



An attractive traditional detached house occupying a lovely plot with spacious and established rear garden. Situated in an exceptionally popular residential location, within easy walking distance of schools for all ages.

£425,000

John German

An enclosed entrance porch leads to the reception hall which has stairs rising to the first-floor landing and a wooden veneered floor.

The wooden floor extends into the superb dining kitchen which has an attractive range of units complimented by granite worksurfaces and a stainless steel 1.5 bowl sink and drainer. Integrated appliances comprise ceramic hob, double oven, fridge and freezer. There are tiled splashbacks and downlighting. Off the kitchen is a cloakroom fitted with a WC and wash basin.

The delightful lounge features a brick fireplace with electric fire and two windows either side, in addition to a front facing window and patio style doors opening to the spacious conservatory, which in turn has access to the terrace and lovely rear garden.

The first-floor landing leads to three bedrooms, all of which have wardrobes. In addition, there is a useful box storage room. The modern shower room has a walk-in shower with drying area, wall hung wash basin, tiling to all wet areas and an airing cupboard. There is a separate WC.

The property stands back from the road beyond a block paved drive capable of parking at least two cars and gives access to the garage. There is a gated side entrance which leads to a lovely sun terrace, beyond which lies an extensive lawn with a variety of mature trees and established borders, plus an ornamental pond. There is a greenhouse, garden shed and a store with electricity.

The property is situated in one of the most popular areas of Stafford, within easy walking distance of schools for all ages. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

#### Agents notes:

The Land Registry document refers to rights and covenants and a copy of this is available upon request.

**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 & garage

**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/>

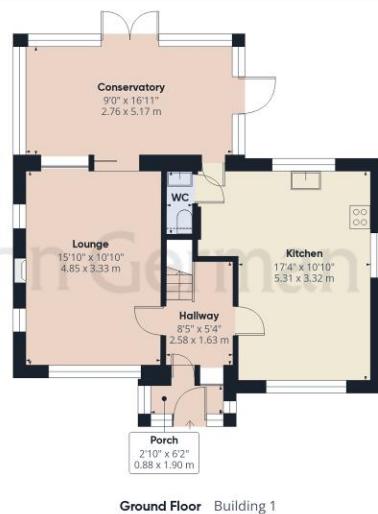
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

**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/03072025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**John German** 

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

1250 ft<sup>2</sup>

116.1 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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