

# The Crescent

Stafford, ST16 1ED

John   
German





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£280,000

An attractive & Extended 1930's semi-detached family home situated within a popular residential area of Stafford.

John German are delighted to offer to the market this superbly presented four bedroom semi-detached family home situated in a popular residential area that is within easy access of Stafford town centre which offers a range of high street shops, restaurants, pubs, supermarkets and a mainline intercity railway station offering regular services to London Euston taking approximately only 1hr 20mins. Nearby road links include J13 and J14 of the M6 motorway, providing access into the national motorway network. For schooling, this property falls within the catchment area for Doxey Academy for primary education, and King Edwards VI High School.

Internally the property comprises of UPVC entrance door opening into the welcoming porch with original 1930's stained-glass windows and door opening into the entrance hallway with Minton tiled style flooring, cast iron style feature radiator, carpeted stairs rising to the first floor landing with useful understairs storage cupboard and doors off into the two reception rooms and the kitchen. The first of two reception rooms is the dining room with UPVC double glazed window to the front aspect, carpeted flooring and a ceiling light point. The second reception room is the living room with carpeted flooring, UPVC double glazed French doors leading out to the rear garden, ceiling light point and chimney breast housing the log burner style electric fire. The extended breakfast kitchen has an extensive range of matching wall and base units with worksurfaces over, tiled splashback's, a range of integrated kitchen appliances, spotlights to the ceiling, windows to the side and rear aspect, and a UPVC door to the side aspect leading out to the rear garden.

To the first floor find three generously proportioned bedrooms, two large doubles both with fitted wardrobes and one smaller single bedroom ideal as a nursery or office. In addition, you will find a modern bathroom suite comprising off bath with rainfall shower over, sink, low level WC and a heated towel rail. On the second floor is the master bedroom featuring two opening skylight windows with Velux-style blinds fitted. This room has a small WC comprising a toilet and small hand wash basin. The attic room offers great views out over Doxey Marshes.

Externally to the front of the property is a tarmac driveway providing off-road parking for 2/3 vehicles and access into the single garage. To the rear of the property is a fully enclosed rear garden with paved patio seating area, lawned garden, and a summerhouse.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

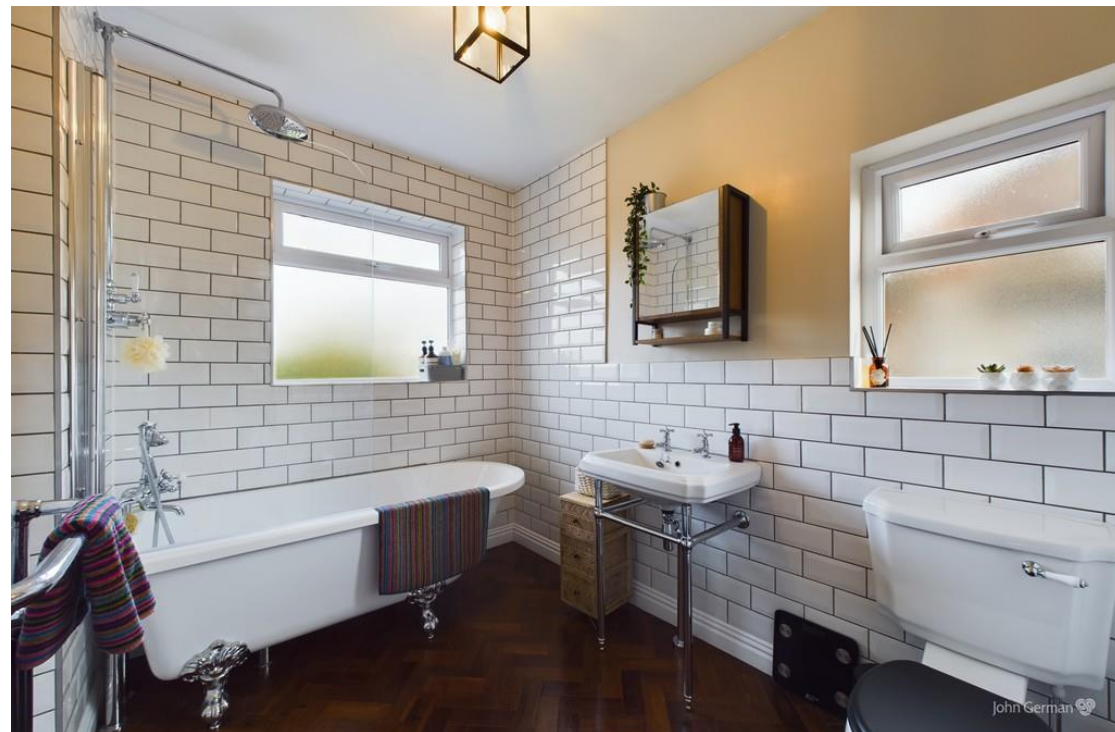
**Local Authority/Tax Band:** Staffordshire County Council / Tax Band C

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

**Our Ref:** JGA04122024

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.







Ground Floor



Floor 1



Floor 2

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

1246.69 ft<sup>2</sup>

115.82 m<sup>2</sup>

**Reduced headroom**

12.34 ft<sup>2</sup>

1.15 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.

**GIRAFFE360**



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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