

Matthews Road
Stafford, ST17 9RW



An affordably priced three bedroom link detached house with potential for improvement and enlargement (STPP) and located opposite a pleasant open green.

£190,000



John German

A storm canopy open porch and main front door lead into the spacious reception hall that has a staircase to the first floor. Access leads to the through lounge/dining room that has doors and views over the rear garden plus a window overlooking the front garden and open green beyond. There is also a traditional fireplace surround with gas fire and a serving hatch to the kitchen.

Located at the rear of the property and with ample garden space to extend into (STPP) the kitchen has a range of base and wall storage cupboards, worktops, splash back tiling, sink unit, cooker and appliance spaces, an under stairs pantry store plus the wall mounted gas central heating boiler.

The first floor landing has an airing cupboard and gives access to the three bedrooms and family bathroom. Bedroom one has a full width range of built in wardrobes and overlooks the front garden and open green, bedroom two is a further double room with rear garden aspect while bedroom three would make an ideal single bedroom or study, and overlooks the front garden and green.

The family bathroom has a traditional white suite and partial tiling and offers a bath with electric shower over, low level WC and wash hand basin.

Outside there is driveway parking to the front and side of the property together with a lawned foregarden and fenced borders.

The rear garden is an excellent size for a house of this age and is mainly laid to lawn with fenced boundaries, a wide paved patio, pathway and three timber garden sheds.

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/26052023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-90	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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