Tixall Road

Stafford, ST16 3UE

Attractive bay fronted traditional semi-detached home in need of cosmetic updating providing scope to easily revert back to three bedrooms. Occupying a lovely plot with a southerly facing rear garden on a well-regarded and sought-after road within easy reach of local amenities and the town centre.

£225,000

John German

For sale with no upwards chain involved, viewing and consideration of the attractive 1930's semi-detached home is highly recommended to appreciate the potential to easily move straight-in and then personalise to suit your own needs, including reinstating a partition wall to make three bedrooms, to remodel the ground floor accommodation and even extend (subject to obtaining the necessary planning permission). An ideal small project for any First Time Buyer, Home Mover or investment. Benefitting from being on the 'right side of the road' with a long south facing rear garden backing onto fields, plus off-road parking to the front.

Situated on the highly regarded and sought-after road within close proximity of local amenities found on Weston Road and Kingston Hill, and also within easy reach of the town centre and its wide range of amenities.

Accommodation - An enclosed porch with a timber and part obscure stained glass entrance door opens to the hallway, having stairs rising to the first floor and a side facing window providing natural light, and doors to the ground floor accommodation and the downstairs wc.

The front facing dining room has a wide walk-in bay window to the front providing natural light and a focal chimney breast with a gas fire set on a tiled hearth. Obscure glazed double doors open to the comfortably sized lounge, with wide double glazed sliding patio doors allowing light to flood in and providing a view over the garden and beyond, plus a focal chimney breast with a gas fire.

Completing the ground floor space is the extended kitchen which has a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, space for a gas cooker, plumbing for a washing machine and space for a fridge/freezer, plus the wall mounted central heating boiler. A side facing window provides further side and a uPVC part obscure double glazed opens to the side of the property.

Upstairs the landing has a side facing window and access to the loft. Doors lead to the two spacious double bedrooms, the front facing room having a wide walk-in bay window and fitted wardrobes either side of the chimney breast. The rear facing bedroom currently extends to the full width of the property and has fitted wardrobes, but provides the opportunity to easily reinstate a partition wall to recreate a single third bedroom while retaining a double size bedroom – both overlooking the garden and fields behind.

Outside - To the rear, a crazy paved patio enjoys a degree of privacy and provides a pleasant seating and entertaining area, leading to the good-sized south facing garden laid mainly to lawn with established beds and borders containing a variety of shrubs and plants, further seating area, two sheds, backing onto the adjacent fields. To the front there is a garden laid to lawn with established shrubs and trees. A block paved driveway provides off road parking with timber double gates leading to the side of the property, providing limited access to the detached garage which has an up and over door, power and a personnel door to the garden.

W3W: sunset.spoke.rings
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.
The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Standard
Parking: Drive & garage (limited access)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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/07092026

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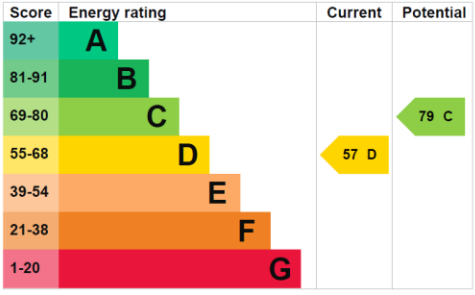

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