

Woodstock Road

Stafford, ST17 0BU



A beautifully presented, refurbished and extended semi-detached house which is presented to a high standard and features a wonderful open plan living, dining kitchen with a lantern style roof.

£265,000



John German

The reception hall has stairs rising to the first floor landing and hard flooring which extends into the delightful lounge with a front facing bay window.

The stunning living, dining kitchen is fitted with a superb range of units and contrasting work surfaces with a recessed sink and drainer, integrated hob with concealed extractor canopy above and stainless steel splash plate, oven beneath, microwave, fridge freezer, dishwasher and washing machine. There is a lantern roof and spacious sitting and dining areas with double French style doors opening to the garden. Off the kitchen there is a useful understairs cupboard and a cloakroom fitted with a wash basin with integrated cupboard beneath, WC and a chrome vertical towel radiator.

On the first floor, there are two double bedrooms and a splendidly appointed bathroom which comprises a white suite having a bath with electric shower and screen above, wash hand basin with integrated cupboard beneath, and a WC. There is tasteful tiling to all wet areas and a chrome vertical towel radiator.

Outside, there is extensive parking to the front providing parking for at least four cars and further space to the side of the property. The lovely rear garden is a good size and has a lawn and a spacious garden shed.

The property is situated in an exceptionally popular and sought-after location within easy access of schools. Stafford has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The Land Registry is pending first registration.

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: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

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

Our Ref: JGA/14052026

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AWAITING EPC MEDIA



John German
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

Agents' Notes

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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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