

# Balmoral Road

Baswich, Stafford, ST17 0AN

John German



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£289,950

An impeccably presented traditional semi detached house which has three bedrooms, stylish accommodation and is situated in this highly sought after Baswich location.



Accommodation: Attractive reception hall providing a most welcoming introduction to the property, having stairs rising to the first floor landing, contemporary vertical radiator and a traditional porthole style window. Delightful and spacious lounge with dining area, and also being dual aspect, having bay window and double French style doors opening to the terrace and rear garden plus an attractive stone fireplace. Beautifully appointed kitchen with extensive range of white gloss units, with stainless steel accessories and wood effect worktops, which also extend to a dining bar. Contrasting red tiled splashbacks and integrated appliances comprise ceramic hob with stainless steel and glass extractor canopy above, double oven beneath and a fitted dishwasher. Stainless steel 1.5 bowl sink and drainer, space and provision for a washing machine, spacious walk-in cupboard, wall mounted Baxi gas boiler set into a cupboard, and there is an additional understairs cupboard. Useful covered side area with walk-in store off.

On the first floor there is a landing with linen cupboard, and off which leads three well proportioned bedrooms, two of which can accommodate a double bed. The second double bedroom having built-in wardrobes and the third with overstairs storage facility.

Superbly appointed bathroom having bath with shower and screen above, circular wash basins on modern stand with integrated drawers beneath, and a WC set into a matching unit. Exquisite contrasting wall tiling, chrome towel radiator and down lighting.

The house stands well back from the road beyond a drive which gives access to the garage, and the delightful front garden which is mainly laid to lawn with abundantly stocked borders. To the rear of the property there is a sun terrace, additional sun terraces to the side, attractive and very well maintained established borders and pleasant lawned area.

The property is situated in one of the most sought after areas of Stafford, convenient for local shops at both Bodmin Avenue and also Wildwood, good schools in the area for all ages. Stafford town centre has the benefit of an intercity railway station where there are regular services to London Euston, some of which only take approximately 1 hour 20 minutes.

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06052025

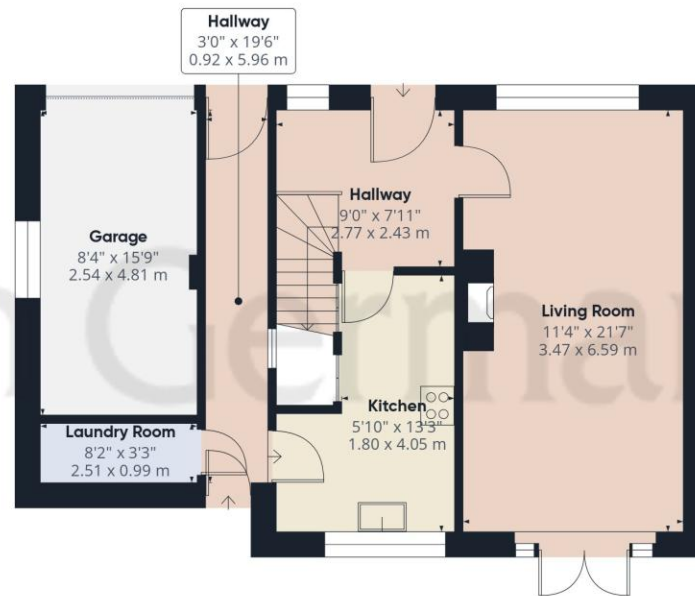
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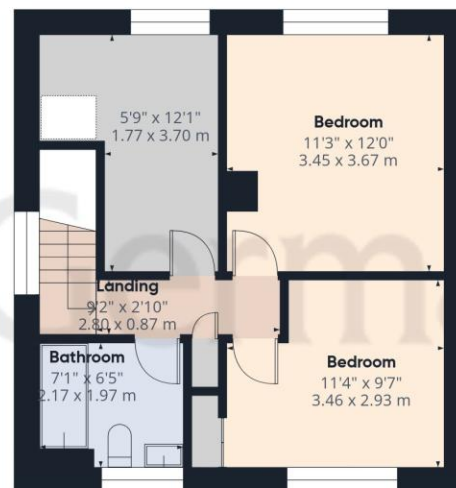


Ground Floor

Approximate total area<sup>(1)</sup>

1062 ft<sup>2</sup>

98.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

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## Agents' Notes

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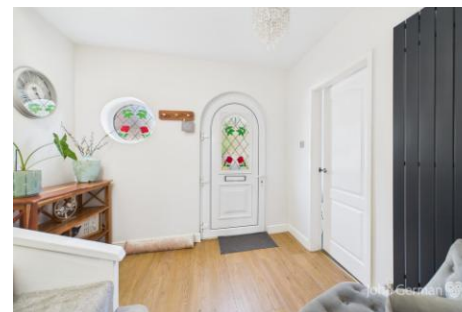
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