

Russell Street

Stafford, ST16 2DU



A tastefully presented traditional mid terrace house which is enviably situated within easy walking distance of both the town centre and intercity railway station.

£165,000

John German

Accommodation - Step inside the reception hall with stairs rising to the first floor landing having a useful under stairs storage area plus steps down to the cellar.

The delightful lounge and dining area has a Regency style fireplace. The kitchen has a range of units, contrasting work surfaces and a stainless steel one and a half bowl sink and drainer. There is a tiled floor, tiled splash backs and a chrome vertical towel radiator.

Off the first floor landing are two double bedrooms, both having built in wardrobes, one of which are mirrored fronted. There is a superbly appointed bathroom which has a wash basin and WC set into an integrated unit with cupboard and drawers, an oval bath plus a separate shower cubicle, attractive tiling to wet areas and an airing cupboard.

To the rear of the property are three outside stores, a deep block paved sun terrace that extends to a lovely lawned garden with mature borders and including a pizza oven. There is a right of access across the terrace in favour of both this property and a neighboring property.

The house is situation in a great location that is conveniently placed for Stafford's railway station which has regular services to London Euston, some of which take only approximately one hour and twenty minutes.

Agents notes: There is a traditional right of access across the block paved drive which a neighbour has the right to use. The land registry refers to rights and a flying freehold which is above the kitchen. There is also a flying freehold to part of the bathroom which is above the neighbouring property.

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

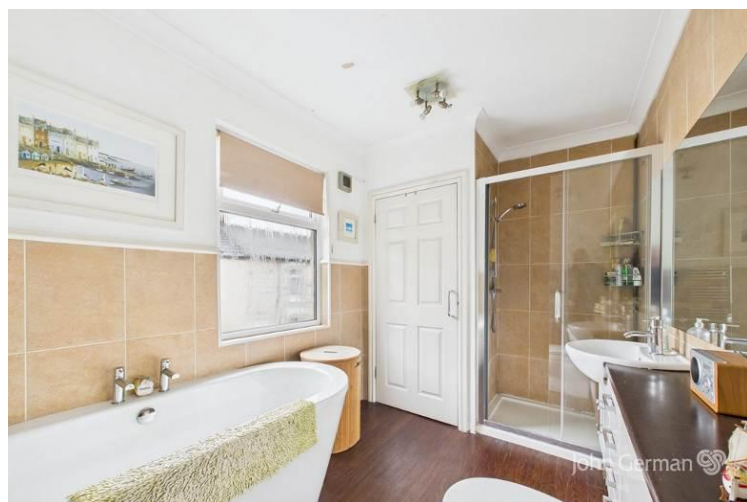
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional
Parking: On street parking may be available on a permit basis and subject to approval by Stafford Borough council.
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/21102025

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.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

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

01785 236600

stafford@johnngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent