

Milford Road

Stafford, ST17 0JU

John German





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£435,000

Deceptively spacious traditional detached bungalow which has the considerable benefit of a loft conversion, and provides particularly flexibly planned accommodation to suit many family requirements. Beautifully presented throughout, spacious garden, driveway and garage.



Accommodation: Enclosed porch opening to a spacious reception hall which provides a welcoming introduction to this property and has stairs rising to the first floor.

Lounge with corner bay window and an ornamental fireplace.

Separate charming sitting room, again having a corner bay and a log burner.

Dining room having a large built-in cupboard which also houses the gas combination boiler.

Superb kitchen having an attractive range of modern units with chrome accessories and contrasting black work surfaces with 1.5 bowl sink and drainer. Range style oven and an integrated dishwasher (please note that the fridge freezer is not included in the sale). There is also a Quooker hot water tap.

Utility room having stainless steel sink and drainer with cupboards, and space and provision for domestic appliances, plus a further range of cupboards.

Ground floor bedroom which has a rear facing bay window and a comprehensive range of fitted bedroom furniture.

Bathroom having a bath, wash basin with integrated drawer beneath, built-in cupboard and a chrome vertical radiator. There is also tiling to all wet areas, separate cloakroom having a WC with integrated wash basin.

First floor having an attractive gallery landing area, and off which leads two double bedrooms, both of which have large Velux roof lights and storage space into the eaves. Tastefully appointed shower room comprising shower, wash basin, WC, towel radiator and built-in cupboard.

The property occupies an elevated position with tiered beds and steps rising to the front door. To the rear of the property lies a very pleasant terrace, steps up to a spacious lawned area and a further sun terrace. There is attractive horizontal fencing and gate leading to parking for two cars, and also giving access to the garage. There is also a garden shed.

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 to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

- The private parking spaces and garage to the rear of the property are approached via a private lane which has rights of access.

- We understand there is a Sainsbury's Local to be built on the site of the former Vauxhall garage.

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:** Off road **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

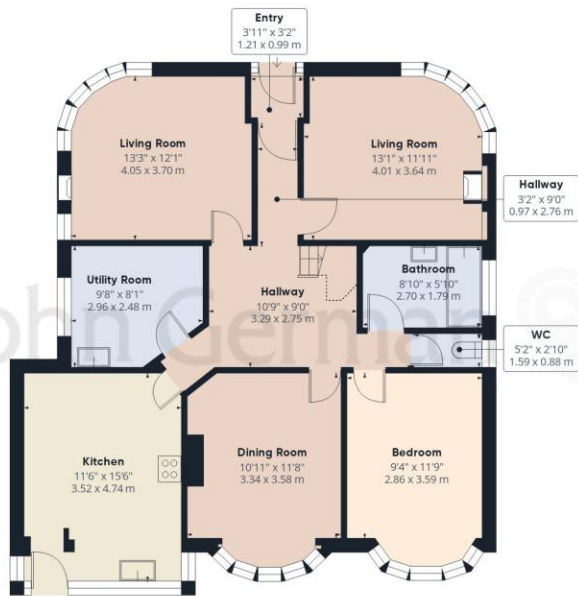
Our Ref: JGA14072025

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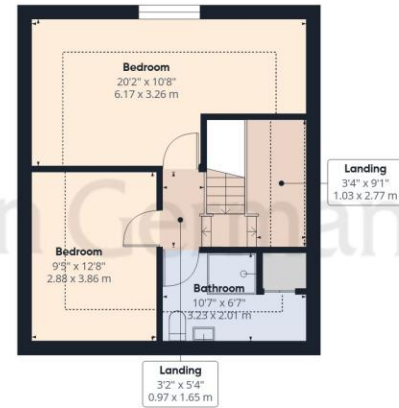
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1633 ft²

151.8 m²

Reduced headroom

189 ft²

17.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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