

Berry Road
Stafford, ST16 1SE



A detached bungalow situated in a popular residential location convenient for the county town centre of Stafford.

£265,000



John German 

The reception hall leads to a delightful lounge having a traditional fireplace with a coal effect fire. The kitchen has a range of units with contrasting worksurfaces incorporating a breakfast bar and a stainless steel sink and drainer.

The rear hall leads to three bedrooms. The principal bedroom has built in wardrobes, and the second bedroom has a conservatory off.

The shower room comprises wash basin and WC set into an integrated unit with cupboard, shower, full height tiling and chrome towel radiator.

The bungalow stands back from the road beyond a drive which gives access to the garage. To the rear of the property is an established garden with paved terraces and a lawned area with mature beds and borders.

The property is situated in a popular residential location, convenient for Stafford and junction 14 of the M6 which provides direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to rights 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 & garage

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/30032026

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 area¹⁾
945 ft²
87.7 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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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