

Sandon Road  
Stafford, ST16 3HG



An attractive traditional detached property which provides accommodation with character and also offers enormous potential for refurbishment.

£235,000

John German 



Detailed accommodation comprises:

Traditional porch opening to reception hall which has stairs rising to the first floor landing and a splendid Minton style floor.

Charming sitting room having a tiled fireplace and front facing windows with upper stained lights.

There is a separate and impressive dining room having three deep modern uPVC sash windows, in addition to a French style door to the porch, splendid marble fire surround with quarry tiled hearth and please note there is a cast burner, however we cannot confirm that it is working or compliant.

Kitchen having an attractive range of high and low level units with contrasting work surfaces, stainless steel sink and drainer, tiled floor and tiled splashbacks. There is a separate utility off which has a Belfast style sink and tiled floor.

First floor landing, off which leads three bedrooms. The principal bedroom has original and now ornamental fireplace, built in cupboard and stained upper light front facing window.

The second bedroom also has an original fireplace which is again, now ornamental.

There is a cloakroom with WC, wash hand basin, gas fired boiler and chrome towel radiator.

Modern bathroom having a white suite comprising bath with chrome mixer tap and shower screen, pedestal wash hand basin, low flush WC, linen cupboard, tiling to all wet areas, original and now ornamental fireplace and chrome towel radiator.

The house stands back from the road with a spacious drive providing ample parking. A side path leads to the rear terrace and there are also outbuildings comprising WC and two stores. Please note the stores may contain asbestos.

Beyond which lies an established rear garden with lawn and mature trees. Please note the land to the rear of the garden is not part of the sale.

The property is situated on a popular and traditional road approximately 1.5 miles from the county town centre of Stafford. It has an intercity railway station where there are regular services operating to London Euston and some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04102023

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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