

Silkmore Lane

Stafford, ST17 4JN



A traditional semi-detached family home situated within a popular and convenient location within the county town of Stafford.

£199,950



John German

John German are delighted to offer to the market this traditional and well-kept semi-detached family home which is positioned within a desirable location in the county town of Stafford and is in close proximity to the Queensville Shopping Park and Stafford's town centre. Stafford has a range of amenities including supermarkets, shops, bars, banks, restaurants and pubs, along with its mainline railway station that offers regular services to London Euston, some of which take only approximately one hour and twenty minutes plus routes to Birmingham, Manchester and Liverpool. Nearby road links include the A34, along with junctions 13 and 14 of the M6 that provide direct access into the national motorway network. For local schooling this property falls into the catchment area for Silkmore Primary Academy which was awarded outstanding in its latest Ofsted report and for secondary education its Stafford Manor High School.

Internally the property comprises front entrance door opening into the welcoming porch which in turns opens into the hallway with carpeted flooring, stairs rising to the first floor landing with useful understairs storage cupboard, and sliding internal doors off into the lounge, kitchen and dining room.

The living room has carpeted flooring, bay window to the front aspect, both wall and ceiling light points and a chimney breast housing the gas fire.

The kitchen is fitted with a matching range of wall and base units with laminate work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and space for freestanding kitchen appliances. There are two windows to the side aspect and a door opening out onto the side driveway.

The second reception room is currently being used as a dining room and has carpeted flooring, ceiling light point, window to the rear aspect and a door opening into the sunroom.

Upstairs the property benefits from two large double bedrooms (formerly three), both of which are of a generous size and benefit from fitted wardrobes providing excellent storage space.

The family shower room comprises large double shower cubicle, low level WC, wash hand basin, bidet and window to the side aspect.

Outside to the front of the property is a decorative stoned front garden with a variety of plants and shrubs along with a tarmac driveway leading to the detached garage.

To the rear of the property is the large fully enclosed rear garden with is mainly laid to lawn but benefits from two large patio seating areas; perfect for summer entertaining, a summerhouse and various sheds.

Agents note: School catchment information taken from the Staffordshire county council website October 2023.

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/16102023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

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.

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