

Cramer Street

Stafford, ST17 4BX

John German





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£235,000

This traditional terraced home offers an abundance of charm and character seamlessly blended with stylish contemporary decoration, situated within walking distance of Stafford town centre.



This three bedroom end of terraced family home has been stylishly upgraded and is situated in a popular area of Stafford. It is within walking distance of the mainline railway station that offers regular services to London Euston, some of which take only approximately one hour and twenty minutes plus routes to Birmingham, Manchester and Liverpool. The county town centre has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network. For local schooling this property falls into the catchment area for St. Paul's CE (VC) Primary School located on Garden Street and was awarded outstanding in its latest Ofsted report and for secondary education its King Edward VI High School.

The property boasts a wealth of characterful features throughout including feature fireplaces, a stunning Minton tiled hallway, log burning stoves and much more.

Step inside the hallway with a beautiful Minton tiled flooring, two ceiling light points, stairs rising to the first floor, doors off into the living room, kitchen/diner and a door leading with steps down to the cellar. To the front of the property is the warm and inviting living room with a uPVC double glazed bay window to the front aspect, feature open fireplace, ceiling light point and carpeted flooring.

The open/plan Kitchen diner is a generously proportioned room and has space for both dining and soft seating, perfect for entertaining. There is a log burning stove, uPVC double glazed window to the rear aspect and wooden effect flooring that flows through an opening into the kitchen that has an extensive range of matching range of wall and base units with wooden worksurfaces over, tiled splashbacks and a Belfast sink. There is space for a range style cooker, excellent storage space, a uPVC double glazed window to the side aspect and a door leading out to the rear garden. At the end of the kitchen a door leads to the useful utility area with space and plumbing for a washing machine and tumble dryer with worktop over, black tiled flooring and uPVC double glazed window to the rear aspect. From here a door opens to the recently transformed luxury ground floor bathroom having a three piece suite comprising low level WC, wash hand basin and free standing bath all with contemporary brass fittings. Two obscured uPVC double glazed windows overlook the side, spotlights to the ceiling, feature vertical wall mounted radiator and half tiled walls.

On the first floor the impressive and spacious master bedroom has two uPVC double glazed windows to the front aspect, carpeted flooring, ceiling light point and feature cast iron fireplace. The second bedroom is a further generous double having uPVC double glazed window to the rear aspect, carpeted flooring, ceiling light point and feature cast iron fireplace. The third bedroom is a fair size single bedroom with carpeted flooring, ceiling light point, loft hatch and a UPVC double glazed window to the side aspect. This room could also make a great home office or study if required.

Completing the first floor is the shower room comprising low level WC, wash hand basin with vanity unit below, vertical chrome heated towel rail, shower unit with rainfall shower attachment, ceiling light point and a uPVC double glazed obscured window to the side aspect.

The private enclosed rear garden has a brick patio seating area ideal for summer entertaining beyond which lies a lawned garden with stoned path, a variety of plants and shrubs and an outside storage shed.

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

Our Ref: JGA/25052023

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







Floor -1



Ground Floor

Approximate total area⁽¹⁾

1428.01 ft²

132.67 m²



Floor 1

(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

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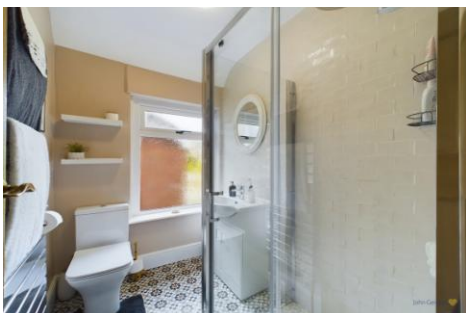
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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