



An impressive semi-detached family home located in a popular and desirable location within Stafford.

Offers Over £210,000



This property will appeal to a wide range of buyers including first time buyers, downsizers and investors, set within in a popular and convenient location within Stafford. The property is well placed for commuters with its close proximity to J14 of the M6 motorway, providing access into the national motorway network and the nearby A34. Stafford is home to its own intercity railway station which provides regular services to London Euston, taking approximately only 1hr 20mins, alongside a range of further destinations.

Internally the property comprises of a uPVC entrance door opening into the porch with a composite front door opening into the hallway with wooden style flooring and carpeted stairs rising to the first floor landing. On your left is the warm and cosy living room which has a useful understairs storage cupboard, fitted wall shelving, uPVC double glazed bay window to the front aspect, and a feature log burning stove set on to a tiled hearth.

The modern and bright kitchen/diner features a matching range of wall, base and drawer units with fitted wooden worktops that incorporate a one and a half bowl sink drainer unit with mixer tap, appliances include a oven, hob, microwave along with space for additional appliances. The kitchen also features rear and side facing uPVC double glazed windows, uPVC double glazed double doors leading directly out to the rear garden, tiled flooring, ceiling spotlights, the wall mounted gas central heating boiler plus a useful large walk-in pantry cupboard.

A guest's cloakroom has a white two piece suite, a side facing UPVC double glazed window, radiator and tiled floor.

Upstairs there are three bedrooms, two generous double bedrooms and one smaller single bedroom, ideal as a home office or study. The modern fitted family bathroom features a contemporary white suite comprising a WC, pedestal wash hand basin with mixer tap and a P shaped panel bath with mixer fill taps and a mains fed shower over. The room also features a heated chrome towel radiator, ceiling spotlights and a rear facing uPVC double glazed window.

Outside to the front of the property is a gravelled driveway providing off-road parking. A side gate gives access to the private enclosed rear garden which is predominantly laid to lawn and has a paved patio seating area ideal for entertaining family and friends.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The solar panels are owned outright.

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: 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: Stevenage Borough Council / Tax Band B

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

Our Ref: JGA/04082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Agents' Notes

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