

Tixall Road

Stafford, ST16 3XS

John German





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Stafford, ST16 3XS

£315,000

An impressive double fronted 1930's detached family home situated within a sought after and convenient location within the country town of Stafford.



John German are delighted to offer this impressive double fronted 1930's detached family home situated in a sought after and convenient location within easy reach to Stafford Town Centre. Stafford has a range of amenities including supermarkets, shops, bars, banks, restaurants and pubs, and its 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. Nearby road links include the A34 along with 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. Leonard's Primary School and for secondary education its The Weston Road Academy.

Internally this detached family home comprises entrance porch with UPVC double glazed double doors opening into the entrance porch, having a ceramic tiled floor and wood panelled door opening into the hallway which has oak flooring, carpeted stairs rising to the first floor landing and doors off into the living room and dining room. The spacious living room has a beautiful inglenook fire with exposed brick chimney breast and a quarry tiled hearth, oak flooring and window to the front elevation. The second light and spacious reception rooms is a fantastic versatile space currently used as a dining room and has oak flooring, bay window to the front elevation, door leading off into the kitchen and French doors leading out to the rear garden.

The breakfast kitchen is fitted with a matching range of solid oak, cottage style wall and base units with granite worktops over, inset Belfast sink and mixer tap over, space for a range style cooker with double extractor canopy over, ceramic splashback tiling, ceramic tiled flooring and a built in storage cupboard with shelving - ideal as a pantry. A window overlooks the rear aspect and a door leads to the rear hall/utility. From the rear hall there is a door leading out to the rear garden, a door into the garage and a door into the guest cloakroom. The utility area has space and plumbing for a washing machine with tiled flooring and window to the rear aspect.

Upstairs on the first floor there is carpeted flooring, window to the rear aspect and doors off into the three bedrooms and family bathroom. The generously sized master bedroom has windows to the front and side elevations, built in double wardrobe with mirrored sliding door and carpeted flooring. The second bedroom is a further well-proportioned double bedroom having wooden effect laminate flooring, a built in cupboard with shelving and dual aspect double glazed windows to the side and front aspect. The third and final bedroom is an ideal single bedroom or could be utilised as a great home office for those looking to work from home. The re-fitted family bathroom comprises low level WC, wash hand basin, panelled bath with chrome mixer tap, glass shower screen and mains shower over. There are ceramic tiled walls, tiled flooring and window to the rear aspect.

The property is situated just off the Tixall Road, approached via a drive leading to the single garage and driveway. There is a beautifully presented front garden, having a paved patio seating area and side access leading to the fully enclosed rear garden with a further paved patio seating area, additional paved raised patio, lawned garden and a variety of plants and shrubs.

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.

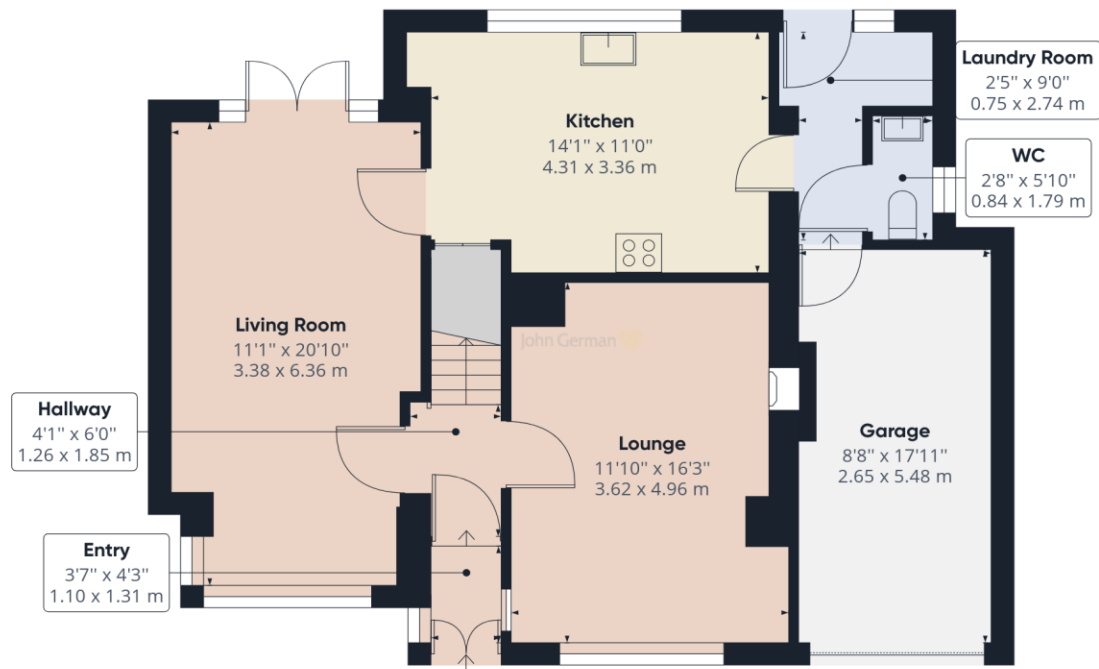
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20062023

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





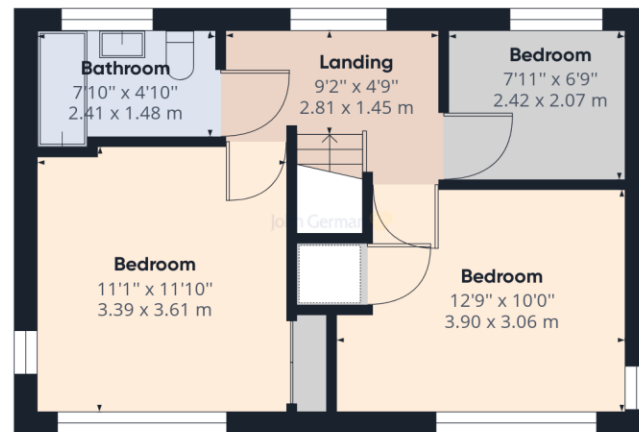


Ground Floor

Approximate total area⁽¹⁾

1247.88 ft²

115.93 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

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.

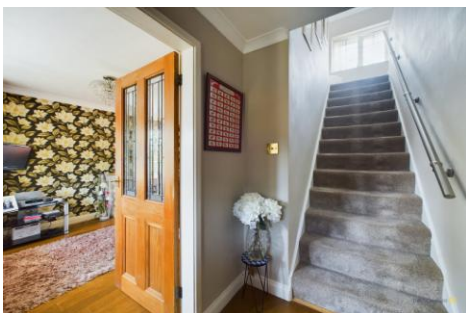
Referral Fees

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		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		



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