

Stone Road
Stafford, ST16 1LP



Deceptively spacious semi detached house which is situated in a popular residential location to the north of Stafford town centre. The accommodation is flexibly planned having the benefit of a ground floor double bedroom.

£200,000



John German

ACCOMMODATION

Entrance opening to a lounge which has a tiled fire surround with recessed cast log burner. There is a door leading to a separate dining room, which in turn has patio doors opening into the garden room.

The kitchen has an attractive range of high and low level units with contrasting work surfaces and sink and drainer. It is light and airy courtesy of being dual aspect and also having tiled floor and tiled splashbacks.

There is an inner hall with stairs rising to the first floor landing, side outer door to carport and off which leads the utility/WC having WC and wash basin with integrated cupboard beneath, and space and provision for a washing machine.

There is a ground floor double bedroom with mirror fronted wardrobes extending to the full width of one wall.

On the first floor, there is a landing with a very spacious walk in cupboard and from the landing leads two interconnecting bedrooms and a bathroom comprising white suite with bath, pedestal wash basin, WC, linen cupboard, full tiling and a door to a separate shower.

Outside, there is a lawned front garden, side drive which gives access to the carport and in turn leads to the large detached brick garage with power and lighting.

To the rear of the property, there is a lawn garden with useful brick store.

A new central heating boiler was installed in February 2023.

The house is situated conveniently for the town centre and also junction 14 of the M6 which provides direct links into the national motorway network and M6 toll. Stafford railway station has links to many cities and regular services to London Euston, some of which take only approximately 1 hour 20 minutes.

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/18102023

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	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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