

Fonthil Road

Stafford, ST16 3JL

John 
German





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£325,000

A beautifully refurbished traditional semi-detached house which is appointed and presented to a very high standard. Sitting on a lovely established plot with parking for three-four cars at the front, in addition to a gated drive leading to a garage at the rear.

The spacious reception hall provides the most welcome introduction to this outstanding property, with a contemporary style vertical radiator, stairs rising to the first-floor landing with useful understairs cupboard and double French style doors opening to the terrace and garden. There is a cloakroom has a WC and wash basin with integrated cupboard beneath, plus a vertical towel radiator. There is hard flooring throughout the ground floor and fitted blinds throughout the whole property.

The lovely sitting room has a front facing half bay window and the study features a stunning part vaulted ceiling with roof light. The dining room has integrated sliding doors giving the option of a more formal dining area or a more open plan option. The superbly appointed kitchen, again with a vaulted ceiling and roof light, is fitted with an excellent range of sage coloured units with contrasting granite effect work surfaces, stainless steel 1.5 sink and drainer, integrated five-burner induction hob with matching extractor canopy above, split-level oven and grill, fridge freezer, washer/dryer and dishwasher.

The first-floor landing includes an airing cupboard housing the gas boiler and provides access to three bedrooms and a luxuriously appointed bathroom. The bathroom features exquisite tiling throughout the wet areas and is fitted with a stylish shaped bath with screen and electric shower, a wash basin and WC integrated into a unit with storage cupboards, and a contemporary chrome vertical radiator.

Outside, the property stands well back from the road beyond an attractive ornamental chipped drive capable of parking up to four cars and has raised sleepers with mature borders. There in an Indian stone side path and sun terrace, mature lawn with established tree and garden shed. There is also gated access to a further drive which leads to the detached garage and store.

The property is situated in a traditional and popular location, convenient for the county town centre. Stafford has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

Agents Notes: Land Registry SF706473 pending first registration

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:** Two drives & 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: Stafford Borough Council / Tax Band B

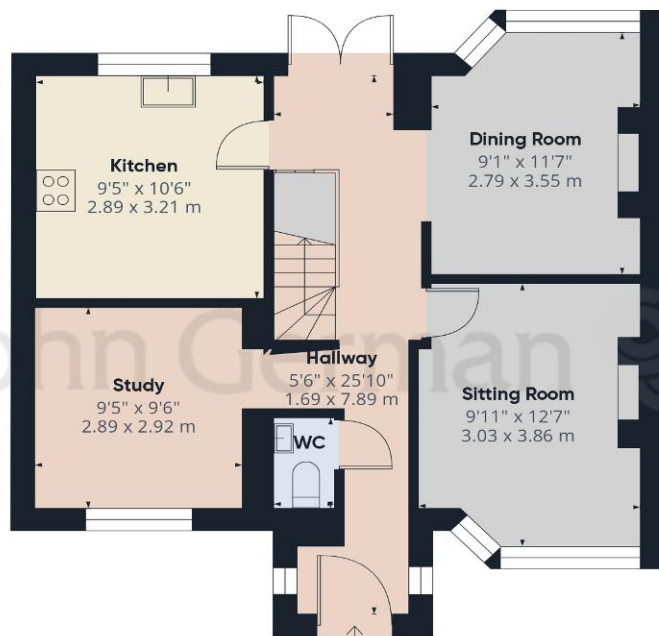
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102025

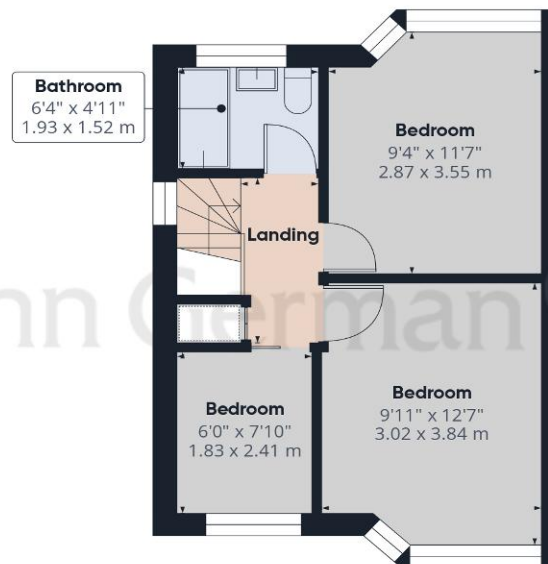
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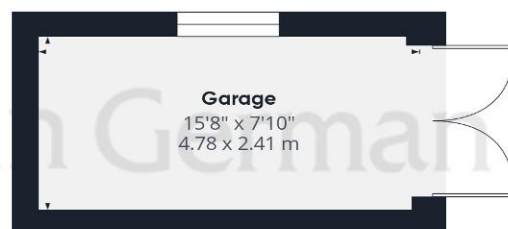




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1033 ft²

95.9 m²

(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

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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.

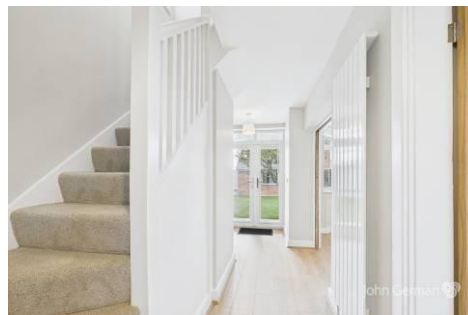
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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