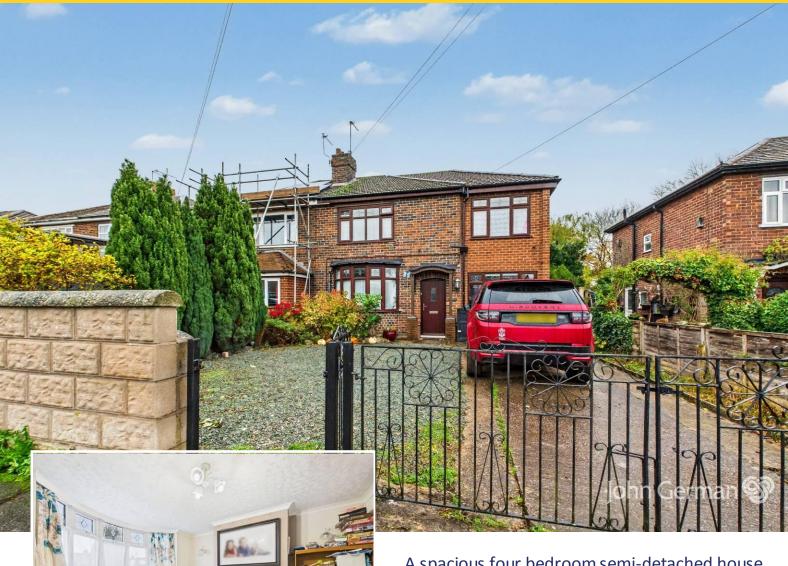
Holmcroft Road Stafford, ST16 1JF







A spacious four bedroom semi-detached house which provides excellent family sized accommodation, having the benefit of three reception rooms, bathroom and a separate shower room.

£295,000



The reception hall has stairs rising to the first-floor landing and gives access to the lounge, which has a front facing window, wall mounted modern electric fire and an opening to a very spacious dining area with understairs cupboard.

A further opening leads to the kitchen which has an attractive and comprehensive range of units, a stainless steel 1.5 bowl sink and drainer and granite effect work surfaces incorporating a breakfast dining bar.

A door opens to the utility room, which has space and provision for domestic appliances and a door to a well-proportioned study.

Leading off the dining area is the bathroom, which features a bath, separate shower, pedestal wash basin, WC, half height tiling to all wet areas and contrasting tiled floor.

On the first floor, there are four bedrooms and a shower room. The principal bedroom has built in wardrobes. The attractive shower room has a shower with drying area, pedestal wash basin and WC.

The home is set back from the road with a gated drive capable of parking approximately two cars. To the rear of the property lies a mainly lawned, established garden.

The property is situated in a popular residential location, convenient for the county town centre of Stafford and junction 13 of the M6, which provides direct access into the national motorway network and M6 toll. Stafford has an excellent intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes:

The property has solar panels.

The Land Registry document refers to rights, restrictions and covenants and a copy of which is available upon request.

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.

 $\textbf{Property construction:} \ \textbf{Standard}$

Parking: Drive

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/11112025

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.













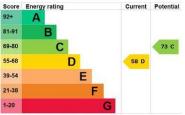






















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Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation 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.

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. Inmaking 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.

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