



An excellent family home which occupies a particularly generous plot providing ample parking to the front of the property and also has the benefit of a well sized garden.

£169,950

## Accommodation

There is a reception hall with stairs rising to the first floor landing and ground floor doors leading to a lounge which enjoys a front-facing bay window and additional fire surround with tiled inset and coal effect gas fire. An archway leads to a separate dining room.

The kitchen is fitted with an attractive range of high and low level units with contrasting granite effect work surfaces and a stainless-steel sink and drainer unit. A window overlooks the garden and there is a wall-mounted gas boiler which was fitted approximately three months ago.

On the first floor there are three bedrooms, with the principal having fitted bedroom furniture, as well as the second bedroom also having a built-in wardrobe and tiled ornamental fireplace. The third bedroom has an over stairs storage cupboard.

The family bathroom comprises bath with electric shower above, pedestal wash basin and a low flush WC.

Outside, the property stands back from the road beyond a good sized front garden and driveway providing ample parking for numerous vehicles. To the rear of the property is an established rear garden. To the side of the property, immediately accessed from the home are two excellent brick stores and a WC.

The property is situated in a popular residential area with local shopping facilities within walking distance.

Agents Notes: The property is non-traditional construction and is a Wimpey No-Fines construction.

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

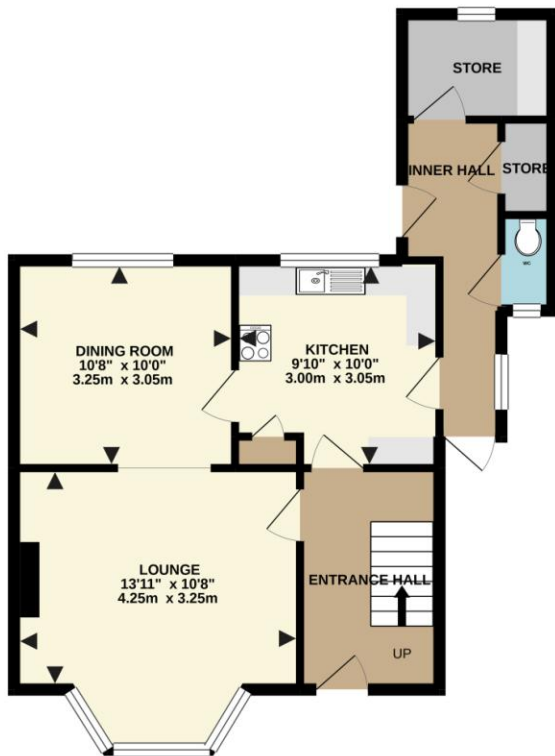
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

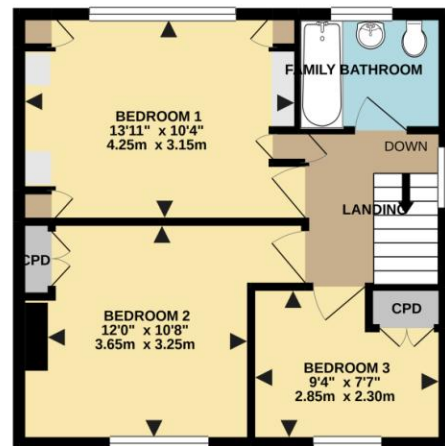
**Our Ref:** JGA/26072021

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**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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