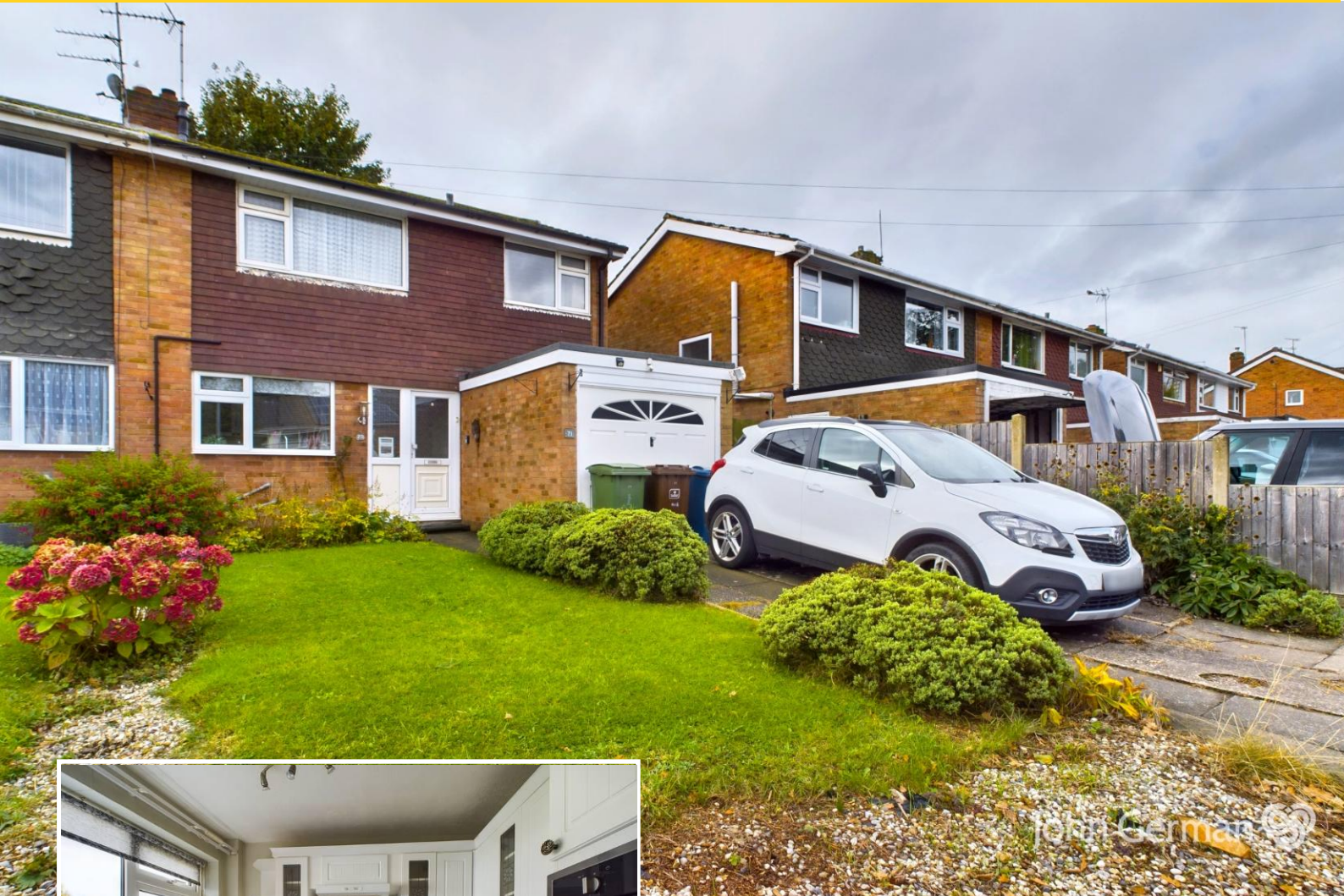


Barnes Road
Stafford, ST17 9RP



A very pleasant semi detached house which is situated in a popular location and we understand was formally a three bedroom property and now comprises two bedrooms and a dressing room.

£180,000



John German 

The reception hall has stairs rising to the first floor landing and off which leads an attractive kitchen with an excellent range of white units with contrasting granite effect work surfaces, a stainless steel sink and drainer, tiled splashbacks and integrated appliances comprising gas hob with extractor canopy over, split level oven and fridge.

The pleasant lounge and dining area has a traditional style cast iron fireplace with coal effect fire, patio doors to the conservatory and further patio doors from the dining area opening to the rear terrace and garden.

The garage has been converted to a wet room and store. The wet room comprises shower, WC wash basin and downlighting. There is an internal door opening into the garage store which also has an external side personal door.

Off the first floor landing is two double bedrooms. The principal bedroom has built in cupboards housing the gas boiler and a wide opening to the dressing area which has a range of wardrobes (we believe this was originally the third bedroom). The bathroom has a corner bath with shower, WC and pedestal wash basin.

Outside, the property stands back from the road beyond a lawned front garden with mature borders and adjacent drive. There is a separate gated entrance leading into the rear garden which has a deep paved sun terrace with rockery retaining walls which have mature beds and central steps leading to a raised lawn with further established beds.

The property is situated in this popular location convenient for Stafford's many amenities. Stafford has the benefit of a mainline intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The house was most likely three bedrooms and has been converted to two bedrooms prior to our clients ownership and we do not have any associated paperwork.

The garage was converted to create a wet room and separate garage store and again we have no paperwork records appertaining to this.

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

www.staffordbc.gov.uk

Our Ref: JGA/09102024

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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