



John German



This well-presented link-detached family home is situated within a quiet cul-de-sac in the ever-popular Parkside area of Stafford.

Offers over £280,000



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This three bedroom link-detached family home is situated in a quiet cul-de-sac within the Parkside area of Stafford, which is home to a range of nearby shops and local amenities. For schooling, this property falls within the catchment area for Parkside Primary, and Sir Graham Balfour High School. The property is ideally situated for commuters as it is within easy reach of junction 14 of the M6 motorway and the nearby A34. The county town of Stafford benefits from its own intercity railway station which provides regular services to many destinations, such as London Euston with some services taking approximately 1 hour 20 minutes, ideal for those working in the capital.

Internally, the property comprises of a composite entrance door which opens into the entrance hallway, with doors off into the guest cloakroom and living room. The spacious living room has a UPVC double glazed window to the front aspect, carpeted flooring, both wall and ceiling light points, electric fire, carpeted stairs rising to the first-floor landing, and a door opening into the dining room.

The dining room has carpeted flooring, two ceiling points, UPVC double glazed French doors opening out to the rear garden, and an arched opening into the kitchen. The kitchen is fitted with an extensive range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, tiled flooring, ceiling light point and a UPVC double glazed window to the rear aspect, and an archway leading to the utility room.

From the utility room a door leads to a further room, which is currently dressed as a bedroom. Please note, this room has no building regulations approval, therefore cannot be classed as a fourth bedroom.

Upstairs there are three well proportioned double bedrooms, all of which are serviced by the family bathroom. From the first floor, stairs rise to the second floor loft area. Please note, there are no building regulations for this area.

Outside, to the front of the property is a large block-paved driveway providing ample off-road parking and access into the garage. To the rear of the home is an enclosed garden laid mainly to lawn, with a decked seating area and a summerhouse.

Agents note: The room at the rear of the garage and the loft room do not have building regulation approval.

Tenure: Freehold (purchasers are advised to satisfy themselves as to 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 C

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

Our Ref: JGA/24112025

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⁽¹⁾

1675 ft²
155.7 m²

Reduced headroom
281 ft²
26.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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	57 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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John German

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

01785 236600

stafford@johngerman.co.uk

Agents' Notes

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