Weston Road

Stafford, ST16 3RU

John German




YAS QUEEN
SONY
John German



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£355,000

A truly beautifully presented traditional semi-detached house which is superbly appointed and so stylish. Occupying an equally impressive and spacious plot with mature gardens.

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An enclosed porch opens to an impressive reception hall which has the original stained and leaded door and side windows, an understairs cupboard and stairs rising to the first floor.

On your right is an elegant open plan lounge and dining area, both having cast fireplaces with tiled insets, a charming feature ceiling, a front facing bay window and a rear door leading into the spacious conservatory.

The excellent kitchen opens to a sitting area and is fitted with a tasteful range of units with contrasting worksurfaces and integrated appliances comprise a five burner gas hob, multi-functional oven, dish washer and a fridge/freezer. There is also a separate utility which has a further range of units with space and provision for other domestic appliances.

Completing the ground floor is an attractive shower room with shower, W.C and wash basin.

The first floor landing leads to the three bedrooms and a spacious and luxurious bathroom which has a freestanding bath with traditional chrome mixer tap and shower, W.C, wash basin and a separate shower with drying area.

The house stands well back from the road beyond a very spacious gravel drive, two lawned areas and beautiful hedges which provide privacy. To the side of the house lies a circular sun terrace and large deck. There is further block paved entertaining area to the rear. The property has two garages, one of which is a prefabricated type that is accessed via Coton Avenue.

This excellent and established location lies within easy access of the town centre and Intercity Railway Station. Junction 13 of the M6 provides 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: We understand the property was extended in approximately 1987 however, our clients do not have any associated paperwork.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Driveway and 2 garages
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(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
Our Ref: JGA/16112026

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.


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LOVE AND
LAUGHTER
John German


THIS IS OUR HAPPY PLACE
John German


John German


KAFF
John German


John German


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LOVE
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THIS IS ALL I EVER WANTED FROM LIFE
- SNOW PATROL
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Let's Snuggle
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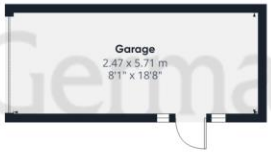
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

147.5 m²

1586 ft²

(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.

GIRAFFE360









Agents' Notes

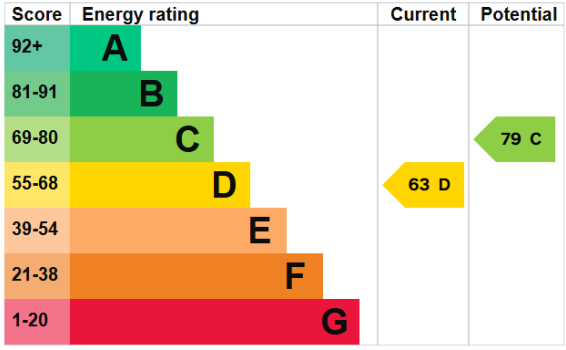
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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