

Cannock Road
Stafford, ST17 0QH



An outstanding opportunity to acquire a traditional semi-detached house which requires modernisation.

£280,000

John German 

This spacious, semi-detached home provides enormous potential for a purchaser to implement their own design and personalisation, set on an excellent plot situated within a very sought-after location.

Accommodation From the reception hall, stairs rise to the first floor landing where there is a useful under stairs cupboard beneath. The lounge has a front-facing bay window with leaded and stained upper lights, together with an original tiled fire surround.

The separate and equally spacious dining room has a French-style door with tiled fireplace.

The kitchen is fitted with a range of oak units and stainless steel sink and drainer, together with a useful pantry off and a rear lobby, off which leads an outer door and WC.

To the first floor, there are three bedrooms and a family bathroom comprising bath, pedestal wash basin and low-flush WC.

Outside, the property stands well back from the road beyond a long drive and adjacent front garden. To the rear of the property lies an equally spacious garden which is mainly laid to lawn with a variety of trees and bushes.

Situated in one of the most popular areas of Stafford, also exceptionally convenient for Schools for all ages and local shops. Cannock Chase is an area of outstanding natural beauty and is only a short drive away.

Agents Notes:

The property is not currently registered with The Land Registry. Probate has now been granted.

There are tree preservation orders on the 3 trees in the front garden.

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:

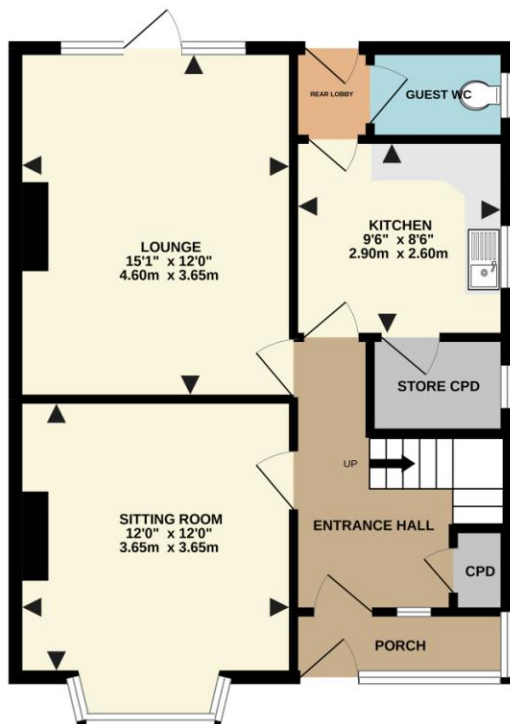
www.gov.uk/government/organisations/environment-agency

<https://www.staffordbc.gov.uk/planning-public-access>

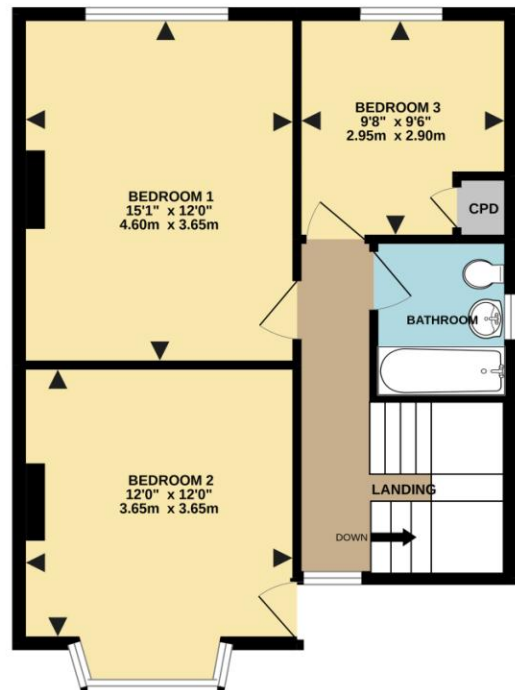
Our Ref: JGA/08112021

Local Authority/Tax Band: Staffordshire County Council / Tax Band D

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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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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.
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