

Eastlands

Stafford, ST17 9BB

John 
German



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Offers In Region Of £225,000

An excellent opportunity to acquire a traditional semi detached house that provides scope for modernisation and refurbishment. Situated in a popular residential location, occupying a good sized plot with ample parking space.

The property is situated in a popular location within easy access of the town centre and the rail station that provides regular services to London Euston taking only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

A porch entrance has a leaded and stained glass door opening to the reception hall that has stairs rising to the first floor landing, panelled walls and an under stairs WC and wash basin.

On your right is the dining room with a front facing bay window and along the hall the extended lounge has a wood burner set in a fire surround with a back boiler that provides the central heating and hot water. Patio doors open out to the rear garden.

Across the hall the kitchen has a range of oak faced units, a one and a half bowl sink and drainer, hob and oven (we cannot confirm it is in working order). The kitchen is irregular in shape and the measurements on the floorplan are maximum measurements.

On the first floor there are three bedrooms, two of which are spacious and have fitted wardrobes, all served by the spacious bathroom having a bath, separate shower, pedestal wash hand basin, WC and bidet.

Outside, to the front is a driveway that extends to the side where gates open to a further drive area and around to an existing garage. Beyond this lies a partially completed garage/workshop which has had planning permission granted, this also includes demolition of the existing garage. There is also a garden area.

Notes

- The main garden area and house is not registered with Land Registry however the additional garden area with the garage has a registered title.
- The water is turned off and drained down, we further believe there is a note that states the tank in the loft does leak.
- There are various building materials such as bricks, block work and stone that may be left at the property for future owners use, however if the buyer does not want this to be left, our clients will arrange for its removal.
- Planning Permission Reference: 15/23338/HOU

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

Services: There is mains, water and electricity. No mains gas. Heating and hot water is via a back boiler to the log burner. Purchasers are advised to satisfy themselves as to their suitability.

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

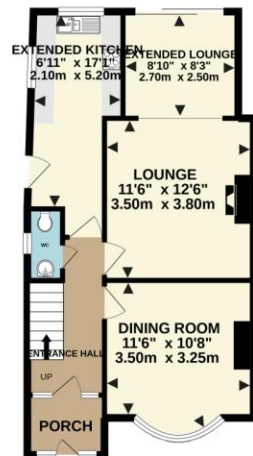
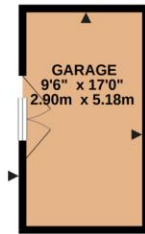
Our Ref: JGA/08062021

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

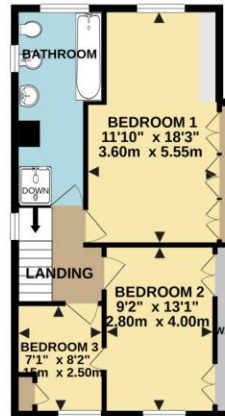




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given to their operability or efficiency can be given.
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Agents' Notes

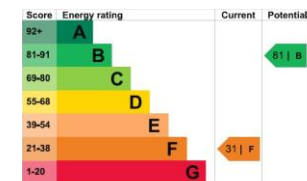
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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