

Windsor Road

Stafford, ST17 4PA

John 
German





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£350,000

A particularly attractive traditional semi detached house that combines many of its character features with contemporary style extension and improvements, situated in a sought after location.

Windsor Road is a sought after area and within easy access of the town centre which has a range of amenities including an intercity railway station offering regular services to London Euston, some of which 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.

Step inside the reception hall with feature wall covering to one wall, an oak strip floor with in-laid entrance mat and stairs rising to the first floor with a useful understairs cupboard. To the front is a lovely lounge having a bay window and an attractive focal point fireplace housing a coal effect gas fire, plus a feature radiator.

The superb open plan living kitchen is fitted with an attractive range of units and granite work surfaces that extend into a dining bar. There is a recessed one and a half bowl sink and drainer, a vertical towel radiator, two velux roof lights and double French style doors opening to the terrace and garden. A tiled floor extends into the delightful sitting area that also has a vertical modern radiator and glazed double doors opening to the adjacent dining room.

Off the first floor landing the principal bedroom has a rear facing bay window, built in wardrobes with mirrored door fronts and a superbly presented en suite having exquisite full height tiling, wall hung wash basin, corner shower and WC. There are two further first floor bedrooms and a beautifully appointed bathroom having a roll top freestanding bath, pedestal wash basin, WC, a separate shower, a vertical radiator that incorporates a mirror plus superb floor and wall tiling.

Stairs from the first floor landing lead up to the second floor attic bedroom having velux rooflights.

The property stands back from the road beyond an attractive paved drive in addition to a further gated area leading to the side of the property beyond which lies a sun terrace and traditional lawned rear garden.

Our client informs us they have the relevant building regulation paperwork for both the extension and the loft conversion. There is an outstanding planning application for a bungalow at the end of the road.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband and type: Standard, superfast and ultrafast 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 D

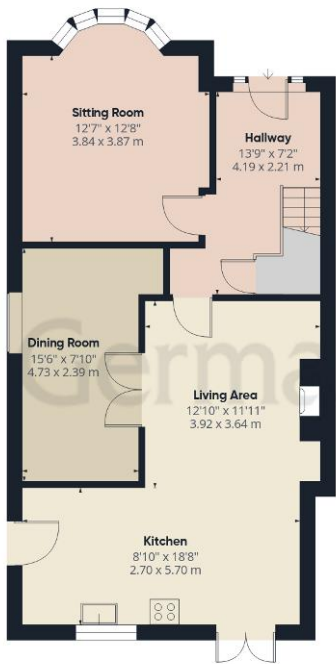
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21052025

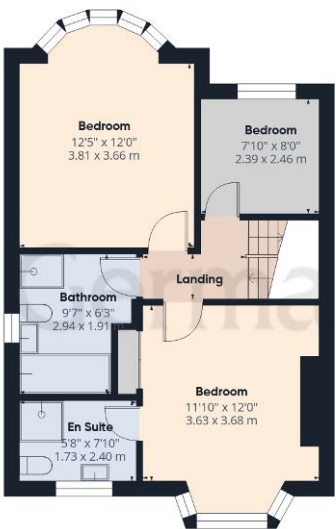
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1499 ft²
139.3 m²

Reduced headroom

89 ft²
8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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Agents' Notes

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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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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