


Redgrave Drive
Stafford, ST16 1YP



John German 




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A stylishly appointed contemporary semi detached house situated in a sought after location.

Offers In Excess Of £260,000



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Step inside the reception hall with wooden strip floor and useful cupboard, leading to the delightful lounge that has a front facing box bay window in adjacent to a full height side window. Stairs rise to the first floor with a useful range of professionally fitted cupboards below.

The cloakroom/utility has a wash basin set into an attractive surround with cupboard beneath having space and provision for a washing machine along with a WC, chrome radiator and smart tiling.

At the rear is the stylish kitchen fitted with an excellent range of blue units complemented by contrasting quartz work surfaces and drainer plus a recess one and a half bowl stainless steel sink. Integrated appliances comprise hob, double oven, fridge freezer and dishwasher. The dining area has French style doors opening to the rear terrace and garden.

On the first floor the principal bedroom has mirror fronted built in wardrobes and its own en suite having most attractive contrasting tiling, wall hung wash basin, WC, shower cubicle and a vertical towel radiator.

The second bedroom also has mirror fronted wardrobes and along with bedroom three share the beautifully appointed family bathroom comprising bath with shower and screen above, wall hung wash basin, WC, chrome vertical radiator and tasteful contrasting wall tiling.

Outside - To the front is off road parking for two cars. To the rear is a paved terrace beyond which lies a lawn having a further slightly raised terrace beyond.

The property is situated in a very popular residential location that is convenient for the town centre and railway station that has excellent services to intercity stations including London Euston where some services take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents notes:

We understand the path immediately to the front of the property does have rights for other people to cross the path. The land registry does refer to rights, easements, restrictions and covenants, a copy of which is available upon request.

Blinds, curtains and shutters are not included in the sale but may be available by separate negotiation.

There is CCTV recording at the property.

There is a greenspace charge of £127 per annum payable to Trinity Estate.

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: Two parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

Our Ref: JGA/07022025

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		96 A
81-91	B	84 B	
69-80	C		
55-68	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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