

Deanshill Close

Stafford, ST16 1BW

John
German





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£300,000

Particularly attractive and beautifully presented three storey town house, having the benefit of five bedrooms and situated in exceptionally convenient location for the town centre and railway station.



John German 

An enclosed porch opens to a spacious L-shaped hall with a large built-in cupboard and stairs rising to the first floor landing. The delightful lounge has feature wall covering to one wall. The well-proportioned dining room features a traditional fireplace with cast and tiled inset, and patio doors opening to the courtyard style garden.

The attractive kitchen is fitted with a range of cream-coloured units with contrasting wood effect work surfaces incorporating a 1.5 bowl sink and drainer, integrated electric oven and induction hob with concealed extractor canopy above, and tiled splashbacks.

The first floor landing is again very spacious and leads to three well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower, having a tiled shower, vertical radiator and 3/4 height wall tiling. The attractive bathroom comprises bath with electric shower and screen, low level WC, pedestal wash basin, superb 3/4 height tiling with tiled border, linen cupboard and chrome vertical radiator.

The second floor landing gives access to two further bedrooms and a cloakroom with WC, wash basin and vertical towel radiator.

Outside, the house stands back from the road beyond a particularly appealing railing style fence and gate leading to a block paved path with lawned areas either side. There is a lovely block paved, enclosed courtyard style garden to the rear. The property benefits from a garage (4.9m x 2.5m) in a nearby block.

The home is situated in a highly sought-after location, convenient for the county town centre and the intercity railway station where there are regular services to London Euston, some of which take only 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: It is common for property Titles to contain Covenants; a copy of the Land Registry title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

There is a right of way to access the garage.

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

Property construction: Standard

Parking: On road 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/>

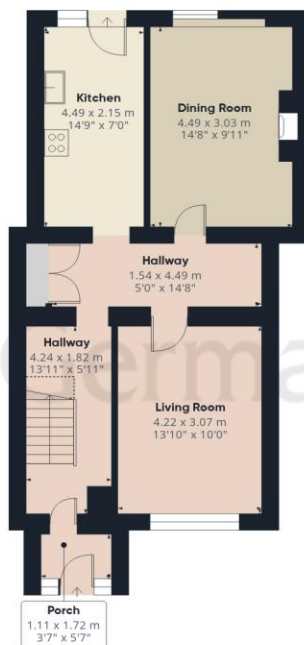
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA22042026







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

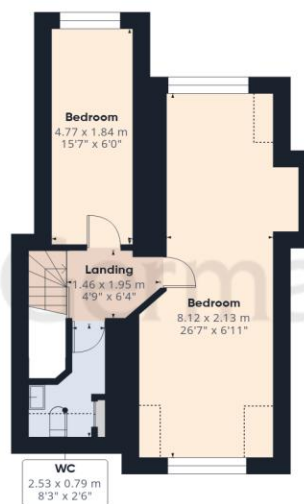
152.3 m²

1638 ft²

Reduced headroom

2.7 m²

29 ft²



Floor 2 Building 1



Ground Floor Building 2

(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.

GIRAFFE360



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.

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.

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.

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		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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