



Spacious four bedroom terrace property, tastefully presented throughout, having the benefit of a delightful lounge with log burner and separate dining room. Situated in an established and popular residential location.

£240,000

John German

The reception hall has stairs rising to the first floor landing, a port hole style window and access to a cloakroom with WC, wash basin, half height tiling, chrome vertical radiator and an additional port hole window.

Also off the hall is a door to the delightful lounge, which features a front facing window, a recessed fireplace with log burner, double French style doors to the garden and internal double doors to the separate dining room.

From the dining room, there is an arch leading to the attractive kitchen which is fitted with a range of units with contrasting granite work surfaces, a 1.5 sink and drainer, a range style oven with splash plate and glass and stainless-steel extractor canopy above, tiled splashbacks, attractive flooring and a door to the hall.

The first floor landing leads to four bedrooms, the principal having built-in wardrobes. The superbly appointed shower room has tasteful full height tiling and comprises wash basin and WC set into a modern integrated unit, shower and vertical chrome towel radiator.

Outside, there is parking space for one vehicle. To the rear of the property, there is a pleasant, mainly lawned rear garden which has an external utility with space and provision for domestic appliances.

The property is situated in an established, popular neighbourhood convenient for the county town centre of Stafford, which has an intercity railway station with regular services operating to London Euston, some of which take only 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents note:** The Land Registry document refers to rights and covenants, and a copy 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:** One parking space

**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:** Staffordshire County Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/02022026

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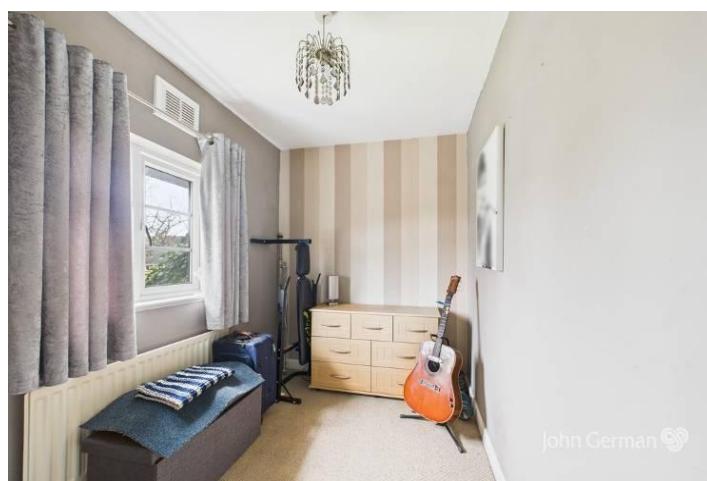
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#### Agents' Notes

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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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