

Windsor Road

Stafford, ST17 4PA

John 
German





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£315,000

NO UPWARD CHAIN

A particularly attractive traditional semi detached house which occupies a delightful corner plot having gardens to three sides, a spacious drive capable of parking 4 cars or a caravan plus a garage.



The detailed accommodation comprises; Step inside the reception hall having a splendid parquet floor, stairs rising to the first floor and a cloakroom leading off having attractive flooring, wash basin with integrated cupboard beneath and WC.

A charming lounge has a bay window overlooking the established garden and an attractive fireplace with log effect fire.

The excellent dining kitchen is fitted with a comprehensive range of units with contrasting work surfaces, an integrated hob and split level oven. There is also space and provision for domestic appliances and an opening to the lovely dining and sitting area that has a parquet floor, a front facing bay window and built in cupboards.

On the first floor there are three bedrooms and a luxuriously appointed shower room comprising shower, modern wash basin and WC set into an integrated unit, tasteful tiling and a chrome towel radiator.

Outside - The house occupies a lovely corner plot position and stands back from the road beyond an established front garden which is mainly laid to lawn having a block paved path and a wrought iron gate. A particularly spacious and abundantly stocked side garden forms the main garden area enjoying mature borders, established hedge and a block paved sun terrace. To the rear is an additional terrace garden area and gated access to the spacious drive, capable of parking four or five cars, or a caravan, giving access to a garage. There is also a garden shed.

Windsor Road is an established and sought after road that is conveniently situated within a short distance of the county town of Stafford having a range of amenities including a mainline intercity railway station where there are regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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.

The land registry document refers to rights and covenants, a copy is available upon request.

Our clients have informed us a wall was removed between the kitchen and dining room and an RSJ was installed however no building regulation approval was obtained. No building regulation approval was obtained for the downstairs toilet as far as our clients are aware.

Property construction: Traditional

Parking: Drive 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/>

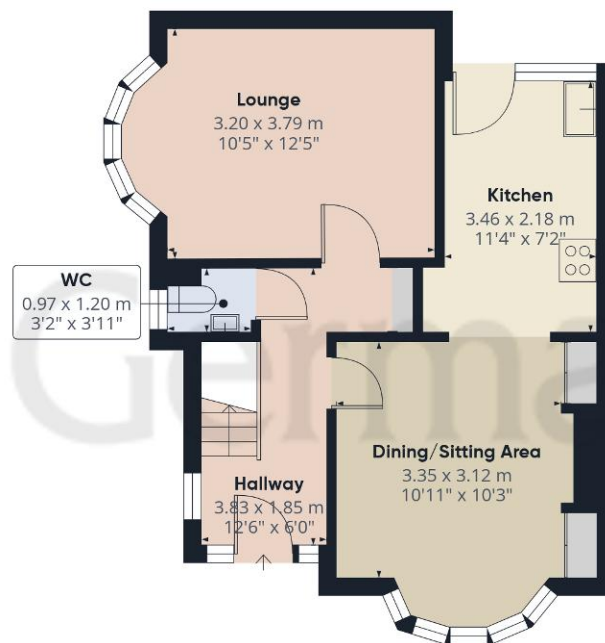
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/01052026





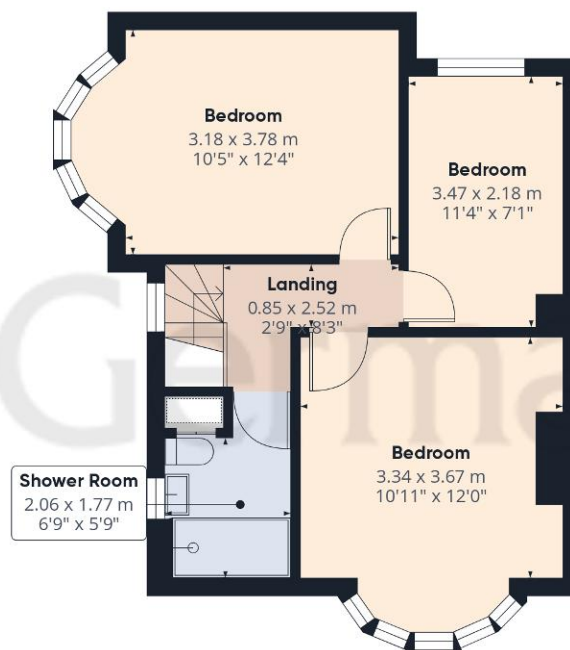


Ground Floor

Approximate total area⁽¹⁾

83.9 m²

901 ft²



Floor 1

(1) Excluding balconies and terraces

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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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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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