

# Milford Road

Stafford, ST17 0JU

John   
German









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£390,000

An outstanding traditional bungalow which is impeccably presented throughout and situated in this highly desirable Walton-on-the-Hill location. There are three double bedrooms, with the flexibility of one alternatively utilised as a second sitting room.





The spacious reception hall provides a most welcome introduction to this delightful property, having a wooden stripped floor.

There are three double bedrooms, two of which have attractive corner bay windows and one with built-in wardrobes. One of the bedrooms is currently used as a second sitting room.

The beautifully appointed bathroom is fitted with an oval bath, wash basin with integrated cupboard beneath, and separate shower with drying area and the benefit of both conventional and waterfall heads. There is exquisite tiling, a vertical towel radiator and downlighting.

The superb living/dining kitchen is very spacious. The kitchen area has an attractive range of light grey units with contrasting work surfaces and a 1.5 sink and drainer. Integrated appliances comprise induction hob with extractor above, split-level oven, dishwasher and fridge freezer. There is also a walk-in lobby with wall mounted gas boiler, fitted shelving and an outer door. The sitting area has a cast log burner set into a tiled recess with tiled hearth, and an adjacent built-in cupboard and shelf.

The elegant sitting room features a deep bay incorporating double French style doors which open to the rear terrace and garden, plus a recessed fireplace and wooden flooring.

The property occupies an elevated position with tiered beds and steps rising to the front door. Two entrances either side of the property lead to a very pleasant rear garden which comprises sun terrace, steps up to a further terraced area, garden shed and a variety of wall-stocked and mature beds and borders. Gated access leads to the parking spaces at the rear which can accommodate approximately three cars.

The property is situated within one of the most sought-after areas of Stafford. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which taking only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** An internal wall was removed and a lintel installed prior to our client's ownership however, they do not have any paperwork. Our clients have been notified there is going to be a Sainsbury Local built on the site of the former Vauxhall garage. The Land Registry document refers to rights and covenants and a copy of the document is available upon request.

**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:** Drive

**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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/240620252

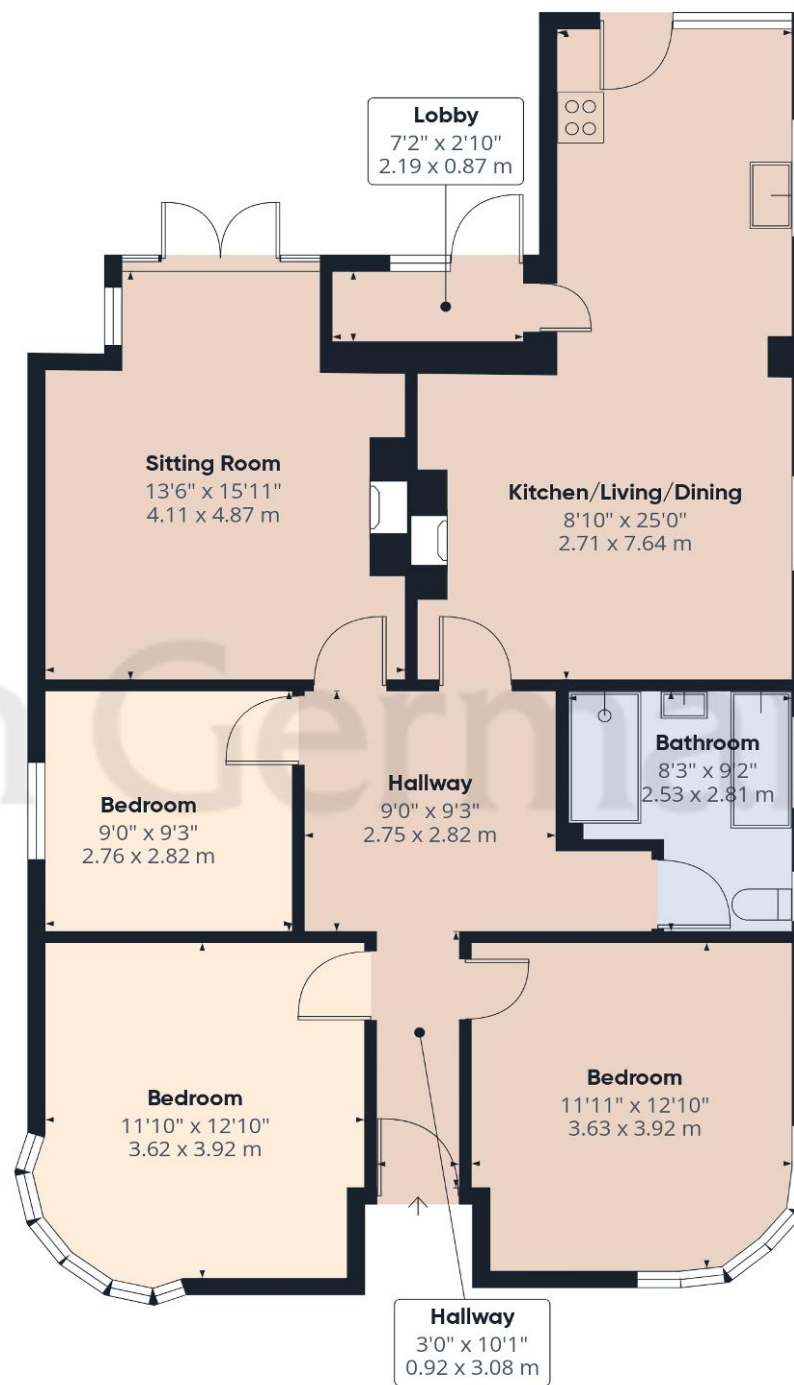
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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.









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

1071 ft<sup>2</sup>

99.4 m<sup>2</sup>

(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.

**GIRAFFE360**





### 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.

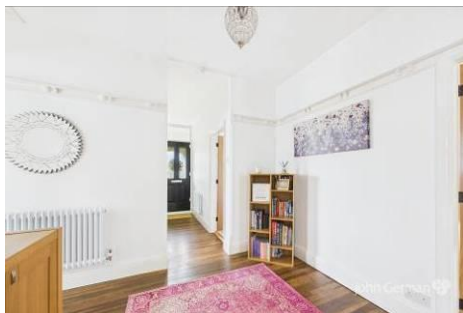
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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		78 C
55-68	D	61 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  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent





