

Audlem Road

Stafford, ST18 0GN

John 
German





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£330,000

A tastefully presented modern detached house situated on an extremely popular development convenient for the county town centre of Stafford and all its amenities.



The reception hall features a porcelain tiled floor, stairs rising to the first-floor landing with a useful under stairs cupboard, and a cloakroom having WC, wash basin and porcelain tiled floor.

The superb dining kitchen again has a very attractive porcelain tiled floor and double French style doors with full height side windows opening to the terrace and garden. There is an attractive range of contrasting units and work surfaces with an inset stainless steel 1.5 sink and drainer. Integrated appliances comprise hob, double oven, fridge freezer and dishwasher. There is also a built-in cupboard with space and provision for a washing machine and tumble dryer.

The delightful lounge is dual aspect and has a feature wall covering to one wall.

The first-floor landing has a cupboard housing the wall mounted gas boiler, and off which leads three bedrooms. The principal has the benefit of an en suite, comprising shower, wall hung wash basin and WC.

The family bathroom features a bath with shower and screen above, WC and a wall hung wash basin. There are tiled splashbacks, a built in cupboard and a chrome towel radiator.

Outside, the property occupies a corner plot and stands back from the road beyond a lawn front garden. To the side is a drive capable of parking three cars and giving access to the garage.

To the rear of the property, there is a sun terrace and raised borders with sleepers, and a further sun terrace to the rear of the garage.

The county town of Stafford has a variety of amenities including an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The property is subject to green space charges; however, we understand an amount has not yet been set.

The Land Registry document refers to rights and covenants and a copy of which is available upon request. We understand the Road is currently Unadopted.

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 & garage

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: Staffordshire County Council / Tax Band D

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

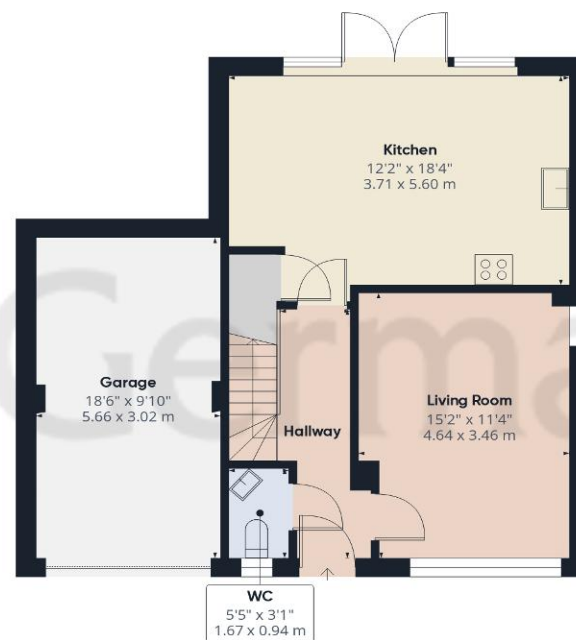
Our Ref: JGA/30062025

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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.





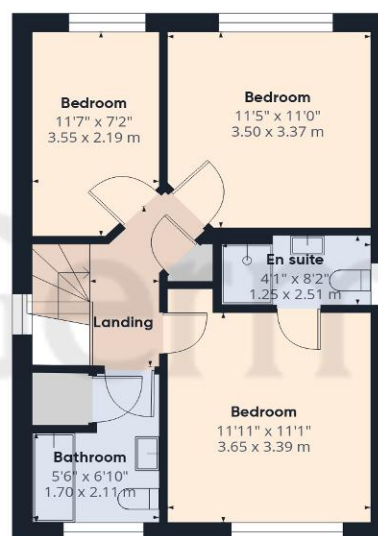


Ground Floor

Approximate total area⁽¹⁾

1163 ft²

108.1 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.

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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