

The Brandons

Stafford, ST17 9EZ



A beautifully presented link detached house which is situated in a very pleasant cul de sac location featuring a lovely mature rear garden and sun terrace, drive and a garage.

£285,000

John German 

The property is located in a pleasant and popular residential location that is convenient for the county town centre of Stafford which has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Accommodation - An enclosed porch opens to a reception hall which has stairs rising to the first floor landing. Leading off the hall is a guest's cloakroom having a WC, wash basin and half height tiling.

The particularly attractive and well proportioned lounge has a front facing bay window and a stone fireplace and hearth housing an electric fire. Part glazed double doors open to the splendid dining kitchen that has a tiled floor and a smart range of units complemented by wooden worksurfaces incorporating a ceramic one and a half bowl sink and drainer alongside an integrated stainless steel hob with an extractor canopy above and double oven beneath. In addition there is a useful understairs pantry. From the dining area, sliding patio doors open directly into a conservatory that has a tiled floor and French style door to the terrace and garden.

A separate utility has a further range of cupboards, wooden work surfaces, a stainless steel sink and drainer, tiled floor and space and provision for domestic appliances.

The first floor landing has a linen cupboard plus an overstairs cupboard housing the gas boiler. There are three bedrooms, the principal bedroom has a front facing window and built in wardrobes extending full width to one wall. The bathroom is superbly presented with a white suite comprising bath with shower over, wash basin with integrated cupboard beneath, bidet, WC, tiling to all wet areas and a chrome vertical towel radiator.

Outside - The property occupies a pleasant position at the end of a shared private drive off a cul de sac. To the front is a neat foregarden and a drive giving access to the garage that also has a personnel door to the utility room.

To the rear is a delightful sun terrace with a lovely lawned garden beyond surrounded by beautifully presented and abundantly stocked borders, trees and bushes.

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 right, covenants and charges, a copy of which is available upon request.

The property is situated off a shared private drive.

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: ADSL copper wire

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 D

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

Our Ref: JGA/14042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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