

Oxford Gardens

Stafford, ST16 3JG

John German





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£250,000

A superbly appointed traditional family home which has recently undergone a full refurbishment, offered to the market with no upward chain.



This beautifully appointed family home has recently undergone a full refurbishment by its current owners who have created a perfect balance of luxury fixtures and fittings complemented by traditional character features. The property sits on a corner plot cornering Oxford Gardens and Charnley Road and has the added benefit of a detached double garage at the rear.

Oxford Gardens is a popular and convenient location handy for Stafford's town centre with its range of shops, supermarkets, bars and restaurants. For commuters it has its town intercity railway station providing regular services to London Euston taking approximately one hour and twenty minutes, and junctions 13 and 14 of the M6 provide direct access into national motorway network. For schooling it falls in the catchment areas of John Wheeldon Primary Academy and Sir Graham Balfour High School.

Internally the property starts with a welcoming hallway having beautiful tile effect flooring, uPVC double glazed side facing window, a cast iron style radiator and stairs to the first floor with a useful cupboard underneath.

The front facing living room has a feature uPVC double glazed window, chimney breast and a cast iron effect radiator. Next is the attractive dining room with a feature arched side facing window, chimney breast with wooden panelling and a set of bi-folding doors to the rear garden. A door leads into the good sized kitchen fitted with a range of stylish base mounted units with wood work surfaces over, inset white ceramic sink with matt black tap and a range of integrated appliances. A uPVC double glazed window overlooks the side, laminate wooden flooring runs underfoot, a door leads to the rear garden and there is access to the guest's WC.

On the first floor are three well presented and good sized bedrooms all with beautiful grey and white decoration, feature cornicing and cast iron effect radiators.

The stunning family shower room comprises of 'his and hers' wash basins with brass fittings set on a wooden top, cast iron effect radiator and a shower cubicle with matt black fittings, all complemented by contemporary contrasting tiling. Separate to the shower room is a fully tiled WC.

Outside to the front are newly installed railings and gates plus a small stoned front garden where a pathway leads to the front door.

There is a fully enclosed rear garden that can be accessed via a secure side gate or direct access from the kitchen, dining room or garage. It has a good sized lawn, block paved patio seating area and a decorative stoned area. At the bottom of the garden is a detached double garage measuring 5.6m x 6m.

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.

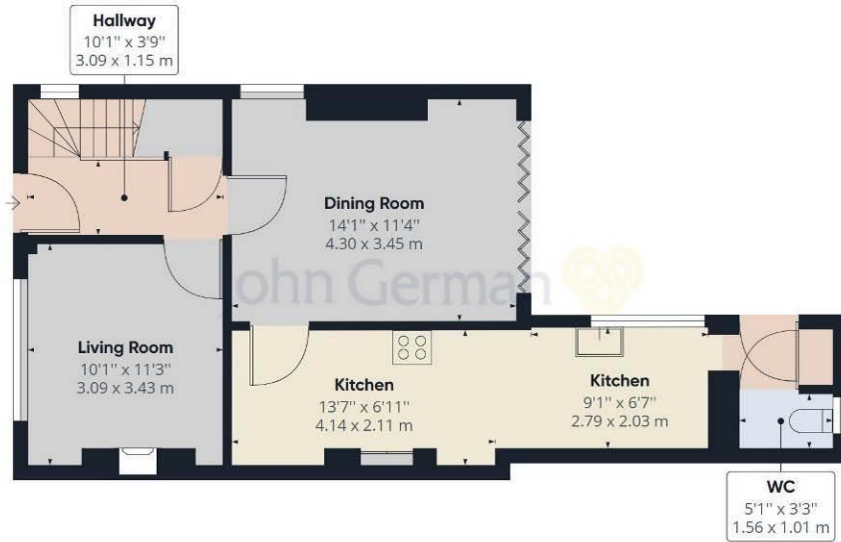
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/13122022

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



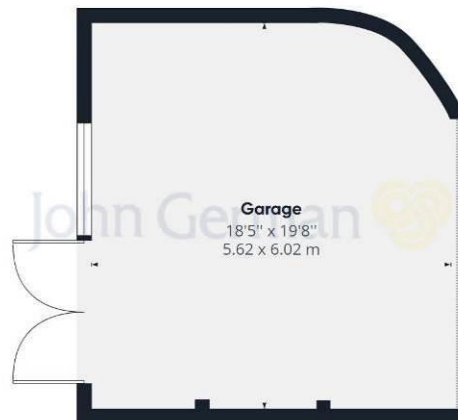




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1304.07 ft²

121.15 m²

(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.

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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.

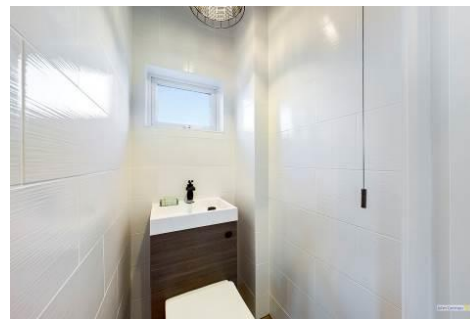
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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