

Tixall Road

Stafford, ST16 3XJ

John German





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£315,000

A truly outstanding traditional semi detached property which has been extended and is considerably improved with the benefit of a stunning open plan living/dining kitchen with bifolds opening onto the rear sun terrace and garden.



There is an enclosed entrance porch which opens to a reception hall having stairs rising to the first-floor landing and very useful understairs storage beneath. The cloakroom is fitted with a WC and wash basin.

The delightful lounge has a front facing bay window with the benefit of modern shutters and a traditional style fire surround with marble hearth inset and an electric log effect fire.

The stunning open plan living/dining kitchen has a most attractive range of units with quartz work surfaces, integrated fridge, tiled recess with space for a range style oven (the oven is not included in the sale but may be available by separate negotiation). A superb island has contrasting base cupboards and quartz worktops incorporating a dining bar. There is also a vertical radiator. The sitting area has a splendid, vaulted ceiling with two Velux roof lights and bi-folding doors opening to the sun terrace and garden.

Utility room has an attractive range of units and contrasting work surfaces, a stainless-steel sink and drainer plus space and provision for domestic appliances.

The first-floor gallery landing leads to three tastefully presented bedrooms. The principal bedroom has two excellent built in wardrobes. The beautifully appointed bathroom comprises oval free-standing bath, a separate shower with both conventional and waterfalls heads, wash basin with integrated drawers beneath, WC, chrome vertical towel radiator and half height tiling to the walls with the exception of the shower where there are splash plates. The loft is fully boarded and accessed via a pull-down ladder.

Outside, the property stands back from the road beyond a traditional lawned front garden. A drive to the side has gates leading to a further drive area and a detached garage which is exceptionally spacious and has a remote Hormann door, in addition to a personal side door.

To the rear of the property there is a sun terrace with direct access from the bi-fold doors of the living/dining kitchen. Beyond this lies a lovely established garden that is mainly laid to lawn with mature borders and a further garden area.

The property is situated within a very popular and established part of Stafford within easy reach of the town centre. Stafford has a mainline intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: -There is a Ring doorbell and CCTV recording.

-As stated above, the range oven is not included in the sale, however, may be available by separate negotiation.

- The shed is not included in the sale.

-The Land Registry document refers to covenants and a copy of the document is available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

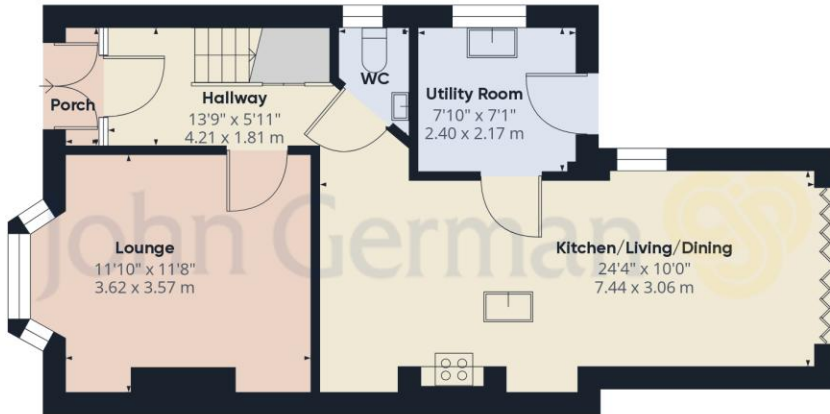
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

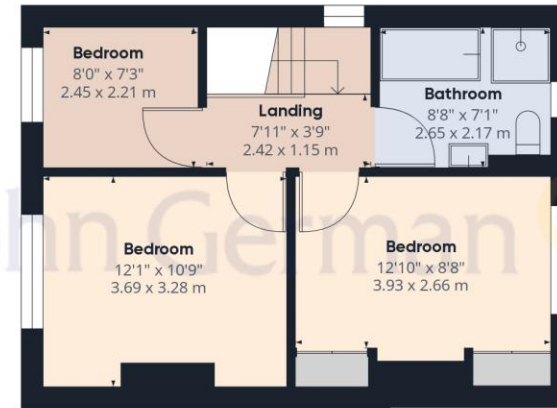
Our Ref: JGA/30082024







Ground Floor Building 1

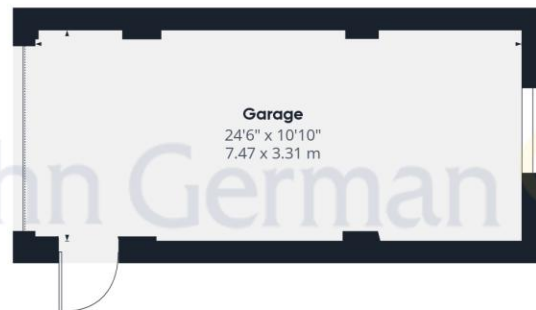


Floor 1 Building 1

Approximate total area⁽¹⁾

1222.89 ft²

113.61 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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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.

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



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