

Richmond Close

Stafford, ST17 9BY



Extended and improved, this truly outstanding semi detached home is presented to a very high standard, occupying an equally impressive plot with a lovely rear garden, situated in a very pleasant cul de sac location.

£295,000



John German

An enclosed porch has attractive hard flooring which extends throughout the ground floor. The reception hall provides a welcome introduction to this stylish family home.

The elegant and well-proportioned lounge and dining area has modern feature panelling to one wall, a log burner and French style double doors opening to the terrace and garden.

The superb extended kitchen has an extensive range of attractive units with wooden worksurfaces and a ceramic Belfast style sink plus an integrated dishwasher. The free-standing appliances are not included within the sale. A utility has further units and space and provision for domestic appliances. Completing the ground floor is a cloakroom with WC and wash basin.

The first floor landing has doors to the three bedrooms, one of which has built in wardrobes. They are served by a luxurious bathroom having a free-standing bath with chrome accessories, separate shower with both conventional and waterfall heads, WC and a wash basin with integrated cupboard plus a towel radiator.

Outside - A double width drive leads to the single garage. A side entrance leads to a paved sun terrace with a lovely spacious lawn beyond

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The Land Registry refers to easements, rights and covenants and a copy of which is available upon request

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Garage and driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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/05102026

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Ground Floor



Floor 1

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Approximate total area[®]
106 m²
1141 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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