

Montville Drive

Stafford, ST17 9XJ



An immaculately presented detached house situated in this exceptionally popular location convenient for the town centre and the railway station.

Offers in Excess of £300,000

John German 

Accommodation - Step inside the reception hall where a door opens into the delightful lounge which has a front facing bay window and a marble fireplace with pebble effect gas living flame fire. A separate dining room has patio doors opening to a lovely conservatory that in turn has double doors to the terrace and garden.

An attractively appointed breakfast kitchen is fitted with a range of units and granite effect work surfaces incorporating a sink and drainer plus a stainless steel gas hob with concealed extractor fan above and a split level oven. There is a useful under stairs cupboard, internal door to the garage and a tiled floor which extends into the adjacent utility room that has further storage units, a stainless steel sink and drainer together with space and provision for domestic appliances. There is also an outer side door and a door into the guest's cloakroom fitted with a two-piece suite.

The first floor landing has an airing cupboard housing the gas boiler and leads to the four bedrooms and the luxury family bathroom having a shaped bath with shower and screen above, wash basin set on a modern stand with three drawers beneath that also incorporates a WC, tasteful grey tiling with a contrasting border tile, and downlighting.

The principal bedroom has built-in wardrobes and its own en suite comprising shower cubicle, rectangular wash hand basin and WC set into an integrated unit with cupboards beneath together with a chrome towel radiator and fully tiled walls.

The property stands back from the road behind a spacious drive capable of parking three vehicles, also giving access to the garage. Gated side access leads to the lovely rear garden that has two lawned areas with a central path leading to a slightly sunken sun terrace.

The property is situated in a very pleasant residential development within easy walking distance of Stafford Castle and its many lovely walks. The town centre offers a wide range of amenities including an intercity railway station that offers 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 and M6 Toll.

Agents Note: Our clients are related to an employee of John German.

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

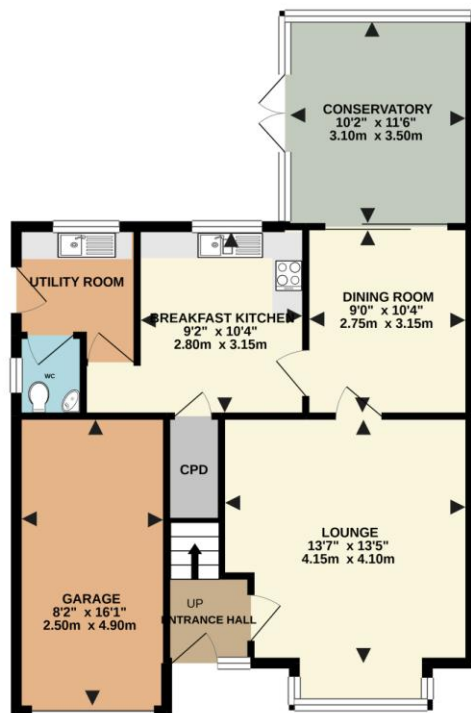
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.staffordbc.gov.uk

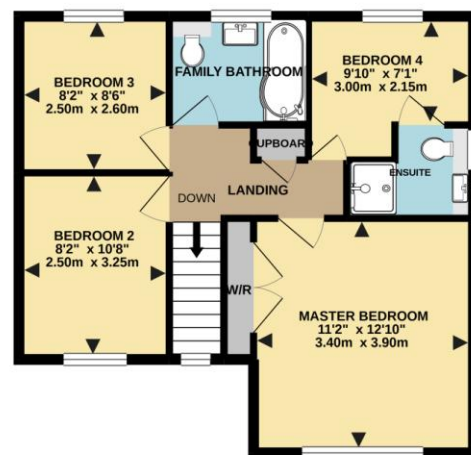
Our Ref: JGA/10052021

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

GROUND FLOOR



1ST FLOOR







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



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Agents' Notes
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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.

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