

Mossvale Grove

Stafford, ST16 1HD

£210,000

John German



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A particularly appealing semi-detached bungalow which is tastefully presented throughout and situated in a pleasant cul-de-sac location.

The L shaped reception hall has two cupboards, one of which houses the gas boiler, and leads to a well-proportioned lounge and dining area with a French style door opening to the terrace and garden.

The kitchen has an attractive range of units with contrasting worksurfaces, one and a half bowl sink and drainer, tiled splashbacks and a tiled floor.

The well-appointed shower room comprises shower, wall hung wash basin, WC, towel radiator, half tiled walls and a tiled floor.

The bungalow occupies a very pleasant plot with a long drive capable of parking three cars, giving access to the garage. There is a lovely rear garden which has a sun terrace, lawn and mature beds.

The property is situated within a short drive of the county town centre of Stafford which has an intercity railway station with regular services 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 rights and covenants and a copy of which is available upon request.

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03062026

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.

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
76 m²
816 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.

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Agents' Notes

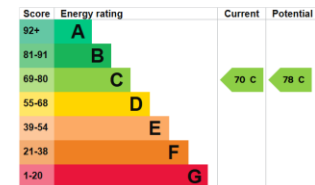
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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