

# Talbot Road

Forebridge, Stafford, ST17 4DQ

John German





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£230,000

An attractive and traditional terraced family home located in a popular yet convenient location within walking distance from Stafford town centre.



This three bedroom mid-terraced family home has been stylishly upgraded and is situated in a popular area of Stafford. It is within walking distance of Stafford town centre and the mainline railway station that offers regular services to London Euston, some of which take only approximately one hour and twenty minutes plus routes to Birmingham, Manchester and Liverpool. The county town centre has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network. For local schooling this property falls into the catchment area for St. Paul's CE (VC) Primary School located on Garden Street and was awarded outstanding in its latest Ofsted report and for secondary education its King Edward VI High School.

Internally the property comprises a newly fitted composite entrance door opening into the hallway with carpeted stairs rising to the first floor landing and doors off into the two reception rooms. The front room is currently used as the living room with uPVC double glazed window to the front aspect, carpeted flooring, ceiling light point and brick fireplace housing an electric fire. Double doors opens into the dining room which has laminate wooden effect flooring, brick surround fireplace, sash window to the rear aspect and door opening into the breakfast kitchen.

The kitchen is fitted with a range of matching wall and base units with contrasting worksurfaces over, tiled splashbacks and space for various freestanding kitchen appliances. There are spotlights to the ceiling, laminate wooden effect flooring, a door leading down to the cellar, two windows to the side aspect and a door leading out to the rear garden.

Upstairs on the first floor landing there are two spacious double bedrooms, a family bathroom and an additional modern shower room. On the second floor is the third bedroom with two Velux skylights, eaves storage, laminate flooring and spotlights to the ceiling.

**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:** On street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

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

**Broadband and 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 A

**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/30092024

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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1285.32 ft<sup>2</sup>

119.41 m<sup>2</sup>

**Reduced headroom**

57.59 ft<sup>2</sup>

5.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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