Rickerscote Road

Stafford, ST17 9ET

A particularly attractive traditional semi-detached house which occupies an impressive and spacious plot with mature gardens. The property provides scope for refurbishment and there is spray foam insulation in the loft which may prevent interested parties from obtaining a mortgage and therefore appealing to “cash buyers”.

£225,000

John German

A canopy porch gives access to the reception hall which has stairs rising to the first floor.

The spacious and extended lounge has a log effect fire (we cannot confirm this is in safe and working condition) and double French style doors opening to the garden.

A separate dining room has a front facing bay window.

The galley style kitchen has a range of units and a double bowl sink and drainer.

To the first floor the landing has a spacious walk-in store and loft access to the roof space which also houses the gas boiler.

There are three bedrooms and a bathroom with bath, wash basin and w.c.

The house stands well back from the road beyond an established garden and a generous sized drive. Wrought iron gates open to the side carport which in turn gives access to the garage and workshop. There are mature rear garden areas with established beds, an ornamental pond and a greenhouse.

Agents Notes

The property is not registered with Land Registry, and your Solicitor may charge you an additional charge for first registration.
The property sale is part of a Deceased Estate and there is very limited information available and the Executor is unable to fully complete our questionnaire.
Probate has been obtained.
There is spray foam in the loft.
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: Traditional
Parking: Driveway, carport and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Unknown
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/03092026
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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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.

Referral Fees

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.

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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