

Burcham Close

Stafford, ST16 1RH



A tastefully presented end of terrace house situated in this cul-de-sac which is just off the Eccleshall Road.

£185,000



John German

Accommodation: Reception hall with stairs rising to the first floor landing. Lounge having an attractive Regency style fire surround with marble hearth and inset and a pebble effect gas fire. Attractive dining kitchen has an excellent range of white units with contrasting granite effect work surfaces and an enamel one and a half bowl sink and drainer. Integrated hob with oven beneath and extractor canopy above, there is also an integrated dishwasher. Patio style doors opening into a conservatory which has external doors and also access to the lobby which has an external door and utility room off.

On the first floor there are two double bedrooms, both having built-in cupboards and a splendidly appointed bathroom comprising bath with electric shower and a folding screen above, a wash basin set into an integrated unit which incorporates cupboards, drawers and mirrors along with a WC and a vertical towel radiator. The loft has been professionally partly boarded.

Outside, the house stands back from the road beyond a drive providing parking for two cars. To the rear of the property is a good sized garden that has a paved terrace and lawn plus a new timber shed.

The house is situated in a popular and established location which is conveniently located for the Holmcoft park and play areas, Holmcoft Road shops, to include a doctors surgery and library, that are all within a few minutes walk. It is also handy for bus routes and the county town centre which has an intercity railway station where there are regular services operating to London Euston, and some of which take only approximately one hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: High speed 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: Stafford Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA19112025

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Ground Floor

Floor 1

Approximate total area⁽¹⁾

828 ft²

77.1 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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