Alstone Close

Stafford, ST16 1UH

An extended detached house which provides scope for refurbishment and situated within this highly sought after residential development.

£300,000

John German

Reception hall with stairs rising to the first floor. Generous sized lounge with front facing bay window, traditional style fireplace and double doors opening into the particularly spacious dining room which has glazed double doors opening into the Conservatory. The kitchen has a range of units with contrasting work surfaces and a stainless-steel sink and drainer. Utility with Belfast style sink and a cloakroom with wash basin and WC.

First floor landing with a cupboard housing the gas fired boiler and off which leads three bedrooms and all of which have built in cupboards. Modern shower room with shower, WC and wash basin with an integrated cupboard. Vertical towel radiator and attractive splash plates to all walls.

Outside: There is a block paved drive which also gives access to the garage. Side gated entrance leading to the lawned rear garden.

The house is situated in this sought after area and convenient for junction 14 M6 and the town centre which has the benefit of an intercity railway station.

Agents Notes
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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: JGA25092026

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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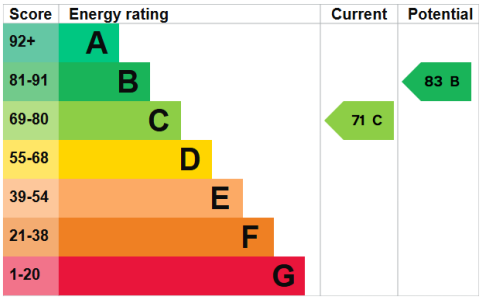

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Agents' Notes

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.

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