

# Queensville

Stafford, ST17 4NJ

John German





THIS IS OUR HAPPY PLACE

# Queensville

Stafford, ST17 4NJ

£295,000

A particularly attractive double bay fronted end townhouse which is tastefully presented throughout and occupies a very pleasant plot including an extensive long rear garden that backs onto a very pleasant open aspect beyond.

Accommodation - Step inside the reception hall having a Minton tiled floor and stairs rising to the first floor landing. The delightful sitting room has a front facing bay window incorporating half height shutters, a fireplace housing a cast log burner, high ceilings with original ceiling cornice and picture rails plus double French style doors opening to the terrace.

A charming and well proportioned separate dining room also has a front facing bay window that again incorporates half height shutters, a recess fireplace housing a cast log burner, and exposed wooden floor.

The attractive kitchen has a range of wooden cupboards and wood work surfaces, a Belfast style sink, basket stores, a recess housing a Rangemaster oven and an integrated fridge freezer. Black and tan tiled flooring extends through an arch into a side lobby which has a built in tall cupboard, a stable outer door and access to the cloakroom having a wash basin and WC.

On the first floor there are three very pleasant bedrooms, the principal bedroom has an exposed wooden floor, two front facing windows, built in wardrobes and feature wall covering. Bedroom two is being dual aspect and has upper storage space, and bedroom three has recess shelving, a built in cupboard and pleasant views over the rear garden. The excellent bathroom has a traditional roll top freestanding bath with shower above, pedestal wash basin, WC, attractive painted panelled walls, tiled floor and a chrome vertical towel radiator.

Also off the first floor landing are stairs rising to the loft space which has been converted however doesn't have building regulations therefore cannot be classified as a habitable room. The loft space has velux windows.

Outside - The property stands back from the road beyond a very pleasant traditional terrace style garden with wrought iron gate. The rear garden has spacious terraced areas, an external utility with a range of cupboards plus space and provision for domestic appliances. There is also a double garage that makes an excellent workshop and store (there is no vehicular access to the garage). Beyond the terraced areas is a long lawned garden with established borders. It adjoins very pleasant open land to the rear.

The house is situated in an established location that is convenient for the out of town shopping facilities at Queensville and also a pleasant walk to the county town centre and intercity railway station that has regular services operating 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:** It is quite common for some properties to have a Ring doorbell and internal recording devices. The land registry refers to previous Title documents that have been destroyed by fire, the land may be subject to restrictive covenants which may have been imposed thereon before 13/10/1999 and are still subsisting and capable of enforcement.

**Property construction:** Traditional

**Electricity supply:** Mains

**Sewerage:** Mains

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29042026

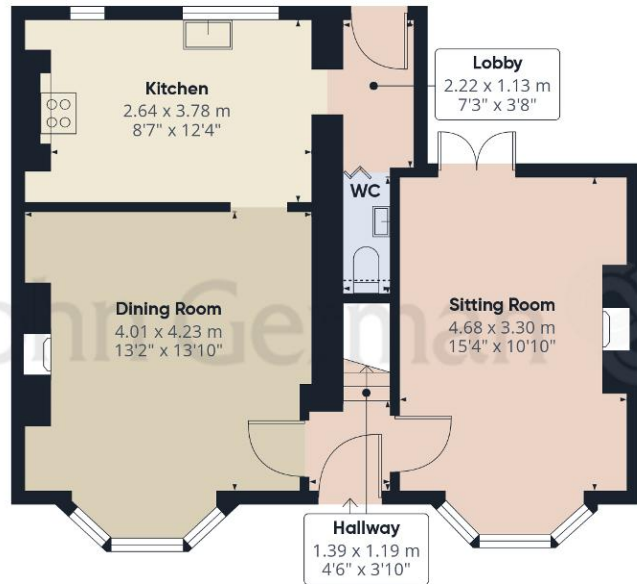
**Parking:** On road

**Water supply:** Mains

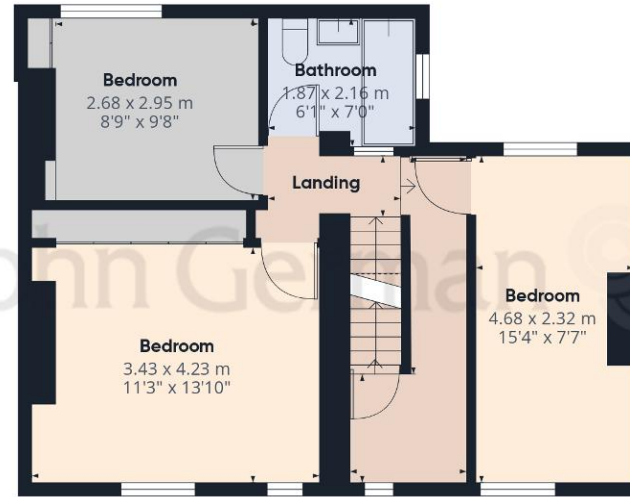
**Heating:** Mains gas



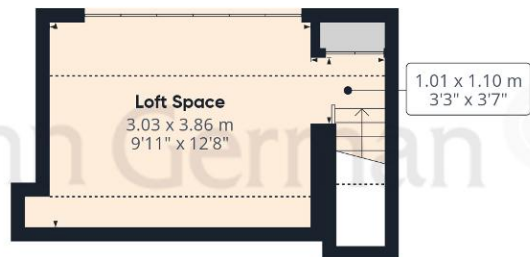




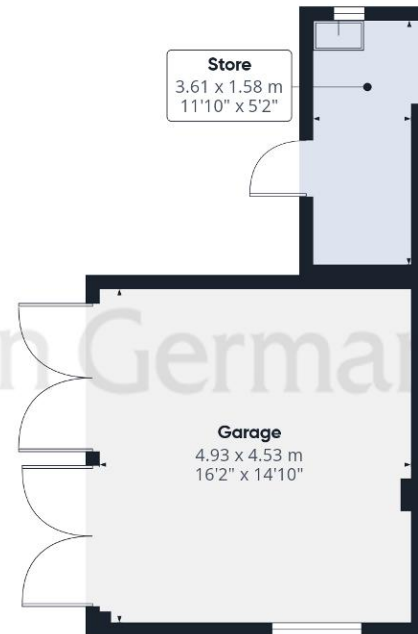
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

139.3 m<sup>2</sup>  
1499 ft<sup>2</sup>

**Reduced headroom**

5.4 m<sup>2</sup>  
59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

#### Agents' Notes

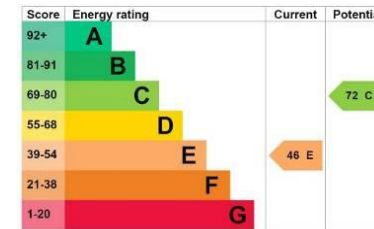
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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