

Meyrick Road

Stafford, ST17 4DG

John 
German



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£110,000

Attractive traditional bay fronted terrace house providing potential for modernisation with two reception rooms, and a garage may be available by separate negotiation.

Accommodation

Reception hall with stairs rising to the first floor landing, and sitting room off with front facing bay window, original ceiling detail and tiled fireplace (there is a gas fire however we cannot confirm it is in working order). Separate dining room with rear facing window, built in cupboards and tiled fireplace (again with a gas fire, we cannot confirm it is in working order). The kitchen has a stainless steel sink and door with steps down to the cellar.

On the first floor are two bedrooms and a bathroom with a three piece suite and airing cupboard.

Outside is a rear garden and gate to a shared access.

A garage may be available however it is via separate negotiation at a price of £5000.

Agents Note

The Property is not registered with The Land Registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property however there is no gas fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Stafford Borough Council / Tax Band B

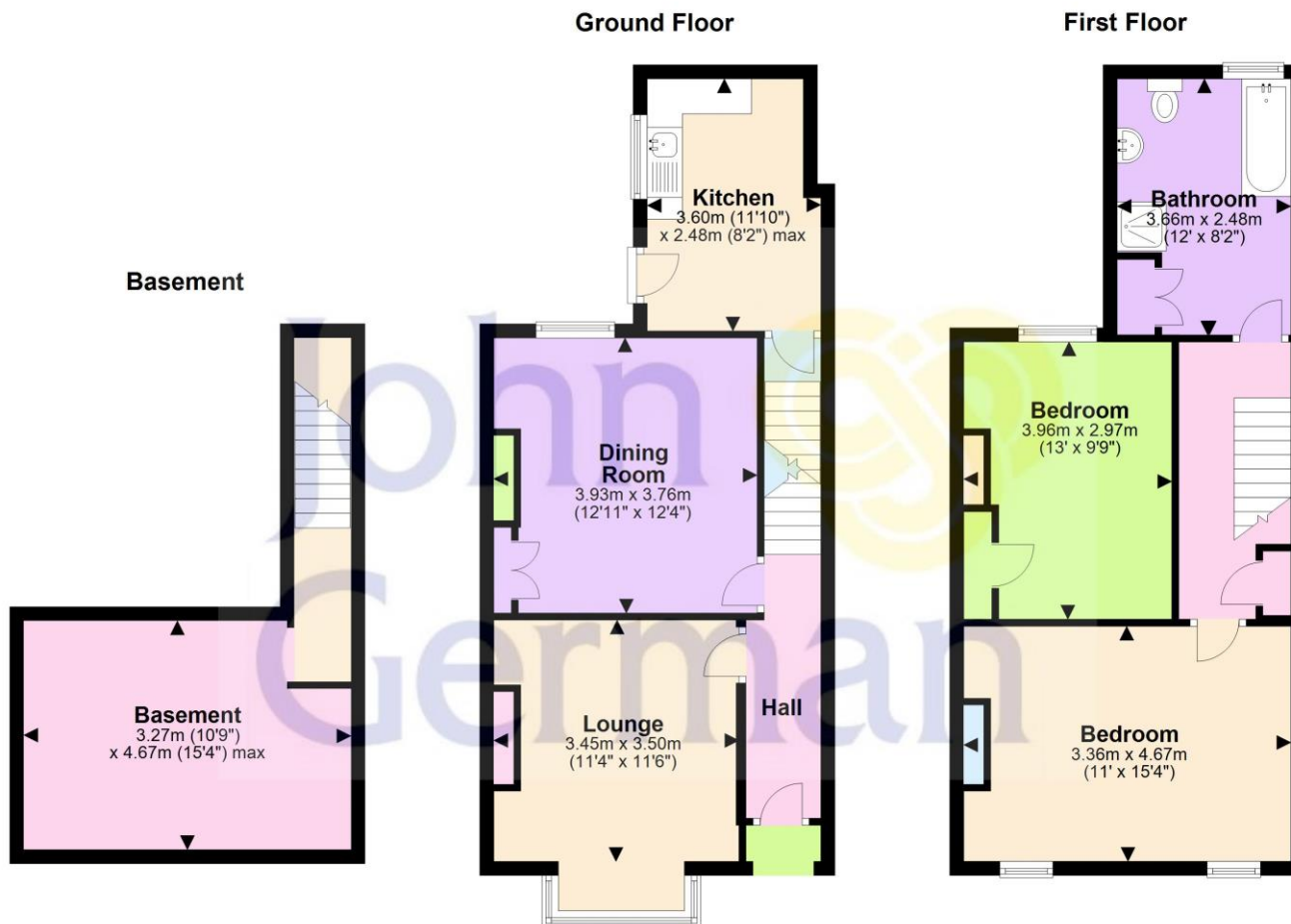
Useful Websites: www.environment-agency.co.uk

www.staffordbc.gov.uk

Our Ref: JGA/150419







Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems appliances shown have not been tested and no guarantee as their operability or efficiency can be given. Plan produced using PlanUp.

Agents' Notes

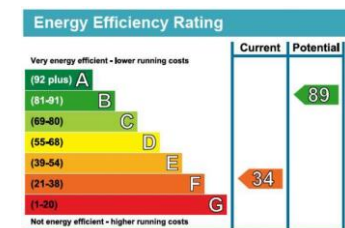
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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