



An attractive detached house occupying a corner plot with a generous drive and garage in a delightful position opposite the green space and children's play area, situated within a popular residential location.

£365,000

John German

A canopy porch leads to a reception hall which has stairs rising to the first floor landing, attractive feature wall covering to two walls, and a cloakroom fitted with a WC and pedestal wash basin with tiled splashbacks.

The delightful and particularly well-proportioned lounge is dual aspect having a front facing bay window enjoying pleasant views of the green space and children's play area and has a Regency style fireplace with marble hearth and inset and a gas coal effect fire.

There is a separate dining room which has a feature wall covering to one wall, glazed double doors opening to the reception hall and a bay with French style doors to the garden.

The exceptionally attractive, contemporary style kitchen is fitted with contrasting wall and base cupboards with work surfaces having an inset 1.5 bowl sink and drainer and tiled splashbacks. Integrated appliances comprise dishwasher, induction hob with concealed extractor above, CDA oven, in addition to a combination oven and microwave. There is also a four-seater dining bar with further cupboards beneath.

There is a separate utility room which has a matching range of full height units, integrated fridge freezer, space and provision for a washing machine, wall mounted gas boiler and a door out to the side.

The first floor landing has a linen cupboard and off which leads four bedrooms. The principal bedroom features a front facing bay window and a comprehensive range of built in wardrobes. It also benefits from an en suite comprising of a double width shower, pedestal wash basin, WC, and tiling to all wet areas.

The splendidly appointed family bathroom is fitted with a P shaped bath with shower and screen above, pedestal wash basin, WC, chrome vertical towel radiator and exquisite tiling.

Outside, the property stands back from the road behind a generous sized drive which gives access to the garage. To the rear of the property, there is a lovely enclosed rear garden with decked area and paved terraces.

The property enjoys an enviable position, being within walking distance of the town centre and the shops at Queensville. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** The Land Registry document refers to restrictive covenants and a copy of which is available upon request.

There is an electric substation situated in an adjoining road.

**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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

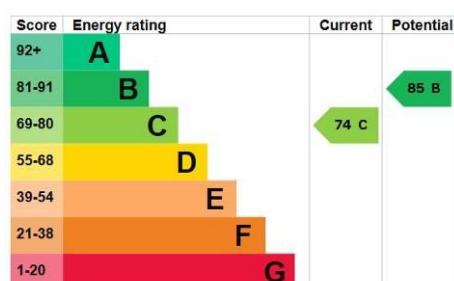
**Our Ref:** JGA/09022026

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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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