

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

John German 

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.
Property construction: 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

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Approximate total area[®]
1281 ft²
119 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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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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