

Paterson Drive
Stafford, ST16 1WH



A stylish, practical and impressive two bedroom semi detached house with open plan living spaces, a good sized garden and driveway parking.

£190,000

John German 

A modern and thoughtfully designed two bedroom semi detached house with gas central heating and uPVC double glazing. Located on the north side of Stafford that is perfect for commuters using the M6 and equally convenient for purchasers seeking easy access into the town and its amenities.

Step through the feature front door with canopy over into an open plan entrance hall that has a two piece fitted guest's cloakroom leading off and a storage cupboard where there is also an appliance space for a washing machine.

Leading off the hall is a spacious light and bright open plan kitchen/dining/living area that overlooks and has access to the rear garden and a staircase to the first floor. The kitchen is fitted with a full range of white contemporary base and wall units with contrasting worktops, inset stainless steel sink unit, built in oven, hob and extractor plus appliance spaces for a fridge freezer and dishwasher.

There is also ample space for both lounge and dining furniture.

On the first floor the landing gives access to the two double bedrooms and bathroom. The master bedroom is a rear facing double room with a three piece en suite shower room leading off.

The guest second double bedroom overlooks the front and has a built in wardrobe. The main bathroom is positioned between the two bedrooms and has a white and chrome suite to comprise bath, low level WC, wash hand basin and partial tiling.

Outside there is driveway parking for two cars. The front garden is designed for low maintenance and has a pathway and gravelled beds.

The rear garden is a good size and privately fenced with a patio and decked area, large storage shed plus an established lawn and borders.

Note: We are awaiting details of the greenspaces service charge.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/23082024

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.





John German



John German



John German



John German



John German



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		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent