





An excellent family link semi detached house which is situated in this extremely popular location, convenient for the county town of Stafford.

£225,000





The porch has a tiled floor and leads into a reception hall which again has a tiled floor and stairs rising to the first floor landing.

The well proportioned lounge and dining area is dual aspect having front and rear facing windows, in addition to a French style door to the sun terrace and garden. There is a fire surround with marble hearth and inset, and a coal effect gas fire.

The kitchen has an attractive range of units with contrasting granite effect work surfaces, a stainless steel sink and drainer, gas hob and double oven beneath. The separate utility is spacious and has space and provision for domestic appliances and also a tiled floor.

The first floor landing leads to three bedrooms, the second bedroom has built in wardrobes.

The tastefully appointed shower room has a shower, wash basin with integrated modern drawer unit beneath, WC and chrome radiator.

Outside, the property stands back from the road in a slightly elevated position with fore garden and block paved drive leading to the garage which also has an internal door to the utility room. To the rear of the property there is a superb deep Indian stone sun terrace and dwarf height wall, Indian stone steps and a path to a slightly raised area of the garden.

The property is situated in the exceptionally popular location and is convenient for the county town centre of Stafford. Stafford has a mainline intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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

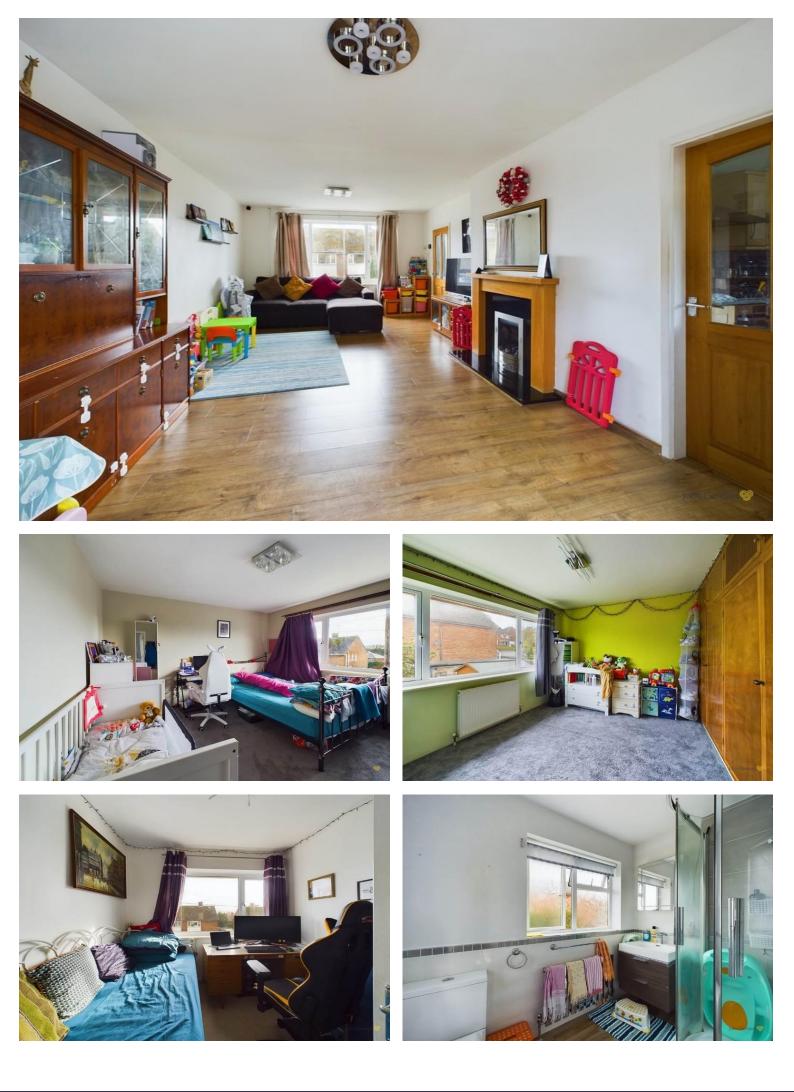
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency www.staffordbc.gov.uk Our Ref: JGA/25092023

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









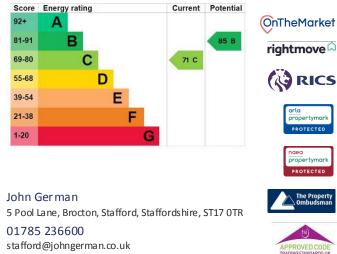


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited.
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