

Marigold Place

Stafford, ST16 1ZH



An attractive and beautifully presented modern semi-detached house which is situated in a very pleasant cull de sac location.

£270,000



John German 

Step inside the reception hall with stairs rising to the first floor and a delightful lounge leading off.

An inner lobby has a spacious cupboard and access to the cloakroom with wash basin and w.c. A wide opening leads to the superb dining kitchen which has an excellent range of white units with contrasting granite effect worksurfaces and a stainless-steel 1 ½ bowl sink and drainer along with an integrated hob, oven and extractor. The dining area has doors opening to the patio and garden.

The first floor landing has a cupboard and doors to the three bedrooms, two of which have fitted hanging rails and the third having a cupboard. The master bedroom has the benefit of its own modern en suite shower room.

The attractive main bathroom comprises a bath with a shower and screen over, wash basin and w.c.

Outside

To the front is a very pleasant garden and to the rear is an enclosed garden with a spacious paved patio and lawn beyond. There is a side drive with parking for 2 cars.

The property is situated on this very popular modern development that is convenient for the town centre and Junction 14 M6.

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.

There is a Greenspace charge of £130 per annum

The Land registry refers rights, easements and instructions and a copy of which is available upon request

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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/15092026

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.







Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		90 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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