

Poplar Way
Stafford, ST17 9LJ



An attractive traditional semi detached house in
a sought after residential location.

£265,000



John German

Accommodation: Reception hall having stairs rising to the first floor landing. Understairs cupboard and additional cupboard housing the boiler. Cloakroom with WC and washbasin. Extremely attractive kitchen with an excellent range of units and wood effect worksurfaces, sink and drainer and an integrated dishwasher (please note the range style oven is not included in the sale). There are two sitting rooms with interconnecting doors.

First floor landing off which leads three bedrooms and a superbly appointed bathroom having a bath, separate shower with both conventional and waterfall heads, wash basin, WC and chrome towel radiator

Loft conversion with ensuite shower room, however this can only be classified as a habitable bedroom when a building control certificate has been obtained (our Clients are in the process of trying to obtain a Building Control Certificate, in the meantime it can't be classified as a habitable room).

The house occupies a good sized plot having a spacious block paved drive which provides parking for three cars and gives access to the garage. To the rear of the property there is a paved terrace and established garden beyond.

The county town of Stafford has an intercity railway station with regular services to London Euston. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Driveway 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: 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

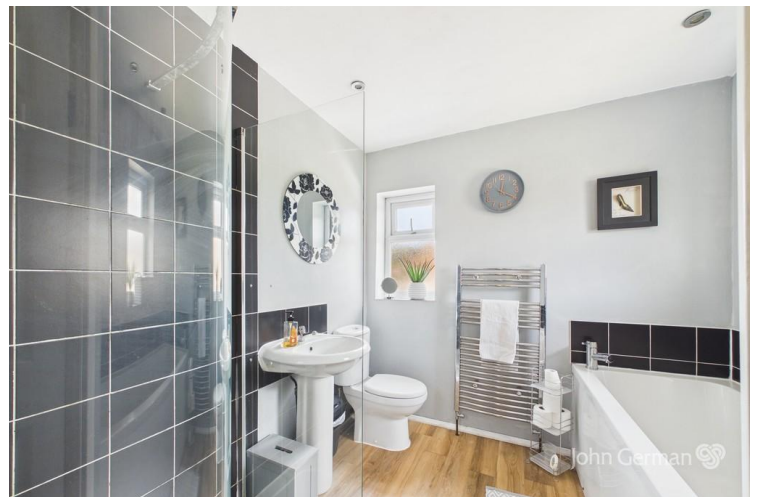
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06072026

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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







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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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