

# The Crescent

Stafford, ST16 1ED

John German



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£150,000

**Property requiring refurbishment and offering considerable potential. Please note we cannot confirm that any of the fittings or heating systems are in working order.**

Porch with front door opening into reception hall which has stairs rising to first floor landing, useful downstairs cupboard.

Kitchen having a range of units.

Lounge has a rear window and out door.

First floor there are two bedrooms and a bathroom comprising bath, WC and wash hand basin.

Outside there is a front garden and side drive and an enclosed rear garden.

Doxey is a popular area and is within a few minutes drive of the town centre of Stafford with inter city railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents note: There is artex in the property and this may contain asbestos

**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:** JGA18122023

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







## Agents' Notes

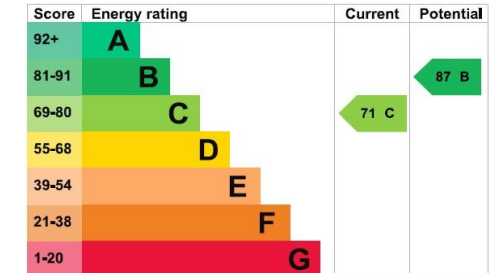
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is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

**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.



## John German

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