

Paterson Drive
Stafford, ST16 1WH



An attractive two bedroom semi-detached family home situated on Marston Grange in Stafford.

£205,000



John German 

A modern two bedroom semi-detached family home situated on Marston Grange in Stafford, a popular modern development of homes ideally situated for commuters as you are within easy reach of J14 of the M6 motorway and the nearby A34 road. The country town of Stafford benefits from its own intercity railway station which provides regular services to many destinations such as London Euston taking approximately 1hr 20mins, ideal for those working in the capital. Given the property's location and modern internal finish, it will be sure to appeal to both first time buyers, downsizers and investors, offering a great opportunity to step onto the property ladder in a popular and convenient location. We would estimate a rental figure of approximately £800 PCM - £825 PCM.

Internally the property comprises canopy porch with double glazed entrance door opening into the welcoming hallway with doors off into the guest cloakroom, lounge/diner, carpeted stairs rising to the first floor landing, and a an opening into the kitchen.

The kitchen is fitted with a range of matching cream gloss wall and base units with laminate worktops over, inset stainless steel sink with drainer, integrated Zanussi electric oven, four burner gas hob with extractor above, space and plumbing for a washing machine, tumble dryer and fridge freezer. There are spotlights to the ceiling, tiled flooring, and window to the front aspect. The spacious lounge/diner has a useful under stairs storage cupboard, carpeted flooring and French doors leading out to the rear garden.

Upstairs on the first floor landing, there is a radiator and access to loft space with doors off into the two double bedrooms. The bedroom to the front of the property has carpeted flooring, radiator, useful built-in storage cupboard and two windows to the front elevation. Both bedrooms have fitted wardrobe storage and the master bedroom further benefits from its own en-suite shower room.

The master bedroom has carpeted flooring, built in wardrobe, window to the rear aspect and en-suite shower room. The contemporary family bathroom has a white suite comprising a white panelled bath with mains shower over, pedestal wash hand basin and low level WC, spotlights to the ceiling, part tiled walls and a wall mounted radiator.

To the front of the property is a paved pathway leading to the front door with small lawned front garden and shrubs. To the side of the property is a tarmac driveway providing off-road parking for two vehicles and a gate leads to the fully enclosed rear garden with extended paved patio seating area and lawned garden.

Agents notes: NHBC warranty valid until 2027.

Annual estate charge of approximately £140 per annum to Trinity Estates.

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

Property construction: Brick. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Mains.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

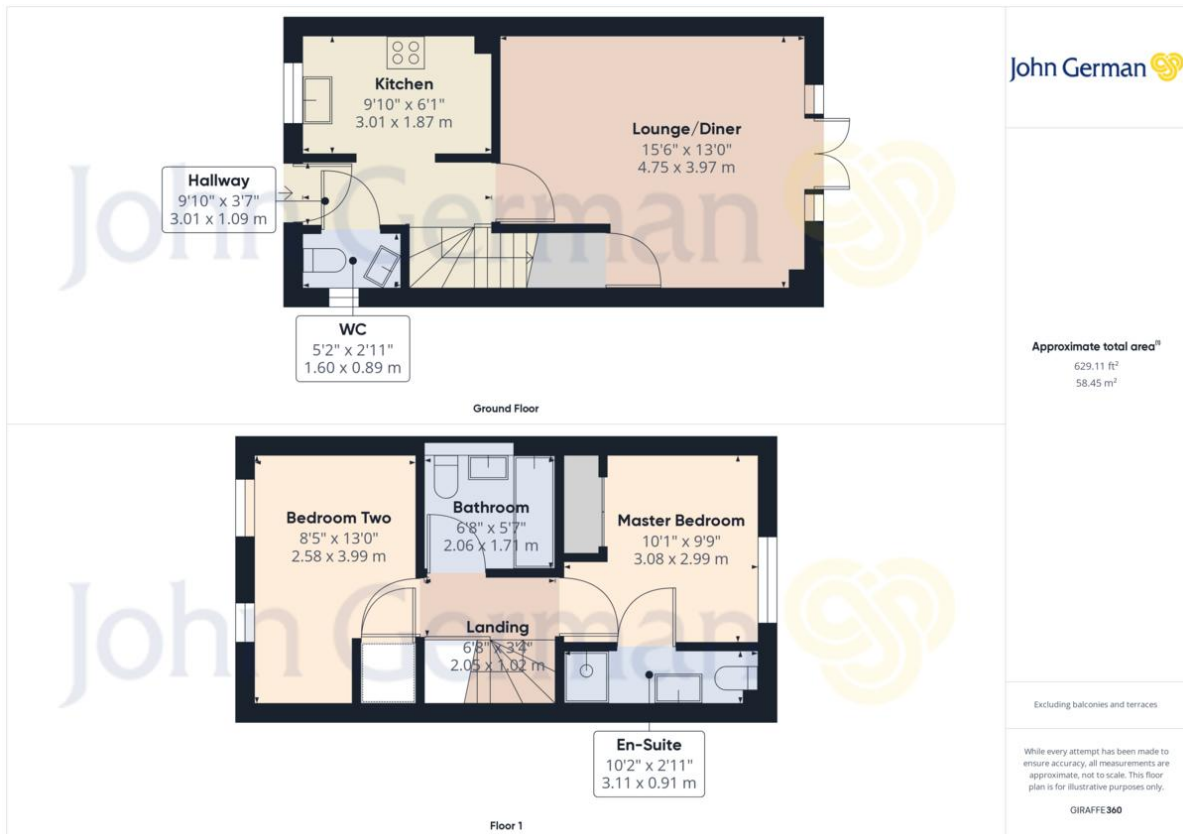
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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