

Woodlands Road

Stafford, ST16 1QP

John
German





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£260,000

A superbly modernised and upgraded traditional three bedroom semi detached house with open plan living spaces and a long list of special features, located between the Eccleshall Road and Stone Road.



An ideal family home that offers a most attractive and stylish range of accommodation, complimented by a substantial block paved driveway, fore garden and a mature and privately screened rear garden.

The property has gas central heating and uPVC double glazing and even has an externally cladded insulation system to aid energy efficiency. The vast majority of the property has been replastered and there are attractive timber floors and new skirting, doors and architraves throughout.

Entrance to the property is through a feature storm canopy porch and half glazed front main door that leads you into a welcoming reception hall with timber finished floor and a n oak stair leading to the first floor.

Leading off the hall is access to the excellent sized front facing lounge that has a bay window and open access to the adjacent dining kitchen. This room is off good size and practical proportions and has an ample dining area with double door access to the rear garden. The fitted kitchen section has a full range of white high gloss base, wall and drawer units with contrasting worktops and splashback tiling, inset sink unit, built in oven, microwave, dishwasher and space for a fridge/freezer.

Leading off the kitchen is a good sized utility room with fully fitted base units, worktops, sink unit and appliance spaces for a washing machine and tumble dryer. At the rear section of the utility room, there is a two piece guest cloakroom, a useful separate shower and a cupboard fitted storeroom.

The first floor landing is a light and bright space and provides access to the three bedrooms and shower room. There are two double sized bedrooms and a third single bedroom with built in cupboard.

The family shower room is fully tiled and fitted with a white and chrome suite to comprise quadrant shower unit, vanity/wash hand basin and low level WC.

Outside, block paved driveway/frontage parking together with fenced and hedged boundaries and a concealed area for the household bins. The rear garden is of good traditional size and offers a decked seating area, lawns, box planting along a stepping stone pathway, timber garden shed, children's play den and greenhouse which are included in the sale.

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: 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 TBC

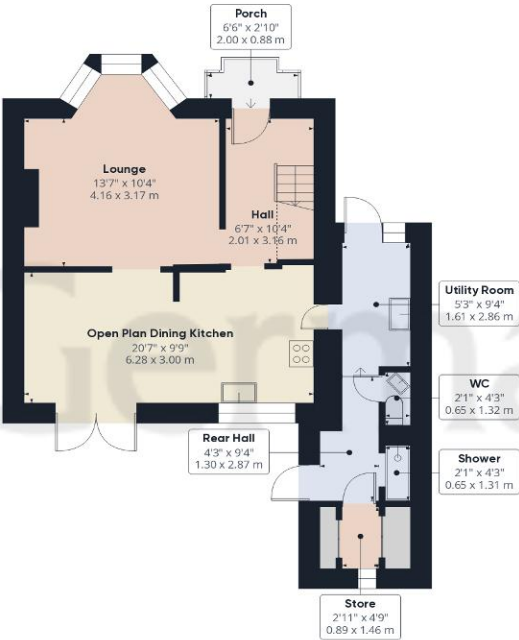
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

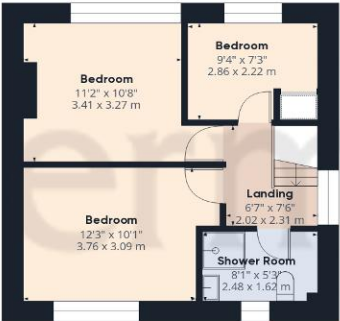
Our Ref: JGA/30012025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

976.51 ft²
90.72 m²

Balconies and terraces

21.42 ft²
1.99 m²

Reduced headroom

15.82 ft²
1.47 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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