

Lotus Way  
Stafford, ST16 3FY



A well-presented semi-detached family home situated in a popular residential location within Stafford.

NO UPWARD CHAIN

£220,000

John German 

This well presented three-bedroom semi-detached family home is located on Lotus Way in Stafford. The popular and convenient location is handy for Stafford's town centre with its range of shops, supermarkets, bars and restaurants. For commuters it has its own intercity railway station providing regular services to London Euston taking approximately one hour and twenty minutes, and junctions 13 and 14 of the M6 provide direct access into national motorway network. For schooling it falls in the catchment areas of John Wheeldon Primary Academy and Sir Graham Balfour High School.

Internally, the entrance door opens into the hallway with wooden effect flooring and doors off to the kitchen, integral garage, and lounge/diner. The kitchen is fitted with a range of matching wall and base units with laminate work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, uPVC double glazed window to the front aspect and a ceiling light point. Moving on through the hallway, the spacious lounge/diner features carpeted stairs rising to the first-floor landing, carpeted flooring, two ceiling light points, uPVC double glazed window to the rear aspect and glazed sliding doors leading out to the rear garden.

Upstairs, there are three well-proportioned bedrooms - two doubles and one smaller single bedroom ideal as a nursery or a home office for those looking to work from home. The master bedroom benefits from its own en-suite shower room while the other two bedrooms are serviced by the family bathroom.

Outside, to the front of the property is a driveway providing off-road parking for various vehicles giving access to the garage. To the rear of the property is an enclosed garden with a patio seating area and lawned garden perfect for summer entertaining.

**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:** Traditional

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16042026

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AWAITING EPC MEDIA



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