

Mossvale Grove

Stafford, ST16 1HD

£199,950

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

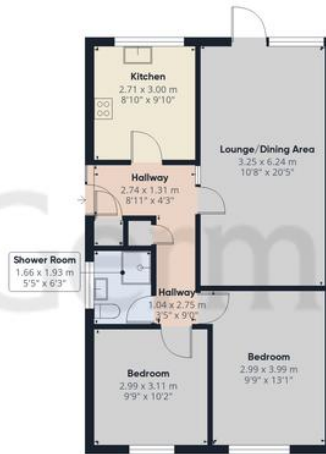
Our Ref: JGA/03062026

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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

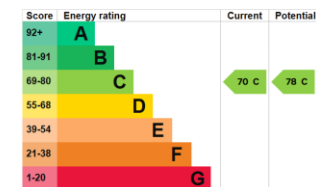
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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