

Victoria Terrace

Stafford, Staffordshire, ST16 3HB

John 
German





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£195,000

Truly outstanding property which has had an enormous amount of thought and care lavished upon it in recent years to create a stunning home.



Accommodation

Reception hall with Minton tile flooring and door leading to the delightful open-plan sitting room and dining area. The sitting area has the benefit of a front-facing bay window, oak flooring, rustic brick display fireplace, stylish ceiling coving, and the dining area has the benefit of black and tan quarry tiled flooring with a brick fireplace housing the cast log burner. There is superb, feature shelving either side which is constructed of scaffolding with internal shelving. Additionally, there is also downlighting and double French-style doors opening out onto the terrace and garden. From the dining area, there is also a further door which has steps leading down to the excellent cellar, providing an extremely useful storage space of workshop.

The kitchen is excellent and superbly appointed, again being very stylish and fitted with a comprehensive range of attractive units, the benefit of quartz work surfaces and drainer, and integrated appliances comprising Smeg five-burner gas hob with oven beneath and extractor canopy above, dishwasher and fridge-freezer. Further, there are tiled splashbacks and quarry tiled flooring that extends into the utility area which has a matching range of cupboards and space and provision for a washing machine.

The family bathroom is luxurious, having chrome accessories, shower above with screen, pedestal wash basin, low flush WC, full-height contrasting tiling, two traditional style towel radiators, and downlighting.

On the first floor, there are three well proportioned bedrooms, with the principal bedroom being exceptionally spacious; having a built-in wardrobe and an en-suite which comprises shower, pedestal wash basin, low flush WC and attractive, contrasting wall tiling,

Outside to the front, there is a half-height wall with wrought iron railing extending to gate. It is attractively landscaped with a blue slate area, and to the side of the property there is a shared access path which leads to the private rear garden. The rear garden comprises sun terrace with raised brick planters, garden shed, further terrace with BBQ, artificial lawn, raised borders to one side and a spacious brick-block sun terrace.

The property is situated in a popular, traditional street within easy access of many of the amenities which Stafford has to offer. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll. There is also an intercity railway station with regular services operating to London Euston.

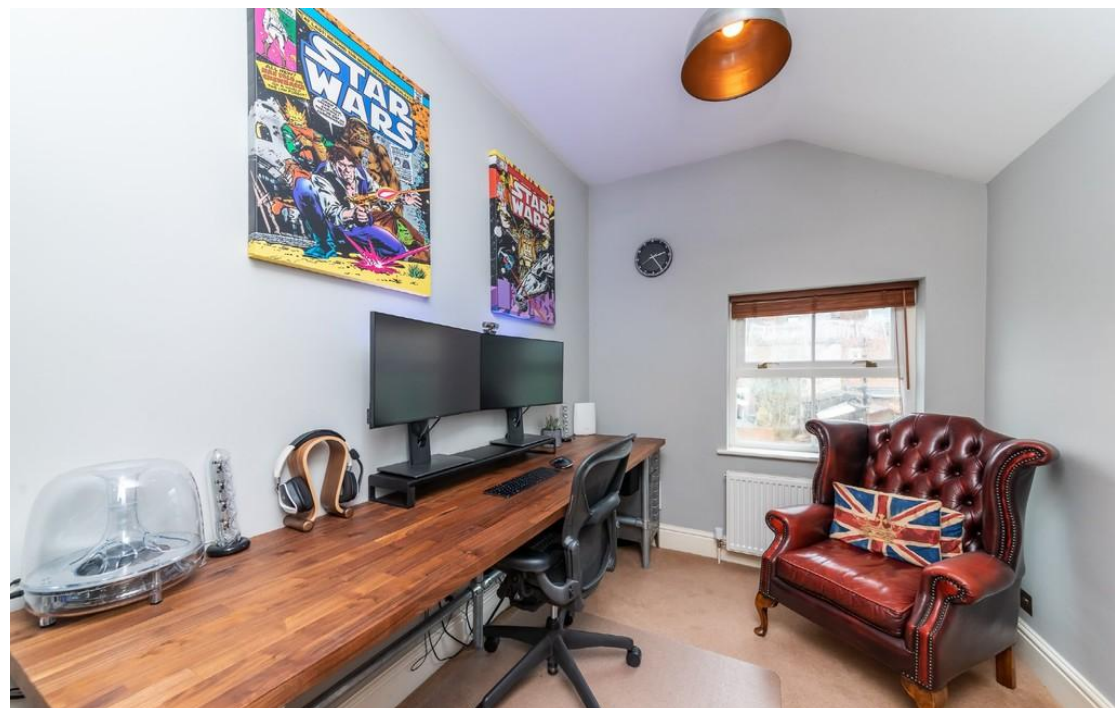
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

