

Windsor Road

Stafford, ST17 4PA

John German





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£320,000

A superbly presented Scrace style semi-detached family home situated within a popular residential location, offering stunning views over Radford Meadows.



This property is a beautifully appointed 'Scra ce style' three bedroom semi-detached family home situated on Windsor Road, a highly popular residential location within Stafford. The property boasts wonderful views over Radford Meadows from the rear garden and falls into the catchment area for St. Leonard's Primary School. There are also a good selection of high schools positioned locally. Stafford town centre is a home to a range of supermarkets, high street shops, bars and restaurants, in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Internally the property comprises uPVC double glazed arched opening into the porch with tiled flooring and a hard wood door with leaded stained windows opening into the welcoming hallway. The hallway has solid wood flooring, spotlights to the ceiling, carpeted stairs rising to the first floor landing and doors off to the living room, guest doakroom and open plan kitchen/diner.

The living room is a beautiful bay windowed reception room with solid wood flooring, walk in bay window with stained leaded top panels to front, feature fireplace and contemporary radiator.

The guest doakroom is fitted with a low-level WC and wash hand basin with tiled splashback.

The heart of the home is the impressive open plan kitchen/diner fitted with an extensive range of matching wall and base units, integrated appliances including double oven and grill, fridge freezer, dishwasher, four ring induction hob with extractor hood above and a inset stainless steel sink with mixer tap over. There are spotlights to the ceiling, rubber flooring and a walk in bay with French doors leading out to the rear patio area.

Upstairs there are three bedrooms, two generous double bedrooms, and one smaller single bedroom, ideal as a home office or study. The family shower room comprises low level WC, wash hand basin, illuminated bathroom mirror, chrome heated towel rail and large shower cubide with rainfall shower.

Outside to the front of the property is a large, stoned driveway providing off-road parking for several vehicles. To the rear of the property is a delightful, substantial landscaped garden with patio seating area, lawned garden, summerhouse ideal as a home office or study, and a gravel area with decking to the rear of the garden with views over Radford Meadows.

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

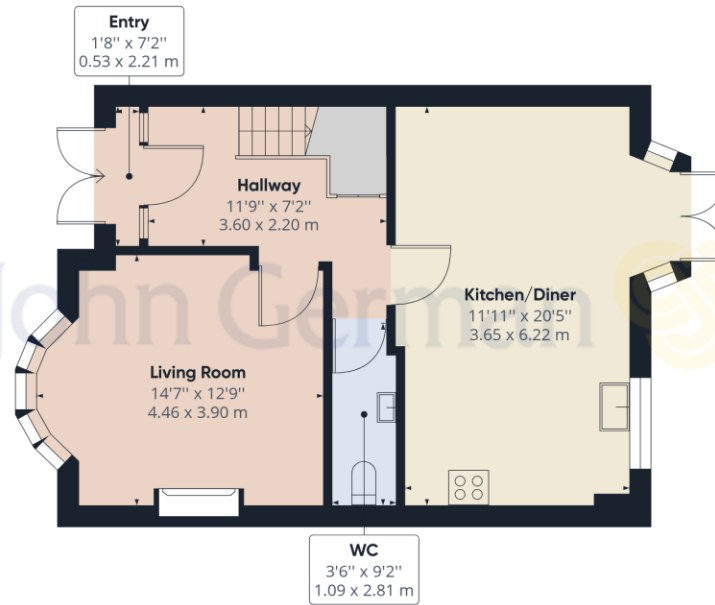
www.staffordbc.gov.uk

Our Ref: JGA/26092023

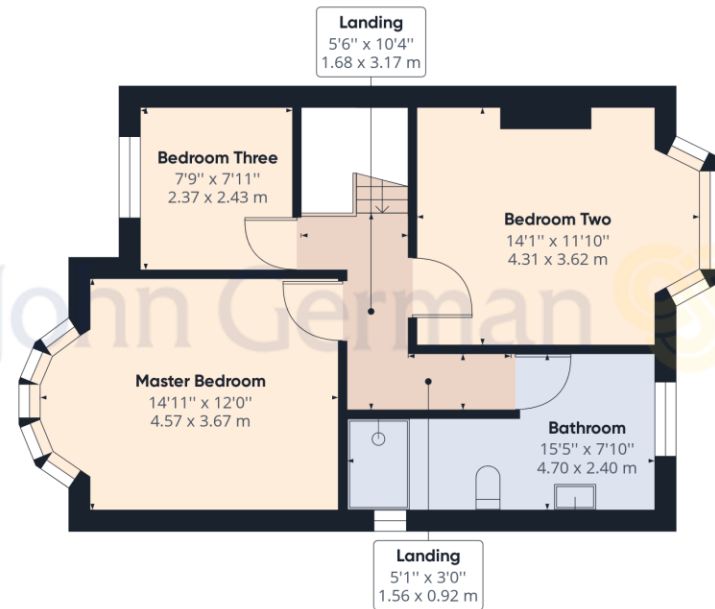
Local Authority/Tax Band: Stafford Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1112.04 ft²

103.31 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.

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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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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