

Stone Road

Stafford, Staffordshire, ST16 1JZ



Two-bedroom end terrace with gardens to the front and rear, conveniently situated for the amenities within Stafford. Ideal first time buy.

£136,000

John German 

The reception hall has stairs rising to the first floor landing and a door into the very pleasant lounge with front facing window and attractive fire surround.

Off the lounge is the dining kitchen with a range of base and wall units with granite effect work surfaces, inset sink and drainer and a wall mounted gas boiler. The rear lobby has a door leading out to the rear and access to the cloakroom with WC.

On the first floor the landing gives access to two double bedrooms with the main bedroom benefitting from two built-in cupboards. Completing the accommodation is the bathroom which has a white suite including a bath with electric shower over, low flush WC and wash basin with integrated cupboard beneath.

Outside the house stands back from the road beyond a front garden. Gated side access leads to a very pleasant rear garden which has a deep sun terrace with lawn beyond and a further terrace with timber garden shed.

The property is situated in a popular location with pleasant views beyond the road to the front of common land. It is conveniently situated for local shops which are within walking distance. The town centre has a wider range of amenities including an intercity railway station which operate regular services to London Euston taking approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access to the national motorway network and M6 toll.

Viewings are strictly by appointment only.

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.gov.uk/government/organisations/environment-agency;

www.sstaffs.gov.uk/planning/planning-applications.cfm

Our Ref: JGA/01072021

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



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.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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