

Sandon Road  
Stafford, ST16 3HG



A unique opportunity to acquire a tastefully presented traditional end of terrace house. Having the considerable benefit of a spacious workshop and separate four car garage, both of which are approached via a service road to the rear of the property.

£200,000

John German

An enclosed porch opens to a reception hall which has a very attractive tiled floor and stairs rising to the first floor landing. There is a dining room having a useful understairs cupboard, exposed wooden floor and a brick fireplace. The separate sitting room has a tiled fireplace and two deep sash style windows.

The kitchen has been recently refurbished and has an attractive range of white high and low level units with contrasting work surfaces, sink and drainer, integrated hob and oven and a wall mounted boiler. The utility has space and provision for a washing machine and a WC off.

The first floor gallery landing leads to two generous sized bedrooms and a spacious bathroom which has a white suite comprising bath with screen and shower above, WC, pedestal wash basin and an airing cupboard.

Outside, the property is approached via a shared pedestrian gate and path which in turn gives access to the front door and there is also shared access to the rear of the property.

To the rear of the house there is a deep terrace, beyond which lies a long lawned rear garden which also gives access to the garage/workshop with car ramp and an additional large garage which is capable of parking three/four cars.

The house is situated in a popular established location and convenient for the town centre of Stafford. It also has the benefit of a mainline railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes.

**Agents notes:** A copy of the Land Registry document and Title Plan is available to view upon request from our office.

The local area was affected by Brine extraction many years ago and many of the properties suffered historic movement.

The garage and workshops may contain asbestos.

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

**Property construction:** Brick

**Parking:** Drive & garages

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/06022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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