

# Radford Bank

Stafford, ST17 4PJ

John   
German



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£130,000

**A truly delightful end of terrace cottage situated in this exceptionally sought after location. The cottage provides potential for refurbishment and also has the benefit of a garden and two outbuildings.**

Accommodation comprises kitchen, charming sitting room with original fireplace (we cannot confirm that this is in safe and working condition).

First floor landing off which leads a bedroom, again having a fireplace. Bathroom having bath, WC and wash basin.

Outside there is a traditional pigsty and additional workshop. There is also a raised garden.

The property is situated in this very sought after area and is convenient for the county town centre of Stafford.

What3words apron.thick.tread.

#### Agents notes:

Please note that our client is not selling all of the land in their ownership and the present land registry plan will need to be altered accordingly.

There is a blue rope on the raised area of the garden which denotes the proposed new boundary. Beyond this the land will be retained.

The log burners will need to be inspected and please assume they are not in safe working condition.

There is no mains gas to the property.

There is no central heating.

The various effects and wall mounted cabinets are not included in the sale.

The land registry document does refer to covenants and easements and a copy of which is available upon request.

Please note our client could not complete the Sale before 1st July 2026.

**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:** On road **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** None (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/>

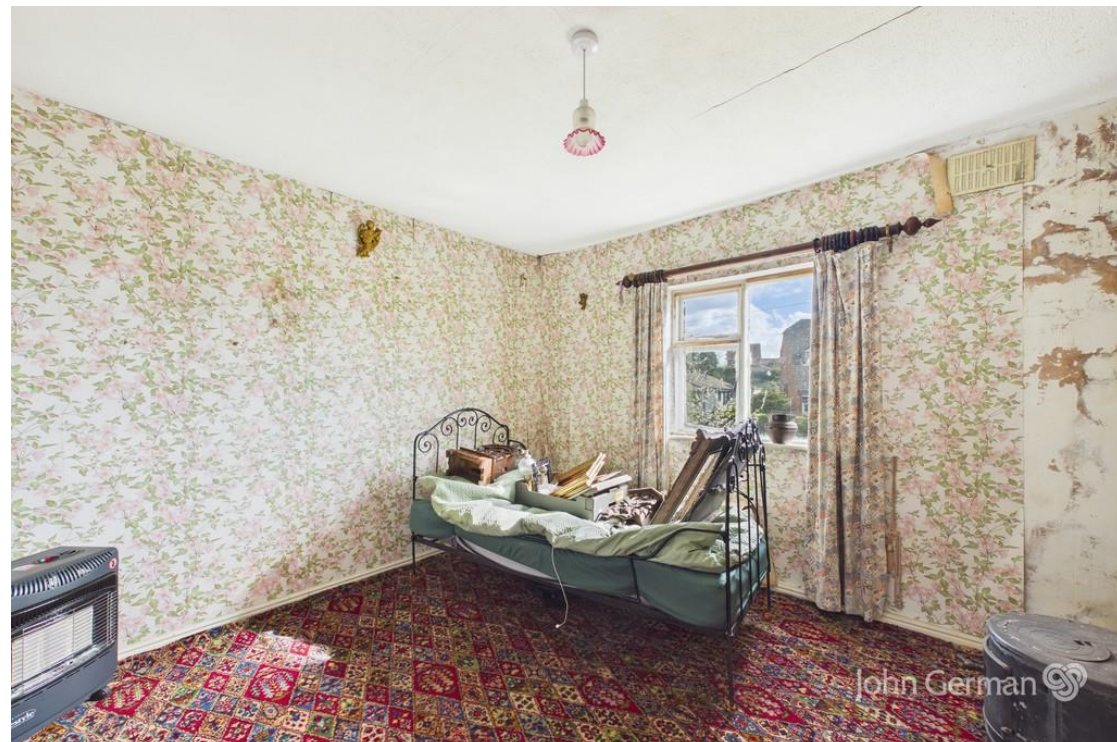
**Local Authority/Tax Band:** Staffordshire County Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA15042026

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.







## Agents' Notes

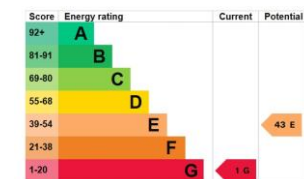
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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