

Grissom Close

Stafford, ST16 3UN



An exciting opportunity to purchase this two bedroomed home, offered to the market with no upwards chain and situated on a very generously sized plot.

£165,000

John German 

Nestled in the corner of Grissom Close is this delightful, two bedroom, end of terrace property situated on a spacious plot with gardens to the side and rear. Subject to obtaining the relevant planning permissions, there could be scope for extension and further improvement.

This property is being offered to the market with no upward chain and will appeal to a range of buyers including both First Time Buyers and Investors as this is a great opportunity to step onto the property ladder in a convenient, popular location within Stafford. We estimate a monthly rental figure of approximately £650 PCM, generating a yield of around 4.7%.

The property lies within the catchment area for St. Johns CE Primary Academy, and for secondary school, it is the Weston Road Academy. The property is ideally situated within easy access of J14 of the M6 motorway, and the nearby A34, together with the county town of Stafford being home to its own intercity railway station offering regular services to destinations such as London Euston taking approximately 1hr 20mins, ideal for those working in the capital.

Accommodation

The property comprises of composite entrance door opening into the hallway, having doors off into the lounge diner and kitchen. The kitchen is fitted with matching base and wall units, a breakfast bar area, tiled splashbacks, inset stainless steel sink with drainer, electric oven with four-ring gas hob and extractor above, plus a wall-mounted boiler and space for further appliances. A uPVC double glazed window overlooks the front aspect.

Completing the ground floor is the inviting lounge diner, having a gas fire, carpeted flooring, stairs rising to the first floor landing and uPVC double glazed doors opening out onto the rear patio and garden.

Upstairs, there are two double bedrooms which are served by the family bathroom comprising low level WC, wash basin, panelled bath with electric Triton shower over, storage cupboard and a uPVC double glazed window to the side aspect.

Outside to the front of the property is a tarmac driveway providing off road parking for two vehicles, plus a path leading to the front entrance.

To the rear of the property is the "Wow" factor of this home, where lies a larger than average garden which has been beautifully maintained by the current owner and has a large patio seating area, lawns, various trees, plants and shrubs, plus two garden sheds which are available by separate negotiation.

A new boiler was installed in 2018, having warranty until August 2024.

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.staffordshire.gov.uk/environment/planning/homepage.aspx

Our Ref: JGA/08052022

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



Ground Floor Building 1



Floor 1 Building 1

John German

Approximate total area⁽¹⁾

546.28 ft²
50.75 m²

Reduced headroom

8.01 ft²
0.74 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

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.

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