



John German



Attractive modern semi-detached property situated on this popular development to the northern side of the county town of Stafford.

£210,000



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The reception hall has stairs rising to the first-floor landing, an opening to the kitchen, a door to the lounge, and a door to the cloakroom having a WC, pedestal wash basin and tiled splashbacks.

The kitchen is fitted with an excellent range of high and low level units with contrasting work surfaces and a stainless-steel sink and drainer. There is an integrated stainless-steel hob with oven beneath, splash plate and extractor canopy above.

The pleasant lounge features double French style doors to the garden and a built-in cupboard.

The first-floor landing leads to two bedrooms and the family bathroom. The principal bedroom benefits from built in wardrobes and an en suite comprising pedestal wash basin, electric shower, WC and tiled splashbacks. The second bedroom has a built-in cupboard over the stairs.

The bathroom features a bath with shower and screen above, pedestal wash basin, WC and tiled splashbacks.

Outside, there is a gated side entrance leading to an enclosed lawned rear garden and patio. There is shared access to the front of the property with two parking spaces.

The county town of Stafford has a wide range of amenities including an 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: The Land Registry document refers to rights and covenants.

There is a green space/communal charge, and we currently await the amount.

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: Two parking spaces

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28012026

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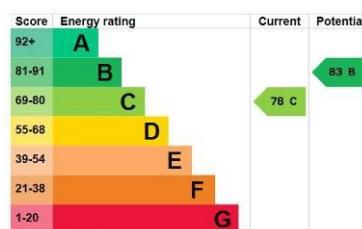
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Agents' Notes

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