



A particularly attractive mid terrace house situated in this great location which is so convenient for the town centre and its various amenities including the railway station.

£139,950



Accommodation comprises a sitting room with a fireplace which extends to the full width of one wall incorporating cupboards and various storage areas, in addition to housing a gas fire. There is a door which has stairs leading to the first-floor landing.

A side lobby has a spacious walk-in cupboard and access to the dining room which has a fireplace with further built in cupboards either side, electric fire and a front facing window.

The kitchen area has an attractive range of white units with contrasting effect worksurfaces and stainless-steel sink and drainer. There is a wall mounted Baxi boiler and an outer door leading to a conservatory which provides utility space having a cupboard and space and provision for domestic appliances.

The first-floor landing leads to two bedrooms, both of which have useful wardrobes and the principal bedroom having an over stairs cupboard. The shower room has a fully tiled shower, low flush WC and pedestal wash basin, attractive tiling and an airing cupboard.

To the rear of the property, there is a paved terrace which the neighbouring properties have a right of way across. Similarly, number 9 has the right to cross the neighbouring property to access the street. Beyond the terrace and path, there is a lawn with established beds and garden shed.

The house is situated in an established traditional road of terraced houses. It is very convenient for the centre of Stafford which has a wide range of amenities, and the railway station has regular services to Birmingham, Manchester and London Euston.

Agents note: The sale is subject to Grant of Probate.
The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
There is polystyrene tiling to the kitchen.
Looking at the property from the road, number 9 does extend beyond the wall and exposed brickwork to an area of the rendered section.
Permit parking is available on the street, subject to availability, payment and terms specified by the council.

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:
Parking: On street
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 71 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.

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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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