

A tastefully presented link-detached property which provides particularly flexibly arranged accommodation, having a double bedroom on the ground floor with shower room, in addition to a double bedroom and shower room upstairs. Situated in an extremely sought-after location within walking distance of schools for all ages.

£279,950

John German 

Detailed accommodation comprises kitchen with a range of attractive units with contrasting work surfaces, sink and drainer, fitted dining bar and integrated appliances including fridge, gas hob with electric oven beneath and concealed extractor canopy.

There is a delightful lounge with attractive fireplace having a marble hearth and inset with a gas fire. An arch opens to the separate dining area which has patio doors to the lovely terrace and rear garden.

There is an inner hall with stairs rising to the first floor landing and access to a double bedroom with built in wardrobe, and a shower room comprising shower, WC and wash basin with integrated cupboard beneath.

The first floor landing has a particularly spacious walk in storage cupboard and access to a double bedroom having a range of built-in bedroom furniture. A secret door leads to another very useful and spacious walk-in store. There is also a shower room having a shower, a WC and wash basin set into a modern integrated unit, and splendid full height tiling.

Outside, the house stands back from the road beyond a brick block paved drive capable of parking two cars, and a well-presented garden with ornamental trees and bushes. There is a double garage which has the benefit of a rear door leading to a lovely rear garden, which has a deep paved sun terrace and lawn with established borders.

The property is situated in one of the most sought-after areas of Stafford with local amenities at Wildwood, Bridle Road and Bodmin Avenue. Stafford town centre has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 provides direct access into the national motorway network and M6 toll.

Agents notes: The property is not registered with Land Registry and therefore limited information is available and will require a first registration on sale, for which most solicitors will make an additional charge.

The property is offered for sale subject to Grant of Probate.

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/>

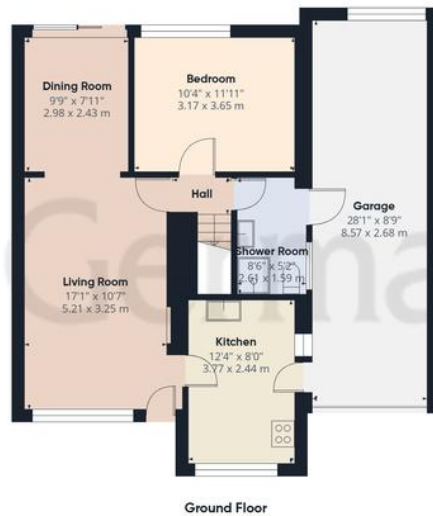
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

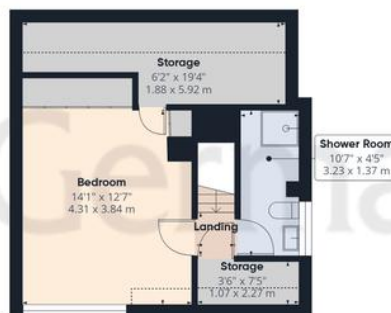
Our Ref: JGA/15122025

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Ground Floor



Floor 1



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Approximate total area[®]

1206 ft²
112.1 m²

Reduced headroom

55 ft²
5.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 | | 72 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

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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.

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.

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