



An extended traditional semi-detached house which requires modernisation. The property has the benefit of gas fired central heating, three bedrooms and is situated on an attractive plot with established garden.

£220,000



John German



The reception hall has stairs rising to the first-floor landing, useful storage space and a guest WC off.

The extended lounge is spacious and there is a separate dining room. Please note, there are gas fires in both rooms, however, we cannot confirm that they are safe and in working condition.

The kitchen has also been extended and has a range of white units with contrasting work surfaces, stainless-steel sink and drainer, hob and a separate split-level oven.

The first-floor landing leads to three bedrooms. There is also a shower room, having a corner shower with electric shower unit, wash basin, tiling to all wet areas and a tiled floor.

The property stands well back from the road behind a driveway capable of parking two cars and gives access to the garage. To the rear of the property, there is a paved sun terrace with dwarf height wall and border, with steps up to a lawn which has mature, well stocked borders. There is also a garden shed and greenhouse.

The property is situated in a popular location, very convenient for the town centre of Stafford which has an intercity railway station with regular services to London Euston, some taking only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents note:** The property is not registered with 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:** 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/>

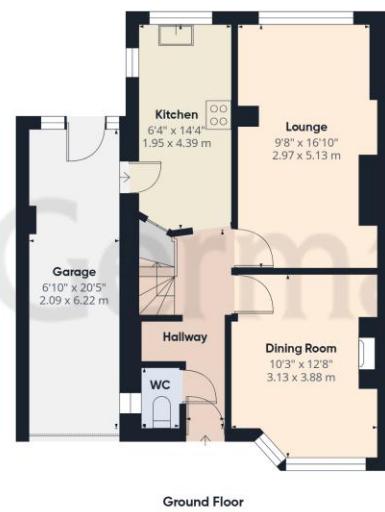
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B

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

**Our Ref:** JGA/23102025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Approximate total area<sup>(1)</sup>  
939 ft<sup>2</sup>  
87.2 m<sup>2</sup>



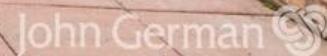
(1) Excluding balconies and terraces

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	64 D	
39-54	E		
21-38	F		
1-20	G		









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#### Agents' Notes

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