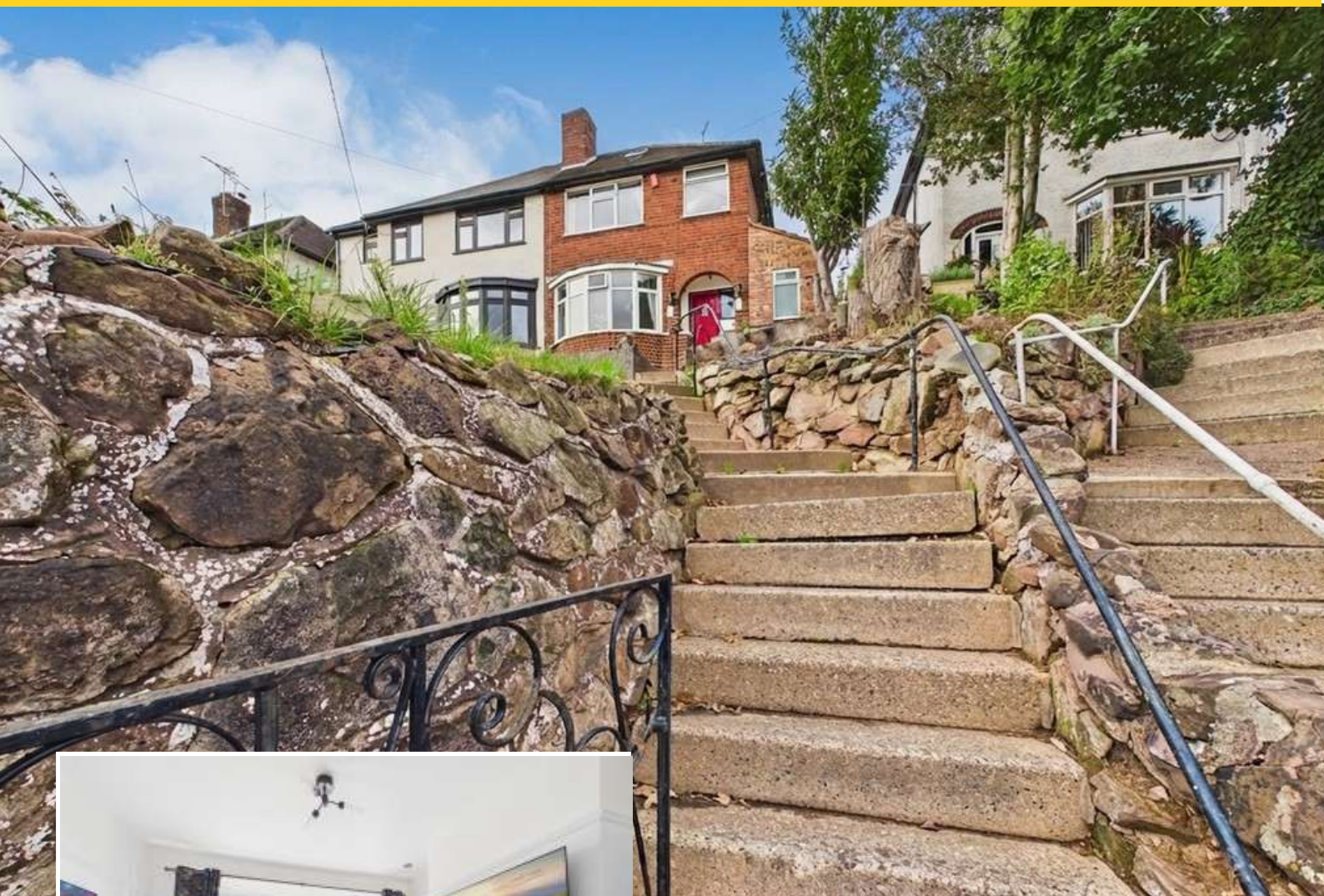


Tixall Road

Stafford, ST16 3XS



An attractive traditional semi-detached house which occupies a spacious elevated plot with lovely forward-facing views. The house has the benefit of an extended kitchen, utility room and a ground floor shower room.

£240,000



John German

Step into the reception hall off which leads an attractive lounge with a front facing bay window and a fireplace housing an electric coal effect fire. A wide opening leads into the dining room which has a French style door to the garden.

The extended kitchen has a part vaulted ceiling with roof lights, a range of grey units with contrasting work tops and integrated appliances comprising a hob, double oven and dishwasher along with a useful built in cupboard. The utility room has space for domestic appliances and completing the ground floor is a shower Room with w.c, wash basin and shower.

The first floor landing has a pull down ladder to the boarded loft space. There are three bedrooms, the front facing rooms enjoy far reaching views and a bathroom having a white suite comprising a shaped bath with screen and shower above, wash basin with integrated cupboard, w.c, full tiling and a chrome vertical radiator.

The house stands back from the road and occupies an elevated position, having a front garden area and steps to the house. To the rear lies a spacious sun terrace and steps to a spacious tiered garden with lawn and a further terrace at the top.

There is gated access to a parking area for two cars and there is also a shed. The parking area is approached via a shared access Lane to the rear.

Agents Notes

The Land Registry refers to rights and covenants, and a copy is available upon request.
The kitchen was extended prior to our Clients ownership and they do not have any paperwork relating to the extension.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional
Parking: Parking for 2 cars
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/08092026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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