

Old Croft Road

Stafford, ST17 0LS

John 
German





John Cleiman ©

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£410,000

A truly outstanding and extremely attractive traditional semi detached house enjoying a truly delightful landscaped rear garden, situated in an exceptionally popular and sought after residential location.

The property is set in an exceptionally popular and sought after location within walking distance of reputable schools of all ages and is close to Cannock Chase, an area designated as a place of outstanding natural beauty. The county town centre of Stafford has the benefit of an intercity railway station with regular trains to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Accommodation - A traditional canopy porch has a tiled floor and a front entrance door opening into a reception hall which provides a most welcome introduction to this lovely traditional home.

The spacious and extended dining kitchen has an extensive range of units with contrasting granite effect work surfaces incorporating a sink and drainer, an additional dresser style unit and a walk in pantry. Integrated appliances comprise a hob with oven beneath and extractor canopy above plus a fridge/freezer. There is an outer door in addition to two French style doors opening to the rear terrace.

There are two reception rooms - the first of which is a front facing sitting room that has a recessed brick fireplace with fitted bookshelves either side. A delightful lounge also has a recessed fireplace, under stairs cupboard plus a French door with side windows to the terrace and garden.

The first floor landing has an airing cupboard and doors to three bedrooms, all of which have built in wardrobes and two have original, now ornamental fireplaces. (The bedroom measurements on the floorplan exclude the depth of the built in wardrobes).

The superbly appointed bathroom has exquisite full height tiling and tiled floor, and a suite comprising bath with screen and shower above, wall hung wash basin, WC and a chrome vertical towel radiator.

The house stands back from the road beyond a spacious block paved drive capable of parking approximately three cars. A side gated entrance leads to the beautifully presented rear garden with an Indian stone sun terrace, two circular lawns with decorative brick edged paths along with abundantly stocked mature display borders, a summerhouse and trellis to a further garden area which incorporates a productive garden.

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 restrictions and covenants, a copy is available upon request.

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 D

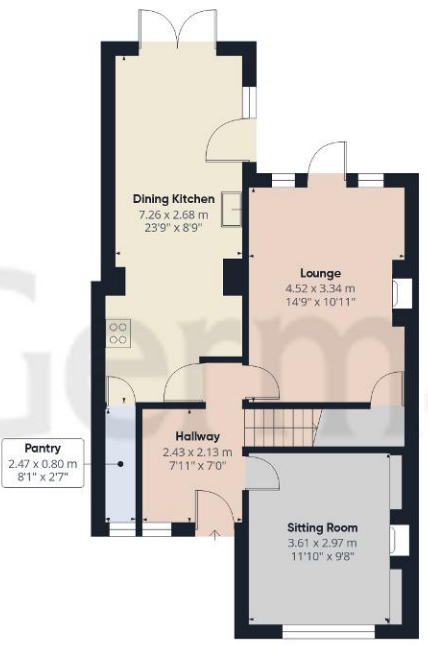
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13042026

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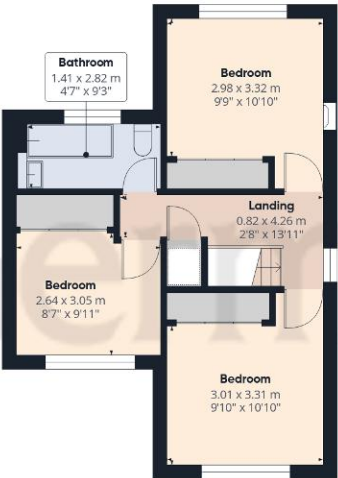






Ground Floor

Approximate total area⁽¹⁾
98.9 m²
1065 ft²



Floor 1



(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.



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

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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