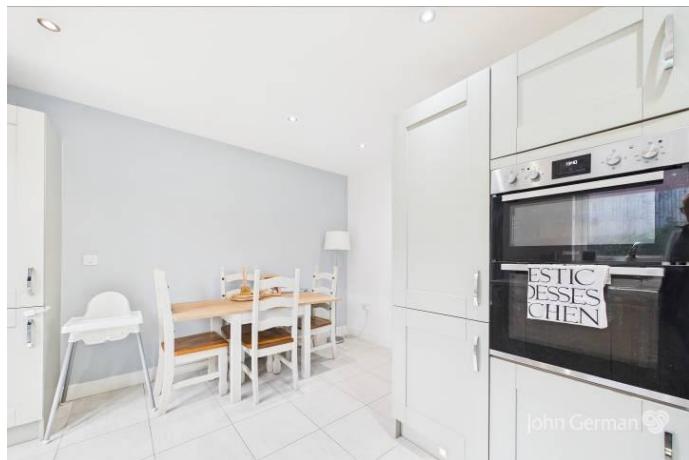


# Redgrave Drive

Stafford, ST16 1YP



John German



A particularly attractive modern semi-detached home situated on a sought-after development, having the benefit of a pleasant rear garden and two parking spaces. The house is particularly well appointed and beautifully presented throughout.

£255,000

John German

The delightful lounge has stairs rising to the first floor landing with an excellent range of bespoke built-in storage space beneath, a deep front facing window, and a part tiled floor to the reception area. There is also a door to a cloakroom/utility, which has the benefit of a wash basin with integrated units beneath incorporating a washing machine, plus a WC, tiled floor and splashbacks, and a chrome towel radiator.

The superb dining kitchen has a very attractive range of sage coloured units with contrasting work surfaces and a stainless steel 1.5 sink and drainer. Integrated appliances comprise stainless steel hob with glass splash plate, extractor canopy above, double oven, fridge freezer and dishwasher. There is also plinth lighting, downlighting and tiled floor, which extends into the dining area where double French style doors open to the garden.

The first floor landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from an excellent range of built in wardrobes, the second bedroom has very attractive modern panelling to one wall, and the third bedroom has a fantastic range of home office furniture. The lovely family bathroom comprises bath with shower over and screen above, wall hung WC, wash basin, exquisite contrasting tiling and a chrome towel radiator.

Outside, the house stands back from the road and has the benefit of two parking spaces. Gated side access leads to the rear terrace with lawn garden beyond.

The property is situated on this very popular development which is within easy access of both the town centre and intercity railway station, where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

#### Agents notes:

There is a communal green space charge currently £198.38 payable to Trinity (Estates) Property Management Limited.

The Land Registry document refers to rights, easements and restrictions and a copy of which 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

**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/>

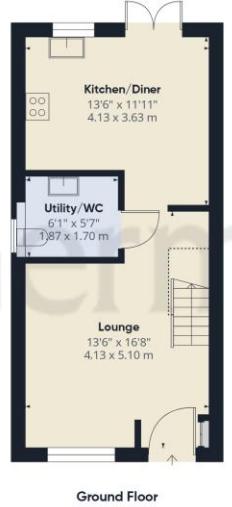
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

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

**Our Ref:** JGA/08012026

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.



**John German** 

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

745 ft<sup>2</sup>  
69.1 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

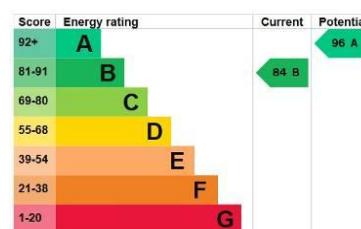
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

S W  
E N

Floor 1





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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

#### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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