



John German 




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A particularly attractively presented semi detached house which occupies a lovely plot having a larger than average garden which extends to the side of the property. There is also the benefit of a carport.

£195,000



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The reception hall has a tiled floor, stairs rising to the first-floor landing and a cloakroom with WC and wash basin. The delightful and spacious lounge features patio doors opening onto the lovely rear garden.

The superbly presented kitchen has a very attractive range of sage green units with wood effect work surfaces and stainless-steel accessories with an inset stainless steel sink and drainer. Integrated appliances comprise fridge freezer and hob with stainless steel extractor canopy above and oven beneath. There are also tiled splashbacks, a bin store and space and provision for domestic appliances.

The first-floor landing leads to three bedrooms and the bathroom. The principal bedroom benefits from a built-in cupboard wardrobe. The bathroom is fitted with a white suite comprising bath with shower attachment, wash basin and WC.

Outside, the property stands back from the road and there is a carport immediately to the side of the house. The garden is very generous in size, extending to the rear and side of the property, part of which is artificial grass, part traditional lawns.

The property is situated in the popular area of Doxey which is very convenient for the county town centre of Stafford. Stafford has the benefit of a mainline intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to easements, and covenants are mentioned in relation to the fencing, a copy of the document 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:** Standard. **Parking:** Drive

**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

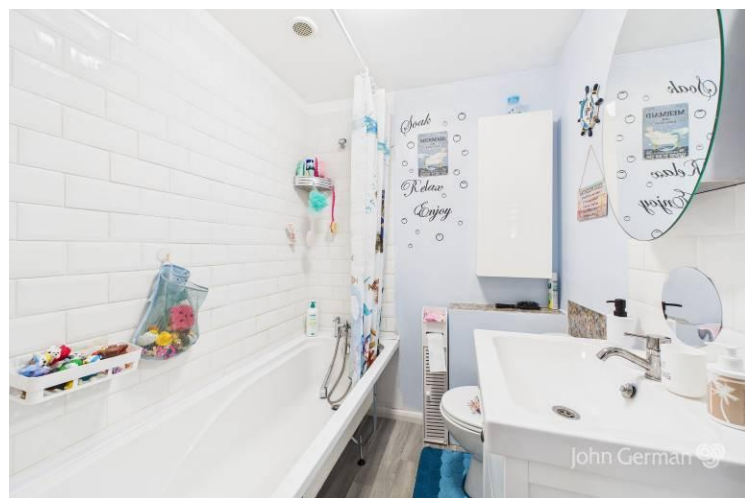
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/14032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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**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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