

# Radford Bank

Stafford, ST17 4PJ

John German





# Radford Bank

Stafford, ST17 4PJ

£425,000

A spacious three-bedroom Edwardian Semi-Detached Family Home occupying a delightful position on Radford Bank in Stafford.



John German are delighted to offer to the market this attractive Edwardian semi-detached family home situated on the ever-popular Radford Bank in Stafford. This traditional property is bursting with character and charm and has been well cared for and improved during the current occupier's ownership, with two reception rooms, three double bedrooms, all whilst being situated on a generous plot, with a garage and off-road parking. It has an excellent choice of nearby schools with this family home falling into the catchment area for Leasowes Primary School (a warded 'outstanding' in its latest Ofsted report) and for secondary school, the highly regarded Walton High School. There are nearby shopping facilities at both Baswich and Wildwood and the county town of Stafford has a wider range of amenities including shops, bars, eateries etc. It also has its own intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Internally the property comprises of entrance door opening into the porch with tiled flooring, large UPVC double glazed window to the front aspect, wall light points, door opening into the snug and a front entrance door opening into the hallway. The hallway has a wooden style laminate effect flooring, carpeted stairs rising to the first floor landing, and doors off into the living room and snug. The large living room has two UPVC double glazed windows to the front aspect, decorative dado rail, ceiling coving, feature fireplace, both wall and ceiling light points, and an arched opening into the dining area with a door into the conservatory. The second reception room acts as an ideal snug room with an exposed brick fireplace, door leading into the front porch, both wall and ceiling light points and a door into the kitchen. The breakfast kitchen comprises of an extensive range of matching wall and base units with granite work surfaces over, inset Belfast sink with mixer tap over, range style cooker with extractor above, tiled splashbacks, there are spotlights to the ceiling, tiled flooring, UPVC double glazed window to the rear aspect, useful understairs storage cupboard and a door leading into the conservatory. The spacious conservatory acts as an ideal third reception room with feature tiled flooring, door into the living room, double doors opening out to the rear garden, ceiling fan, wall light point and a door leading into the utility room. The utility room has a range of matching wall and base units with laminate work surfaces over, tiled flooring, window to the rear aspect, ceiling light, and doors off into the guest WC and garage.

Upstairs there are three generously sized double bedrooms, and a family bathroom with separate shower enclosure.

Outside to the front of the property is a tarmac driveway providing off-road parking for various vehicles and access into the garage with up and over door. To the rear of the property is an enclosed garden laid mainly to lawn with a large patio seating area, well stocked borders and a variety of plants, trees and shrubs

**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:** Driveway & Garage **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 D

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

**Our Ref:** JGA15062026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

162 m<sup>2</sup>

1747 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



