

Moss Pit
Stafford, ST17 9JR



Such a tastefully presented traditional semi-detached house which provides excellent accommodation and has the benefit of a long rear garden.

£265,000



John German

The reception hall has stairs rising to the first floor landing, a wooden floor and an excellent range of bespoke fitted shelving and storage cupboards.

The truly delightful lounge features a bay front facing window, a recess fireplace housing a cast log burner and feature wall covering to one wall.

The superb L shape dining kitchen is fitted with a very attractive range of units with wooden work surfaces and a ceramic double bowl sink with tiled splashbacks. Double French style doors open to the terrace and garden.

The first floor landing leads to three tastefully presented bedrooms, two of which have cast and now ornamental fireplaces, and all of which have feature painted half panelling and traditional style radiators.

The superb shower room with excellent tiling comprises of a spacious shower with both conventional and waterfall heads, WC, wash basin with integrated drawer and cupboard beneath, and towel radiator.

Outside, the property stands back from the road with a drive capable of parking two cars. Gated side access leads to the rear of the property where there is a deep, beautiful Indian stone terrace and a long, mainly lawned rear garden. There is also a useful workshop and a garden shed.

The property is conveniently situated for the county town centre of Stafford which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network.

Agents note: The Land Registry document refers to covenants and a copy of which is available upon request. Our clients believe the property did have some alterations prior to them purchasing it in 2013 however they have no paperwork.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 B

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

Our Ref: JGA/26012026

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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