

Hollins Drive
Stafford, ST16 1FA



A superbly presented semi-detached family home being offered to the market with NO UPWARD CHAIN and is located within walking distance to Stafford town centre and railway station.

£220,000



John German 

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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