

# Stone Road

Stafford, ST16 1NT

John   
German





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£240,000



A characterful, traditional semi detached house with garage, large front garden, off road parking and many original features that make this a most appealing home.



Set back from the Stone Road behind a good sized and privately hedged fore garden, this delightful semi detached house has an eye catching traditional style that gives it great curb side appeal.

The property is gas centrally heated and predominantly double glazed and offers a storm porch entrance with original door there in, leading to the reception hall which has stairs leading to the first floor and central access to all ground floor rooms. There are two separate and similarly sized reception rooms. A front facing room with mullioned windows and a rear facing room with a bay window, feature fireplace with gas coal fire and partial wall panelling.

Also enjoying views of the rear garden is the fitted kitchen which has a full range of base and wall units, ample worktops and splashback tiling, fitted stainless steel sink unit, gas cooker to be included in the sale, and space for a fridge. Leading off the kitchen is a door giving access to the garage and side lobby area.

The first floor has the benefit of good natural light coming from a large mid landing window and also has a built-in airing cupboard. The property has three double bedrooms, one facing to the front with built in wardrobes and two of the bedrooms overlooking the rear garden. The family bathroom has been refitted with a contemporary white and chrome suite to include bath with shower over, low level WC, wash hand basin and aqua boarded walls.

Outside, single garage with side lobby area having an up and over door, personal doors to the front and rear, and a wall mounted Baxi gas central heating boiler. Driveway parking to the front of the property, together with a substantially sized lawn, stocked borders and hedged boundaries. The rear garden by comparison is smaller but well presented to include a patio area, gravelled pathway and tree barked borders.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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:** Stafford Borough Council / Tax Band C

**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/17072024

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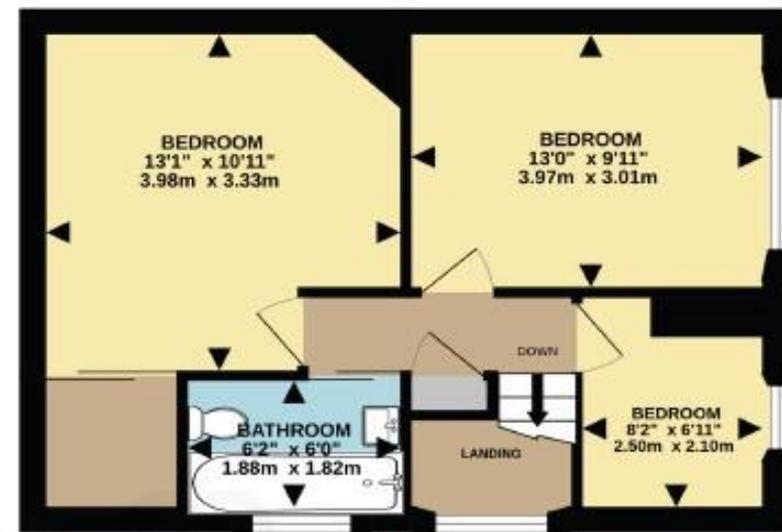




GROUND FLOOR



1ST FLOOR



John German  
Estate Agents Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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