

# The Russetts

Stafford, ST17 9EL



Two bedroom mid terraced house in need of modernisation and offered with no upward chain. Single garage en bloc included in sale.

£140,000

John German 

Located in a cul-de-sac of similar homes that is approached from Rickerscote Road and Astoria Drive. A well planned home that offers exciting potential for improvement.

A small storm porch gives access to the front main door that leads you into the front facing lounge which has a fireplace with electric fire and stair to the first floor.

The rear facing dining kitchen is in need of updating but currently has a range of oak base and wall units together with a stainless steel sink and various appliance spaces.

Leading off the kitchen is a uPVC double glazed conservatory with direct access to the rear garden.

The first floor landing has an airing cupboard, access to the loft space and access to the two bedrooms and bathroom.

Bedroom one is a front facing double room and bedroom two is a rear facing single room.

The bathroom has an original three piece blue suite and tiling and is in need of modernisation.

Outside, single lock up on garage in a close neighbouring block.

Easily managed front and rear gardens with pathways, gravelled and shrubby planted borders and a useful rear garden access gate.

NOTE: THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONAL 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:**

**Parking:** Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31122024

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

#### Agents' Notes

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