



A particularly appealing mid terrace house which is immaculately presented throughout and has delightful front and rear gardens.

£199,950



Step inside the reception hall with stairs rising to the first floor landing. The superb dining kitchen has an excellent range of white gloss units with contrasting wooden work surfaces, a stainless steel one and a half bowl sink and drainer, an integrated stainless steel gas hob with stainless steel splash plate, extractor canopy plus an oven beneath. The dining area has an understairs cupboard. The shoe storage unit will be included within the sale.

On the opposite side of the hall is the delightful and well proportioned lounge having a front facing window and attractive fire. Double French style doors open to the conservatory which has outer doors to the paved terrace and garden along with feature tiling to the external wall.

On the first floor there are three bedrooms all of which have built in cupboards. The wardrobe in the master bedroom are also included in the sale. The second bedroom enjoys lovely views of the garden and school playing field beyond. A very well appointed shower room has a shower with both conventional and waterfall heads, rectangular wash basin with integrated drawer beneath, WC, attractive wall tiling, a chrome towel radiator and downlighting.

The property is situated in a popular residential location and stands back from the road beyond a lovely front garden accessed via a wrought iron gate opening to a brick block paved path having an artificial lawn to one side and ornamental chippings to the other bordered by established hedging.

To the rear of the property is a deep sun terrace and path leading to a large garden shed having artificial lawns either side both of which have display borders. The garden enjoys a lovely backdrop as the rear boundary backs onto school playing fields.

This lovely home is well situated for the county town of Stafford which has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

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.

The land registry document refers to rights and covenants, a copy of the document is available upon request.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, Superfast & Ultrafast available

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 A

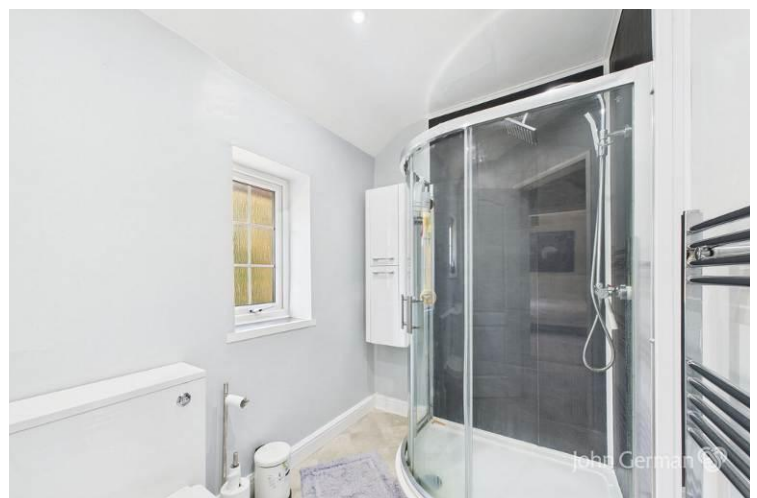
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26092025

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Agents' Notes

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