





A tastefully presented link-detached property which provides particularly flexibly arranged accommodation, having a double bedroom on the ground floor with shower room, in addition to a double bedroom and shower room upstairs. Situated in an extremely sought-after location within walking distance of schools for all ages.

£290,000



Detailed accommodation comprises kitchen with a range of attractive units with contrasting work surfaces, sink and drainer, fitted dining bar and integrated appliances including fridge, gas hob with electric oven beneath and concealed extractor canopy.

There is a delightful lounge with attractive fireplace having a marble hearth and inset with a gas fire. An arch opens to the separate dining area which has patio doors to the lovely terrace and rear garden.

There is an inner hall with stairs rising to the first floor landing and access to a double bedroom with built in wardrobe, and a shower room comprising shower, WC and wash basin with integrated cupboard beneath.

The first floor landing has a particularly spacious walk in storage cupboard and access to a double bedroom having a range of built-in bedroom furniture. A secret door leads to another very useful and spacious walk-in store. There is also a shower room having a shower, a WC and wash basin set into a modern integrated unit, and splendid full height tiling.

Outside, the house stands back from the road beyond a brick block paved drive capable of parking two cars, and a well-presented garden with ornamental tress and bushes. There is a double garage which has the benefit of a rear door leading to a lovely rear garden, which has a deep paved sun terrace and lawn with established borders.

The property is situated in one of the most sought-after areas of Stafford with local amenities at Wildwood, Bridle Road and Bodmin Avenue. Stafford town centre 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 provides direct access into the national motorway network and M6 toll.

Agents notes: The property is not registered with Land Registry and therefore limited information is available and will require a first registration on sale, for which most solicitors will make an additional charge.

The property is offered for sale subject to Grant of Probate.

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

Our Ref: JGA/15122025

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John German 🧐





Agents' Notes

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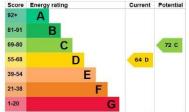
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