



Such a tastefully presented traditional semi-detached house which provides excellent accommodation and has the benefit of a long rear garden.

£265,000



John German



The reception hall has stairs rising to the first floor landing, a wooden floor and an excellent range of bespoke fitted shelving and storage cupboards.

The truly delightful lounge features a bay front facing window, a recess fireplace housing a cast log burner and feature wall covering to one wall.

The superb L shape dining kitchen is fitted with a very attractive range of units with wooden work surfaces and a ceramic double bowl sink with tiled splashbacks. Double French style doors open to the terrace and garden.

The first floor landing leads to three tastefully presented bedrooms, two of which have cast and now ornamental fireplaces, and all of which have feature painted half panelling and traditional style radiators.

The superb shower room with excellent tiling comprises of a spacious shower with both conventional and waterfall heads, WC, wash basin with integrated drawer and cupboard beneath, and towel radiator.

Outside, the property stands back from the road with a drive capable of parking two cars. Gated side access leads to the rear of the property where there is a deep, beautiful Indian stone terrace and a long, mainly lawned rear garden. There is also a useful workshop and a garden shed.

The property is conveniently situated for the county town centre of Stafford which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network.

Agents note: The Land Registry document refers to covenants and a copy of which is available upon request. Our clients believe the property did have some alterations prior to them purchasing it in 2013 however they have no paperwork.

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 B

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

Our Ref: JGA/26012026

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.



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Approximate total area⁽¹⁾

854 ft²

79.3 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

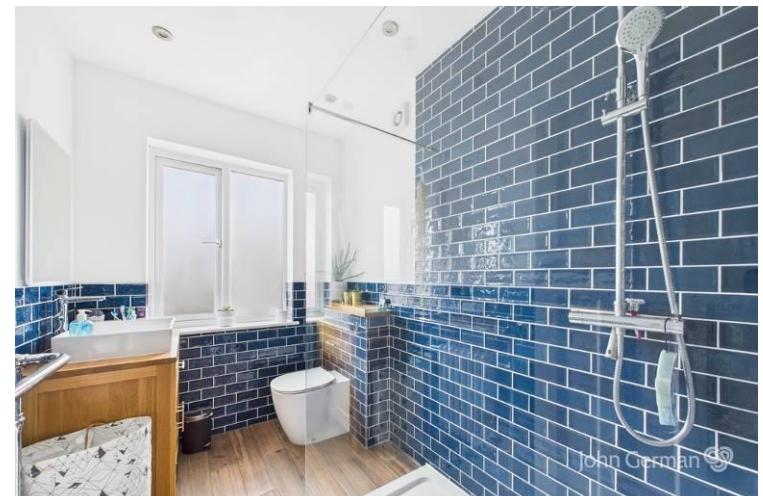
Reduced headroom

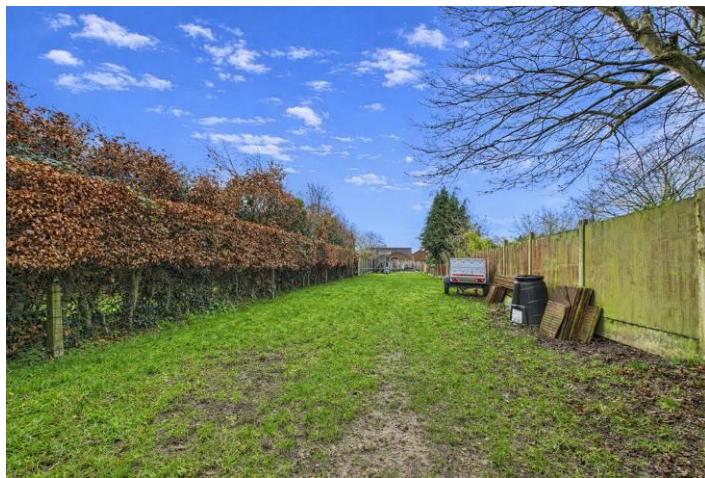
Below 5 ft/1.5 m

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

GIRAFFE360

Ground Floor Building 2





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

AWAITING EPC MEDIA



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