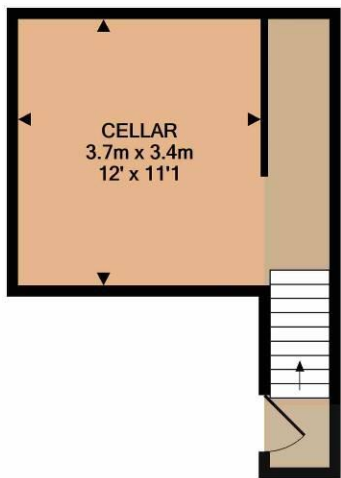
Useful Websites: www.environment-agency.co.uk,
<https://www.staffordshire.gov.uk/environment/planning/homepage.aspx>

Our Ref: JGA/090221

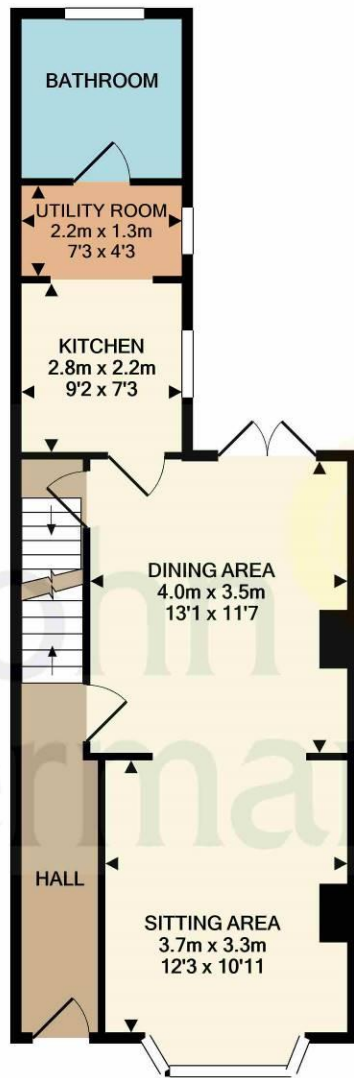
Local Authority/Tax Band: Staffordshire County Council / Tax Band A



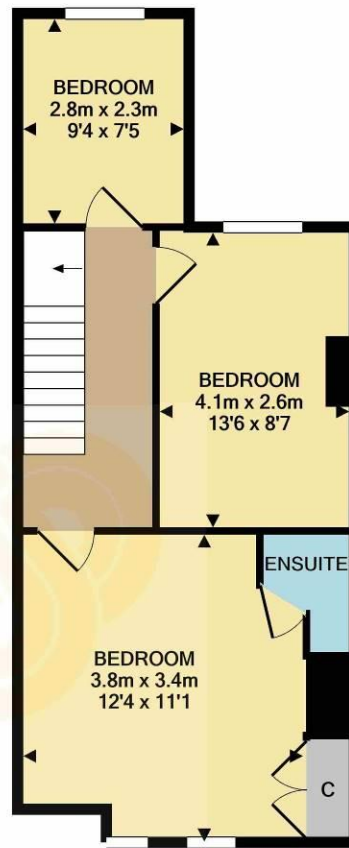




CELLAR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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		
55-68	D		
39-54	E		51 E
21-38	F	30 F	
1-20	G		



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