas hob, extractor hood, glass splashback, fridge/freezer, dishwasher and washer dryer.

On the first floor, there is a lovely front facing lounge and a rear facing master bedroom with a three-piece en suite shower room leading off.

On the second floor, there are two bedrooms and a well-appointed contemporary style bathroom. Bedroom two is a rear facing double room and bedroom three makes an ideal single or three-quarter bedroom with front facing aspect.

Outside, side driveway with parking space for two cars and an electric vehicle charging point. Easily managed shrubbery front garden and pathway. Fully fenced and lawned rear garden with patio area and side gate.

AGENTS NOTES:

-THE PHOTOGRAPHS AND VIRTUAL TOUR SHOWN HERE ARE FOR GUIDANCE ONLY AS THEY ARE NOT OF 25 CARDAMINE PARADE, BUT OF A KINGSVILLE SHOWHOME.

-SOLAR PANELS ARE TO BE INCLUDED IN THE SALE.

-PART EXCHANGE IS POSSIBLE ON THIS PROPERTY – PLEASE ENQUIRE FOR FURTHER DETAILS.

-THE PROPERTY WILL BE SOLD WITH FLOORING INCLUDED.

-THE PROPERTY IS BEING SOLD WITH A POTENTIAL DEPOSIT BOOST INCENTIVE OF £14,999 – SUBJECT TO CONDITIONS, PLEASE ENQUIRE FURTHER.

-THERE IS A GREEN SPACES CURRENT ANNUAL CHARGE OF £130 PER YEAR.

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: Mains 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 TBC

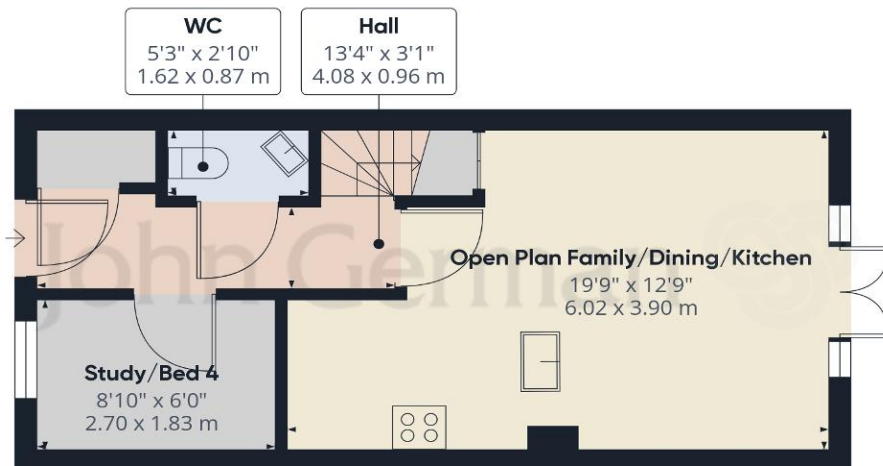
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24012025

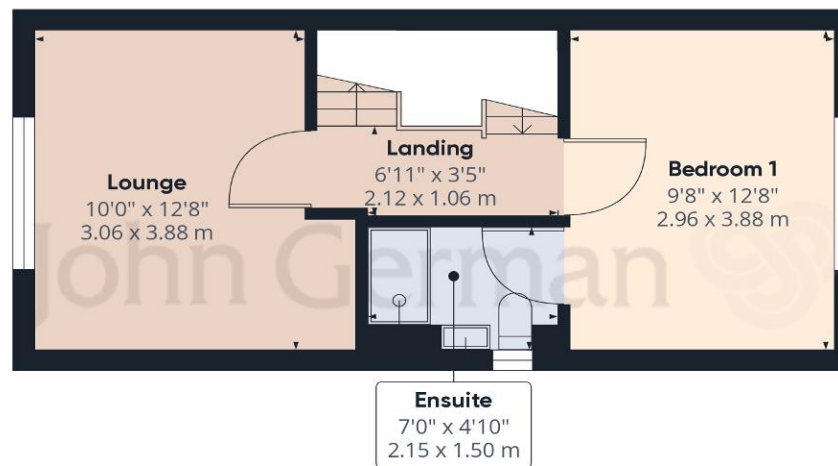
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



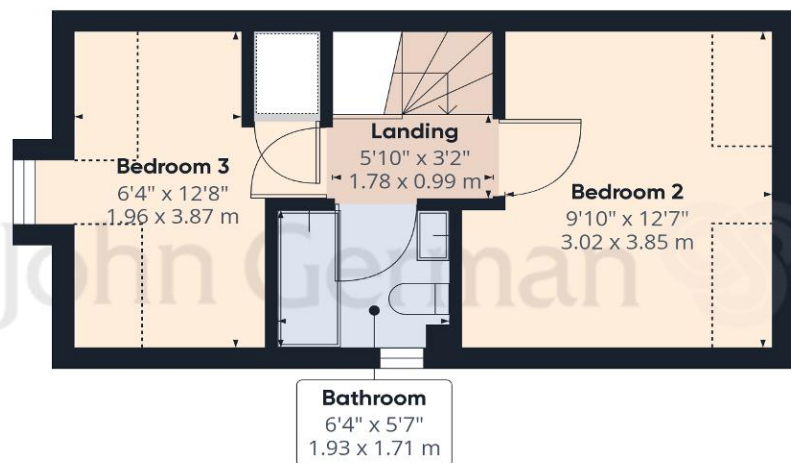




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

974.36 ft²

90.52 m²

Reduced headroom

450.25 ft²

3.89 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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.

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



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