


Mynors Street

Stafford, ST16 3LL



John German 



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A truly delightful traditional semi detached house which is beautifully presented throughout that occupies an impressive plot including a lovely rear garden, a double width drive and a garage. Situated in an established area within walking distance of the town centre.

£260,000



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Accommodation - Step inside the reception hall that provides a most welcome introduction to this lovely property. The charming lounge has a tiled fireplace (presently ornamental) and a front facing bow window. A well proportioned separate dining room has a French style door opening to the rear garden. The attractively appointed kitchen has an extensive range of units with granite effect work surfaces having an inset stainless steel sink and drainer plus tasteful tiled splash backs. Integrated appliances comprise a stainless steel gas hob with splash plate, extractor canopy, oven, dishwasher along with a useful under stairs pantry and a fitted dining bar.

Back to hall and climb the stairs to the first floor landing where the principal bedroom has its own en suite comprising a tiled shower with electric shower unit, wall hung wash basin, WC and a tiled floor. There are two further bedrooms sharing a superbly appointed bathroom having a modern suite comprising bath with shower and screen above and pedestal wash basin together with splendid tiling and a chrome towel radiator. A separate WC has a WC, wash basin with integrated cupboard beneath, chrome radiator and half height wall tiling.

To the rear is an attractive garden that has patio seating areas and a shaped lawn surrounded by mature planted beds and borders. The property is set back beyond a lawned foregarden and adjacent drive giving access to the garage.

The property is situated on an established road that is convenient for the county town centre of Stafford which has many amenities including an intercity railway station where regular services operate to London Euston, some of which take only 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: The land registry refers to rights and covenants, a copy is available upon on request. There is a Ring doorbell.

Property construction: Traditional

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: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

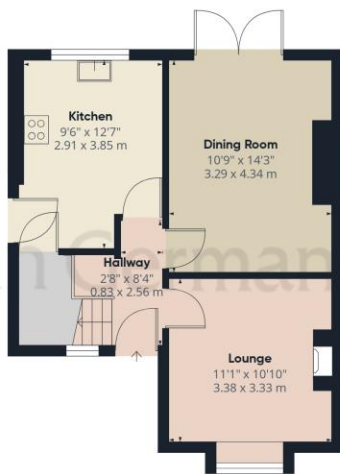
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

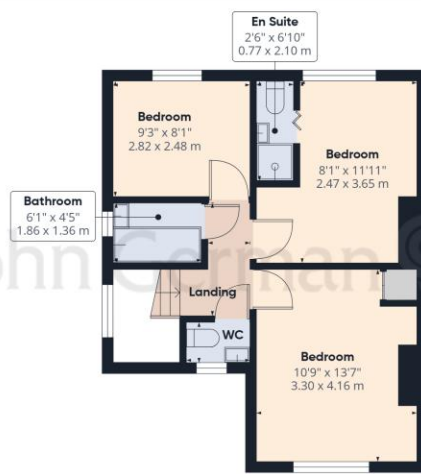
Our Ref: JGA/04032026

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area¹⁾
1084 ft²
100.7 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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