Darnford Close

Parkside, Stafford, ST16 1LR

1879
John German ©

Darnford Close

Parkside, Stafford, ST16 1LR

£310,000

A well presented link-detached chalet style family home situated in a popular residential location within easy access to junction 14 of the M6.

John German

This four-bedroom link-detached family home is situated on Darnford Close within the Parkside area of Stafford, which is home to a range of nearby shops and local amenities. For schooling, this property falls within the catchment area for Parkside Primary, and Sir Graham Balfour High School. The property is ideally situated for commuters as it is within easy reach of junction 14 of the M6 motorway and the nearby A34. The county town of Stafford benefits from its own intercity railway station which provides regular services to many destinations, such as London Euston with some services taking approximately 1 hour 20 minutes, ideal for those working in the capital.

The entrance door opens into the hall which has an opening into the spacious lounge/diner, and an opening into the kitchen. The kitchen has a range of matching wall and base units, window to the front aspect, tiled flooring, two ceiling light points and a door into the garage. The spacious lounge/diner has carpeted flooring, feature electric fireplace, both wall and ceiling light points, window and door to the rear aspect providing direct access out to the garden and a door leading to the inner hall. From the inner hall, there are carpeted stairs rising to the first floor landing, and doors off to the ground floor bedroom and shower room.

Upstairs on the first floor there is a modern family bathroom, dressing room, two double bedrooms and a versatile space currently utilised as a bar, but would also create a great playroom or snug area.

Outside, to the front of the home is a block-paved driveway and low maintenance garden. To the rear is an enclosed garden with patio seating area and lawn.

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: Drive & garage
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14082026
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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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Family
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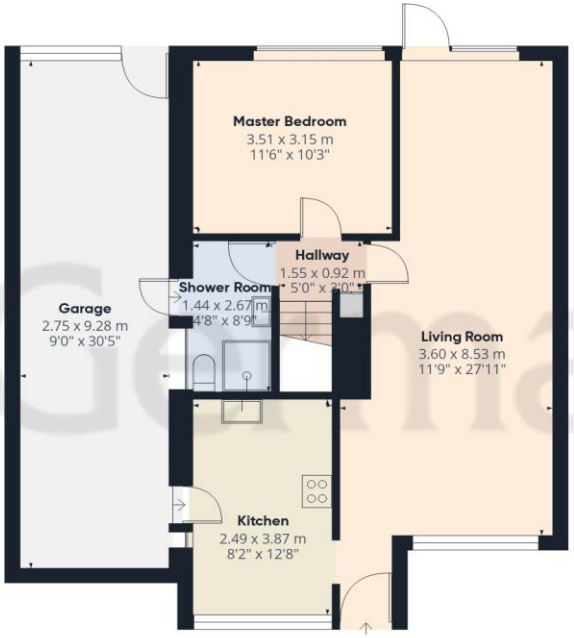
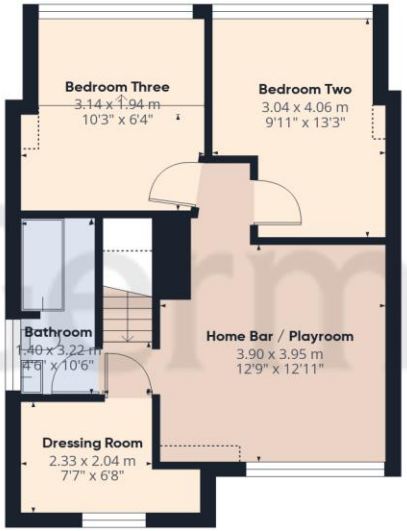


Ground Floor



Floor 1

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Approximate total area(1)

129.8 m²

1396 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

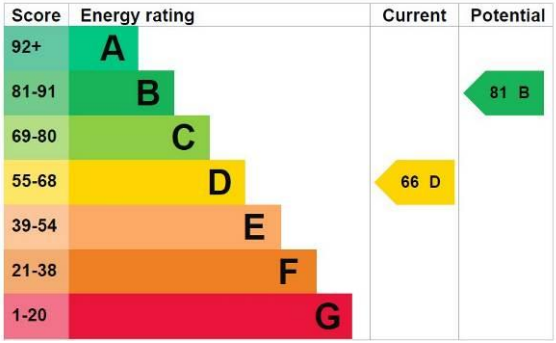
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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