

Crab Lane
Stafford, ST16 1SP

John German



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£180,000

A delightful semi detached house which has flexibly arranged accommodation including two double ground floor bedrooms or alternatively, as currently presented, one could be used as a separate dining room in addition to a very pleasant lounge with breakfast kitchen off.

The property is situated on a very popular development that has local shops, schools and bus services in the immediate area. Located on the north side of Stafford that is convenient for junction 14 of the M6.

A front entrance lobby opens to a delightful lounge which has a full height and width front facing window and a brick fireplace.

The breakfast dining kitchen has a range of high and low level units and a stainless steel sink and drainer. A separate cloakroom/utility has a WC, sink and drainer plus space and provision for domestic appliances.

There are two double bedrooms on the ground floor, one of which is currently being presented as a dining room.

The first floor landing has a particularly useful walk-in cupboard and doors off to a spacious double bedroom and the bathroom fitted with a burgundy suite comprising bath, pedestal wash hand basin, WC, separate shower plus an airing cupboard.

Outside the house stands back from the road behind a tastefully presented mature lawned garden with established borders. A side drive leads to the garage which has an additional brick store beyond.

To the rear is a lawned garden, display beds and borders.

Agents note: The sale is subject to grant of probate.

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

Services: No main gas. No central heating, it is via electric heaters. Mains water, drainage and electricity 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: JG13122023

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







Agents' Notes

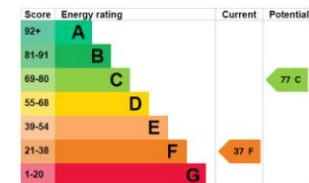
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.

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