

The Garthlands

Stafford, ST17 9ZP

John 
German





I CAME TO BOOGIE

BON APPÉTIT

BREAD

The Garthlands

Stafford, ST17 9ZP

£495,000

A spacious three Storey, six bedroom house situated within an established and popular location.



John German

The reception hall has a built-in cupboard and a cloakroom with WC, wash basin and an attractive tiled floor. The delightful and elegant lounge is dual aspect. The superb dining kitchen is fitted with an extensive range of stylish light blue units with chrome accessories and wooden work surfaces, a ceramic 1.5 bowl sink and drainer and integrated dishwasher and fridge freezer. There is space for a rangemaster oven (not included in sale) and a large island with further cupboards and wooden worktop which extends to a dining bar. The separate utility has additional cupboards.

The first floor landing has stairs rising to the second floor and off which leads four bedrooms, two of which are en suite and three of which have built-in cupboards. On the second floor, there are two spacious double bedrooms, both of which have built-in cupboards, and a family bathroom.

Outside, there is parking space for two cars and a studio which has been converted from the double garage. The rear garden features an attractive and spacious terrace which is covered and therefore provides excellent all year round living, beyond which lies a lawn and two sheds.

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: The Land Registry document refers to rights and covenants.

A wall was moved to create a dining kitchen.

As previously mentioned the garage has been converted to a studio.

There is no associated paperwork or building control certificates appertaining to these changes.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction:

Parking:

Electricity supply:

Water supply:

Sewerage:

Heating:

(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 F

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

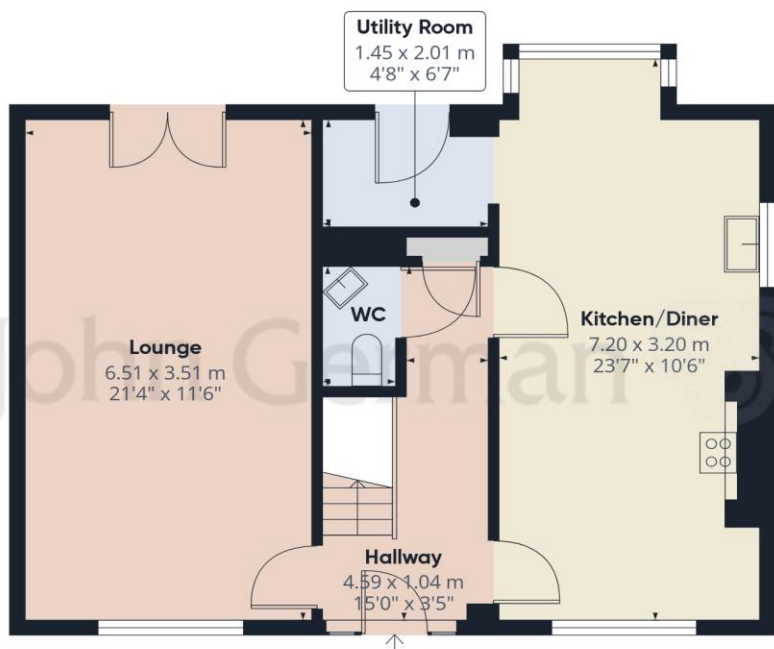
Our Ref: JGA/02072026

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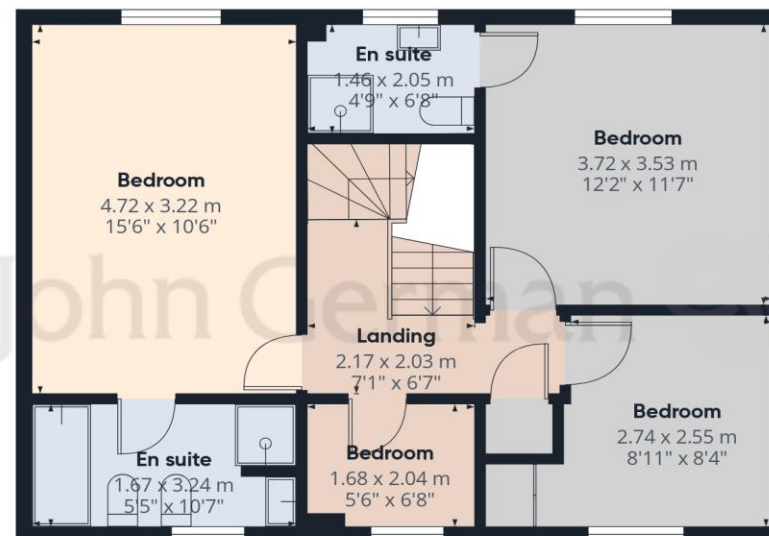
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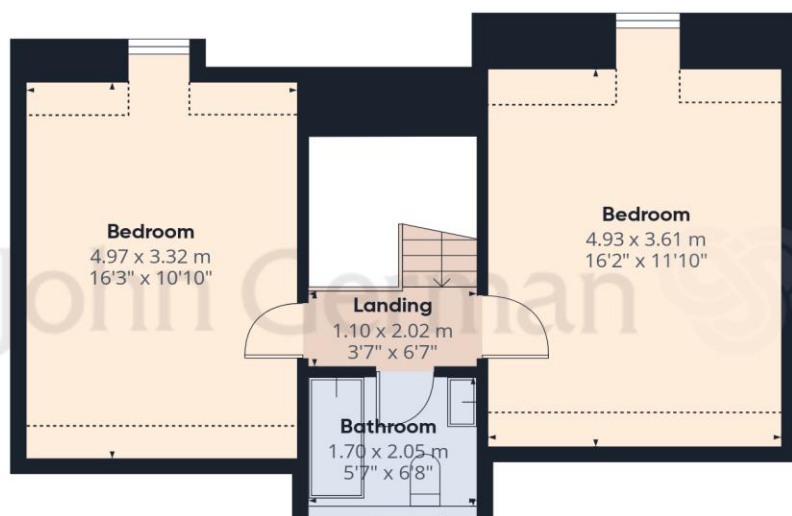




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

179.3 m²

1932 ft²

Reduced headroom

5 m²

54 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

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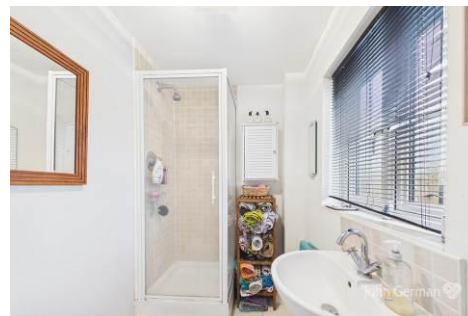
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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