

Sandon Road
Stafford, ST16 3HL



An attractive traditional semi detached house that occupies a very pleasant plot with long rear garden, two lovely reception rooms and an extended kitchen.

£275,000



John German 

Sandon Road is one of the most established and popular roads in Stafford that is convenient for the town centre having an intercity railway station providing regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

A canopy porch leads to the reception hall having stairs to the first floor. The delightful lounge has a front facing bay window and a fire surround with tiled inset housing a gas coal effect fire.

The separate dining room has a cast fireplace with open fire, French style double doors and full height windows opening to the deck, terrace and garden beyond.

The attractive kitchen has been extended and enjoys a dual aspect plus a velux rooflight in a part vaulted ceiling. There are an extensive range of cream units with contrasting wood effect work surfaces, a stainless steel one and a half bowl sink and drainer, tiled splash backs, tiled floor and a range style oven with extractor canopy above. A built in cupboard houses the gas fired boiler.

Off the first floor landing there are three bedrooms and a family bathroom having a white suite comprising bath having a conventional mixer shower in addition to an electric shower above, wash basin, WC, tiled splash backs and a built in cupboard.

The property occupies a particularly attractive plot with ornamental chipped terrace to the front having mature borders plus a brick block paved drive.

To the rear is a garage and an excellent sized paved terrace beyond which is an extensive lawned garden.

Please note:

The block paved drive is open with a neighbouring property and there are no defined boundaries. A copy of the land registry title is available from our office upon request.

There is restricted access to the garage so we recommend interested parties to check if this is suitable for their vehicles.

The land registry document does contain charges, a copy is available to view upon request.

The gas and electricity supply is currently on a top up card payment system.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 C

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

Our Ref: JGA/05032024

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		
81-91	B		84 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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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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