



A well-presented family home ideal for first-time-buyers or investors with generous room sizes and an equally impressive rear garden.

£210,000

This three bedroom semi-detached family home will appeal to a wide range of purchasers, from first time buyers, those looking to move up or down the property ladder and also landlords. Set in a convenient location with generous room sizes and large rear garden. If this property was to be rented, the potential monthly rental figure would be approximately £750pcm.

Step inside a composite door into the light and inviting hallway having wooden flooring, carpeted stairs rising to the first floor, a useful under stairs storage cupboard and a window to the side aspect. On your left is a front facing living room with a uPVC double glazed bay window, carpeted flooring, ceiling light point and a chimney breast housing the log burning stove.

Across the rear is the open plan dining kitchen that is ideal for modern day family living equipped with an attractive range of matching wall and base units with inset composite sink set below a uPVC double glazed rear facing window, tiled splashbacks, a built in electric oven with four-ring gas hob plus space for some freestanding appliances. There is plenty of space for dining furniture and a set of uPVC double glazed French doors leading out to the rear garden, perfect for outdoor dining and entertaining.

On the first floor there are three bedrooms, two double sized rooms and a further single bedroom that could make an ideal office if required. The family bathroom has a bath with mixer tap shower attachment, low level WC, corner shower cubicle, wash hand basin, uPVC double glazed window to the rear aspect, chrome style heated towel rail and modern tiling to the walls.

Outside to the front, there is a block-paved driveway providing off-road parking for several vehicles. A double side gate leads to the rear garden having a large patio seating area ideal for summer entertaining with a generous lawn beyond with two sheds and a variety of plants, shrubs and trees.

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

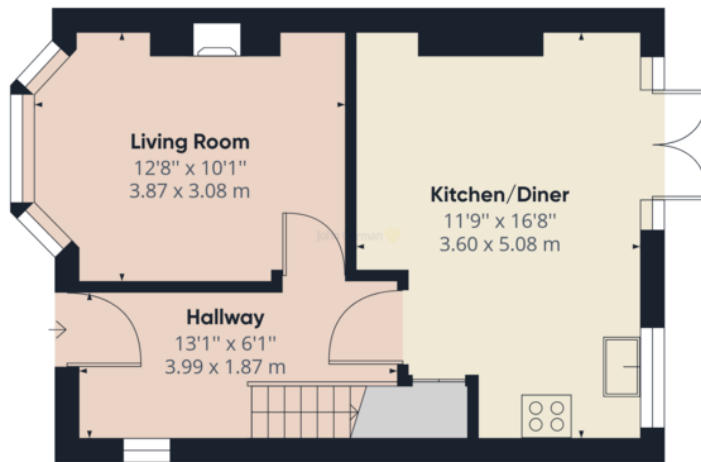
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

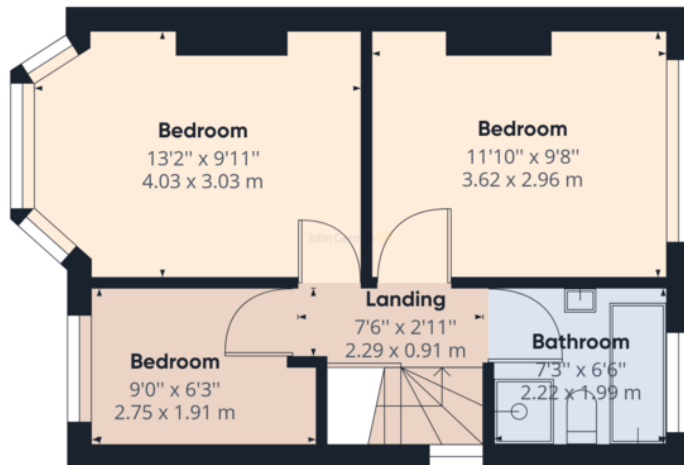
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12072023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

761.29 ft²

70.73 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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