

Airdale Road

Stone, ST15 8DW

John German





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£389,950

Set on arguably the most sought after road in Stone is this truly delightful traditional semi detached home occupying a lovely plot with immaculately presented and extended accommodation.



The extremely popular canal town of Stone has a range of amenities and is conveniently situated for Stoke and The Potteries to the north and county town of Stafford to the south, both of which have intercity railway stations. Junctions 14 and 15 of the M6 provide direct access into the national motorway network and M6 Toll.

Step inside the reception hall that has a stained feature window and a useful understairs cupboard. An extended and well proportioned lounge has a brick fireplace with tiled inset and hearth housing a coal effect gas fire. Patio style doors open to the lovely rear garden.

The separate formal dining room has a front facing bay window with stained upper lights and a tiled open fireplace.

A galley style kitchen is beautifully appointed having an extensive range of light sage coloured units with contrasting granite effect work surfaces, a stainless steel one and a half bowl sink and drainer, tiled splash backs, space and provision for domestic appliances plus the wall mounted gas boiler.

On the first floor are four bedrooms and a tastefully appointed shower room with superb contrasting wall tiling and laminate floor tiling and a suite comprising a shower, pedestal wash basin, WC plus a wall mounted cupboard.

Heading outside, the property stands back from the road beyond an attractive foregarden with hedge and to the side lies a gravelled drive giving access to the garage (Marley style). To the rear is a delightful ornamental stoned terrace beyond which lies a further stoned garden area and abundantly stocked beds plus a greenhouse.

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. The land registry document refers to rights and covenants, a copy of which is available upon request.

Property construction: Traditional **Parking:** Drive and garage

Water supply: Mains

Sewerage: Mains

Electricity supply: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard and Superfast are available

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/16052025

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.

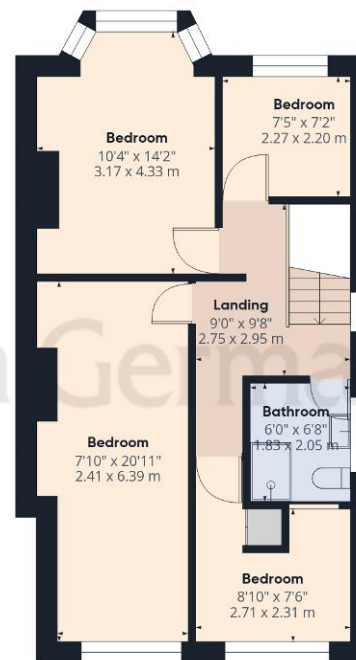
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1270 ft²

118 m²

(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

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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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