

Holmcroft Road
Stafford, ST16 1JQ



A fantastic corner plotted traditional semi detached house with garage/workshop and drive at rear. No upward chain and lots of further potential to improve and personalise.

£220,000



John German 

Close to all neighbourhood amenities including shops and schooling for all ages, a well presented and much loved home and garden ready for new owners who want a generous mature plot and a character property.

Equipped with uPVC double glazing and gas central heating, the property is accessed via a part glazed front door leading you into an entrance hall with stairs leading to the first floor.

A front facing lounge has a generous sized bay window and a traditional fireplace surround and facility for a gas fire.

Leading off the lounge is a good sized and extended dining kitchen with a full range of medium oak storage units, worktops and splashback tiling, inset sink unit, built in double oven and grill, breakfast bar, wall mounted Potterton gas central heating boiler, dual aspect windows plus ample space for a dining table and chairs. Access leads to a rear verandah with laminate flooring and double glazed patio doors to the garden.

On the first floor a centre landing gives access to the three bedrooms and shower room/WC. Hatch access leads to the part boarded loft space.

Bedroom one has a front facing window, a full range of built in wardrobes and an airing cupboard with shelving.

Bedrooms two and three both enjoy a rear garden outlook and all bedrooms are conveniently close to the refitted family shower room with white and chrome suite comprising walk in shower unit, low level WC, wash hand basin and aqua boarded walls.

Outside there is a detached brick built garage of 5.2m x 2.7m with additional workshop space of 5.2m x 1.4m, having an up and over door, electric light and power.

A hard surfaced and gated driveway leads off First Avenue beyond which lies a generous sized and very well stocked corner plot garden with hedged, fenced and walled boundaries, two lawns and a colourful variety of shrubbery stocked borders. The greenhouse and garden shed will also be included in the sale.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

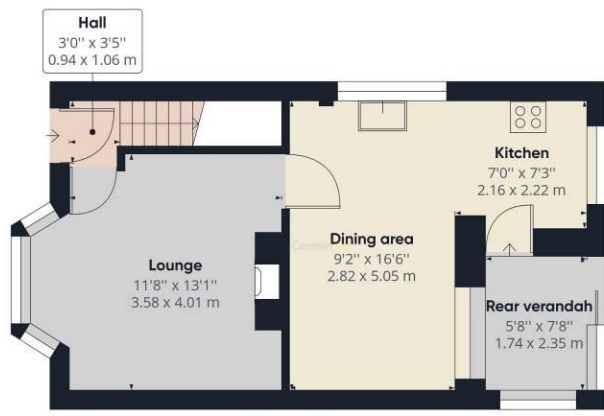
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

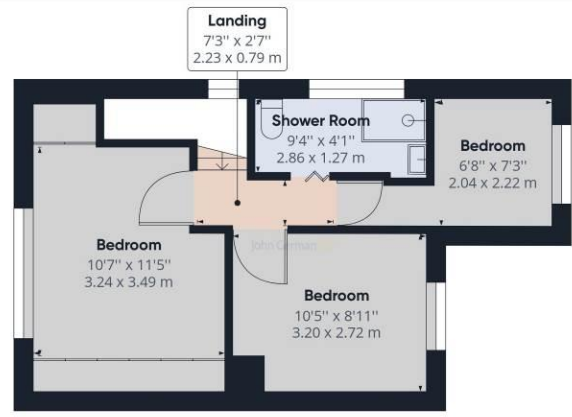
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27042023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
827.55 ft²
76.88 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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