



John German



An attractive chalet style link-detached house which is situated in a very popular location and offers potential for modernisation and refurbishment.

£240,000

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There is a reception hall with a side entrance door, and off which leads a cloakroom having a wash basin with integrated cupboard beneath, WC, half tiled walls and tiled floor.

The pleasant lounge has a front facing bow window and a brick fireplace with tiled hearth.

The kitchen has a range of high and low level units with stainless steel sink and drainer, and tiled splashbacks.

There is an extended sitting and dining area, which in turn has patio doors opening to a glazed, enclosed link with outer doors to the garden and internal doors to the garage store, which has been converted to provide storage space, a utility and shower.

The first-floor landing leads to three bedrooms, one of which has built-in bedroom furniture, and a well-appointed shower room having a spacious shower, wash basin with integrated cupboard beneath, WC, vertical towel radiator and a cupboard housing the boiler.

The property stands back from the road in a pleasant cul-de-sac beyond a drive and garden area to the front, giving access to the block paved carport. To the rear of the property, there are various paved areas with lawn and established features.

The property is situated within the county town of Stafford which has a range of amenities including an intercity railway station where there are regular services operating to London Euston, some of which take approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents note:** The Land Registry refers to rights and covenants 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 & carport

**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:** Staffordshire County Council / Tax Band C

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

**Our Ref:** JGA/13012026

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

1103 ft<sup>2</sup>

102.5 m<sup>2</sup>

Reduced headroom

31 ft<sup>2</sup>

2.9 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.

GIRAFFE 360



Floor 1





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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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