

Fonthil Road

Stafford, ST16 3JL



An extended traditional semi-detached house which requires modernisation. The property has the benefit of gas fired central heating, three bedrooms (bedroom three has currently been converted into a WC) and is situated on an attractive plot with established garden.

£220,000



John German

The reception hall has stairs rising to the first-floor landing, useful storage space and a guest WC off.

The extended lounge is spacious and there is a separate dining room. Please note, there are gas fires in both rooms, however, we cannot confirm that they are safe and in working condition.

The kitchen has also been extended and has a range of white units with contrasting work surfaces, stainless-steel sink and drainer, hob and a separate split-level oven.

The first-floor landing leads to two double bedrooms. The third bedroom has been converted to a WC and houses the wall mounted gas boiler. There is also a shower room, having a corner shower with electric shower unit, wash basin, tiling to all wet areas and a tiled floor.

The property stands well back from the road behind a driveway capable of parking two cars and gives access to the garage. To the rear of the property, there is a paved sun terrace with dwarf height wall and border, with steps up to a lawn which has mature, well stocked borders. There is also a garden shed and greenhouse.

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

Agents note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: Drive & 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/>

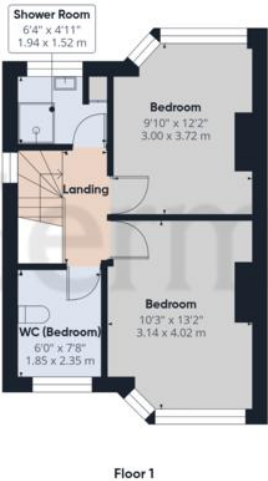
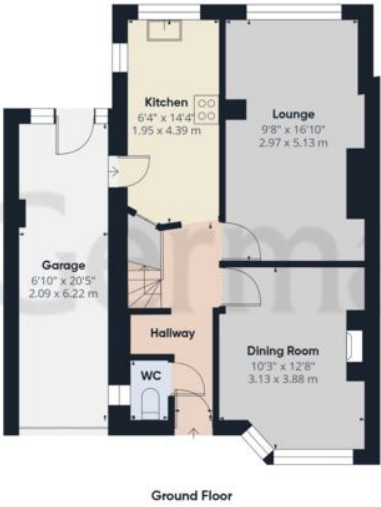
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

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

Our Ref: JGA/23102025

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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Approximate total area[®]
940 ft²
87.3 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.

GIRAFFE360





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AWAITING EPC MEDIA



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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.

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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.

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