

Newport Road

Stafford, Staffordshire, ST16 1DD

John 
German







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£480,000

A superb mid 1960's individual detached house located in a sought-after area and occupying a fantastic garden plot of approx. 0.25 of an acre.

If you are looking for a substantial family home with an equally substantial garden and you seek a quality residential area within striking distance of all the town centre amenities, then look no further! The property is ready to move into but also offers significant potential to update and improve further.

Equipped with uPVC double glazing and gas central heating, the entrance to this property is via a good-sized porch which is large enough to accommodate several pieces of furniture and therein provides access to the reception hall which has access to a guest's cloakroom, a built-in cloaks cupboard, a feature glass fronted display cupboard and a wooden balustraded stair leading to the first floor.

Leading off the hall is a generously sized family lounge with front bay window, additional side window, marble finished open fireplace (not tested) and double doors that lead you into an elegantly spacious dining room with large bay window to the rear enjoying beautiful garden views.

The fitted oak kitchen is accessible from the hall or dining room and has a full range of fitted units, worktops and splash back tiling, a double drainer stainless steel sink, integral dishwasher and freezer together with space for a freestanding refrigerator. There are further views of the rear garden and leading off the kitchen is a walk-in pantry, lobby area and built-in storage cupboard.

The utility room is of an accommodating size and has a further range of built-in storage cupboards, worktops and splash back tiling. It also houses the built-in electric double oven, gas and electric hobs plus plumbing for a washing machine.

Leading off the utility room is a side lobby entrance and store room and access also into the garage.

On the first floor a light and bright landing with a built-in airing cupboard provides access to the four double bedrooms and family bathroom and there is also a hatch with attached folding ladder leading to the large loft space.

Bedroom one is a dual aspect double room with built-in wardrobes and storage plus direct access to a walk-in dressing room or potential en suite. Bedroom two is a front facing double room with fitted wardrobes, storage drawers and dressing table. Bedrooms three and four are both rear facing double rooms and all bedrooms enjoy easy access to the family bathroom which is fully tiled and has a champagne bath with electric shower over, low level WC, wash hand basin and built-in airing cupboard.

Outside the garage has an up and over door, internal house door, two windows, electric light and power points and the gas wall mounted boiler. A long driveway in front of the property provides parking space for a multiple number of cars and is flanked by a lawned and shrubbery front garden with privately hedged and fenced boundaries.

The overall plot size is approximately 0.25 of an acre and at the rear is a fabulous mature garden with a large main garden, very well stocked shrubbery borders and a full width patio area. There is also pedestrian access to each side of the property.

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.staffordbc.gov.uk

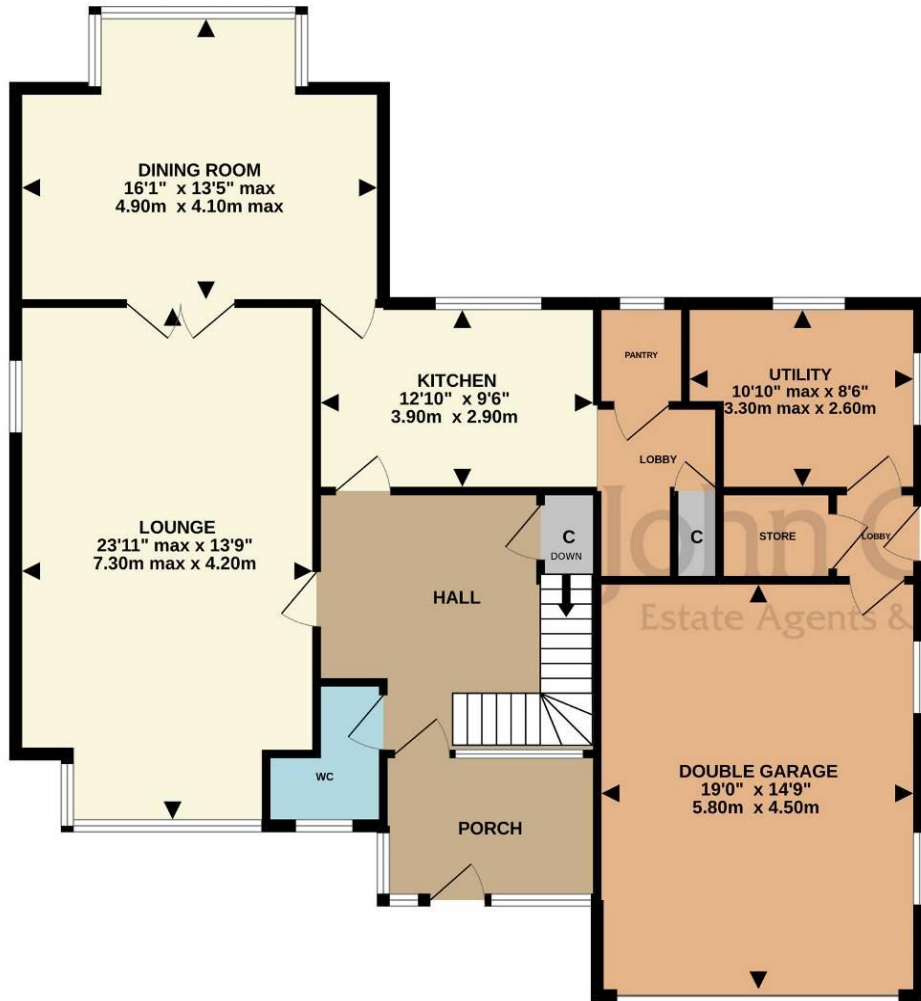
Our Ref: JGA/13102022

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





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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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