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 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.

A Red Ash Test has been undertaken and it shows the findings at level 4 and a copy of the report is available upon 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
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.

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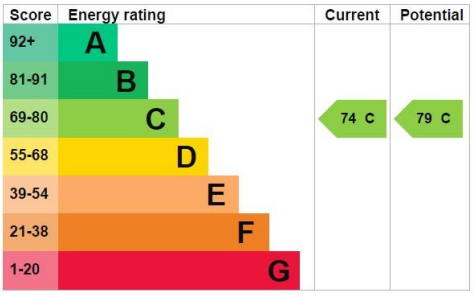

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Agents' Notes

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.
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.

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