



CHAIN and is located within walking distance to Stafford town centre and railway station.

£220,000



This well presented three/four bedroom attractive property is set over three floors and offers just under 1,500 square feet of internal space.

In brief it comprises; An inviting hallway has a guest cloakroom/WC leading off, a ground floor bedroom which could also be used as a second reception room and a utility room with door leading out to the rear garden.

On the first floor there is a fantastic sized kitchen/diner with Juliet balcony along with a large living room with two uPVC double glazed windows to the rear aspect.

On the second floor there are three bedrooms, two doubles and one single bedroom with the master bedroom benefiting from its own en-suite shower room along with a separate family bathroom.

Outside to the front of the property there is a block paved driveway leading to the integral garage and to the rear of the property is a lawned garden and paved patio seating area.

Note: The Gabian wall to the land on the left hand side of 36 Hollins Drive which failed causing the external land to slide around that area and we have been advised this has now been fully replaced and the issue was not with the construction of the physical property itself.

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/06092023

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



















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. Whist 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.

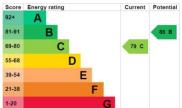
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.











John German 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 OTR 01785 236600 stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent