

Coronation Road  
Stafford, ST16 3JR



A superbly presented family home situated in a popular residential location within the county town of Stafford.

£235,000

John German

This well presented three bedroom family home is situated on Coronation Road in Stafford, and will be sure to appeal to a wide range of purchasers, from First Time Buyers to Landlords, with its convenient location, high standard of finishes throughout, large rear garden and being offered to the market with No Upward Chain. If this property was to be rented, we would recommend a rental figure of approximately £900 PCM.

Internally the property comprises of a composite entrance door opening into the light and inviting hallway with wooden effect flooring, porthole style window to the side aspect, carpeted stairs rising to the first floor, a useful under stairs storage cupboard and oak style internal doors leading off to the living room and kitchen/diner. The front facing living room has a large uPVC double glazed bay window to the front aspect, feature gas fire, wooden effect flooring, ceiling light point and feature spotlights.

Across the rear of the property is the beautiful open plan dining kitchen that is ideal for modern day family living equipped with an attractive range of matching hi-gloss wall and base units with wooden worksurfaces over, inset stainless steel sink with drainer and mixer tap over, below a uPVC double glazed rear facing window, and various space for some freestanding appliances. There is plenty of space for dining furniture and a set of uPVC double glazed French doors leading into the conservatory which in turn provides access out to the rear garden.

On the first floor there are three bedrooms, two double sized rooms and a further single bedroom that could make an ideal office if required. The modern family bathroom has tiled walls and flooring, a bath with mixer tap, rainfall shower attachment, low level WC, wash hand basin, uPVC double glazed window to the rear aspect, chrome style heated towel rail.

Outside to the front, there is a stoned driveway providing off-road parking for two vehicles. A side gate leads to the rear garden having a large patio seating area ideal for summer entertaining with a generous lawn and a variety of plants, shrubs and trees.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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:** Staffordshire County Council / Tax Band B

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

**Our Ref:** JGA15042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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