



**A fantastic opportunity to for First Time Buyers  
and investors to purchase this semi-detached  
family home offered to the market with no  
upward chain!**

**Offers Over £210,000**

This beautifully appointed, three bedroom semi-detached family home will appeal to a wide range of buyers with its convenient position being situated on Doxey Fields, which is ideal for commuters, and is handily positioned for access to the county town of Stafford which offers a range of high street shops, restaurants, pubs, supermarkets and a mainline intercity railway station offering regular services to London Euston taking approximately only 1hr 20mins. Nearby road links include J13 and J14 of the M6 motorway, providing access into the national motorway network. For schooling, this property falls within the catchment area for Doxey Primary School, and Kind Edwards VI High School.

**Accommodation** The property comprises of uPVC entrance door opening to the welcoming hallway having carpeted flooring, stairs rising to the first-floor landing and doors off into the spacious lounge/diner and separate modern kitchen which is fitted with a white high gloss range of matching base and wall units with contrasting worktops over, 1.5 bowl sink with drainer, an integrated dishwasher, range style cooker, and space for an under counter fridge. Tiled flooring runs throughout, together with spotlights to the ceiling and dual aspect windows to the front and side.

There is a useful under stairs storage cupboard, a door leading out to the carport and a door to the beautiful lounge/diner which has wooden effect laminate flooring, pebble effect gas fire with

surround, and two archways leading to a dining area with wide bi-folding doors leading out to the rear garden, offering a wonderful space to entertain family and friends.

Upstairs, doors lead off to the three bedrooms, two of which are spacious doubles and the other a single bedroom.

Completing the first floor is the modern family bathroom with a suite comprising bath with mains shower over, low level WC, wash basin and a window to the side elevation.

Outside to the front of the property is a lawned front garden and driveway providing parking for several vehicles, which in-turn leads to a carport area and single garage with up and over door. To the rear of the property is an enclosed garden with paved seating area, lawn, and storage space to the rear of the garage.

**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)

[www.staffordbc.gov.uk/planning-public-access](http://www.staffordbc.gov.uk/planning-public-access)

**Our Ref:** JGA/27052022

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

|   |  |  |  |
|---|--|--|--|
|  |  | John German   |  |
|   |  | <b>Approximate total area<sup>(1)</sup></b><br>1023.73 ft <sup>2</sup><br>95.11 m <sup>2</sup>   |  |
|  |  | (1) Excluding balconies and terraces.  |  |
|   |  | While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. |  |
|   |  | GIRAFFE360   |  |









#### 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 any 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**