

# Newport Road

Stafford, ST16 1BG

John   
German



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£189,950

## A beautifully appointed detached home offered with no upward chain, a great purchase for first time buyers or investors.

Conveniently situated less than half a mile from Stafford's train station that offers regular services to Liverpool, Birmingham, Manchester and London Euston making it ideal for commuters.

This individual detached home is situated off Newport Road and has secure gated entry leading to off road parking together with a small lawn, a block paved area and gravelled area, perfect for summer entertaining.

Porch with entrance door opens into the beautifully appointed open plan kitchen and living area. The kitchen is fitted with contrasting black and cream gloss units, ceiling spotlights, inset stainless steel sink and drainer, a uPVC double glazed window to the front plus space and plumbing for several appliances.

The living area has spotlights to the ceiling, uPVC double glazed window to the front and stairs rising to the first floor.

Upstairs, the master bedroom has a uPVC double glazed window to the front, two built-in storage cupboards and original wooden floorboards.

Across the landing bedroom two is currently being used as an office, perfect for those looking to work from home. Completing the accommodation is the modern family bathroom that has a white three-piece suite, fully tiled walls, ceiling spotlights, chrome ladder heated towel rail, illuminated wall mirror and velux skylight.

**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](http://www.environment-agency.co.uk)      [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/06042021

**Local Authority:** Stafford Borough Council







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.

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