

Bellasis Street

Stafford, ST16 3DD

John German



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£290,000

A very spacious and well appointed family home with a fabulous garden with a large cabin/office, ideal for outdoor entertaining together with a superb fitted kitchen and two reception rooms.

Accommodation - A PVCu double glazed front porch has an internal door into the spacious reception hall which has a fitted cloaks cupboard and stairs to the first floor with further storage. To the front is a very attractive lounge having quality laminate flooring and a contemporary style fireplace.

To the rear is the stylish contemporary kitchen having an extensive range of two tone high gloss base and wall cupboards with smart worktops having an inset sink and mixer tap, a four ring inset gas hob with extractor hood over, electric fan oven and integrated microwave to match, integrated dishwasher and automatic washing machine plus further space and plumbing for an American style fridge and freezer (available by separate negotiation). A large central island has an oak worktop and breakfast bar also incorporating further units. A picture window and door overlooks and gives access to the rear patio area.

A further separate dining room has laminate flooring, two useful built in storage cupboards plus French doors opening out to the side patio.

The first floor landing has access to the loft via a drop down ladder plus doors to a WC and a walk in airing cupboard also housing the Worcester gas fired combination boiler.

The bathroom is nicely fitted with an oval bath in tiled surrounds plus a separate tiled shower in a glazed enclosure, wash basin, WC, fully tiled walls, a chrome heated towel rail and laminate flooring.

There are three bedrooms - two very large doubles and a single sized room, all complete with fitted wardrobes and useful storage.

Outside - To the front a gravelled driveway provides parking for two cars sitting side by side flanked by shrubbery. At the rear of the property an enclosed garden also extends around to the side offering various areas with decking and paved patios, a very attractive barbeque area and a large timber summerhouse, ideal for use a gym, office or entertaining space, complete with power. There is also a greenhouse, gravel and raised borders.

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 type: Cable

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

Our Ref: JGA/09062025

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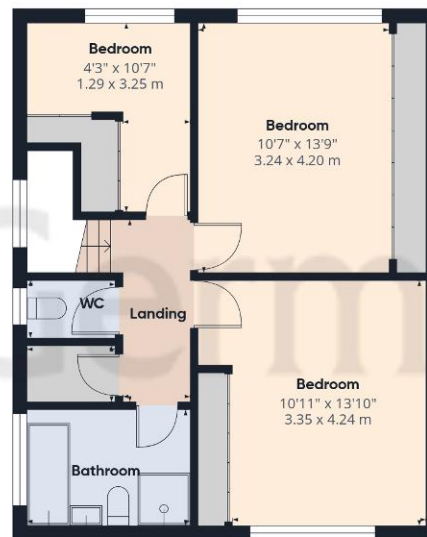






Ground Floor

Approximate total area⁽¹⁾
1116 ft²
103.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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