



**2 bed end of terrace house to buy in ST17**

John Amery Drive, Stafford, Staffordshire, ST17 9PE





**£135,000** Starting Bid

 x2  x1  x2

Tenure  
**Freehold**

Driveway parking

**Property features**

-  Being Sold via Secure Sale online bidding. Terms & Conditions apply.
-  Immediate 'exchange of contracts' available
-  2 Reception Rooms
-  2 Bedrooms
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offered for sale by Auction, this two bedroom end terrace home presents an excellent opportunity for investors, landlords, first time buyers or anyone looking for a property they can improve and add value to.

Plenty of potential for a new owner to modernise and make it their own. The accommodation includes a good sized living room with bay window, kitchen, useful utility area, bright sun room overlooking the rear garden, two bedrooms, bathroom and separate WC. Outside, there is a front driveway and an enclosed rear garden with lawn and established borders.

This is a property with clear potential in a popular residential location, making it ideal for buyers looking for a home they can update over time or investors seeking their next project. With no onward chain and a practical layout already in place, this is a great chance to secure a well-proportioned end terrace at an attractive starting price.

Living Room - 13'7" x 10'4" - This living room offers a bright and inviting space, featuring a large bay window that fills the room with natural light. The room benefits from a wooden floor and a charming fireplace, complemented by built-in shelving to one side, providing practical storage or display options.

Kitchen - 11'7" x 6'11" - The kitchen is a practical, galley-style space with ample cabinetry and work surfaces. It is fitted with a range of white cupboards and includes space for appliances such as a washing machine and cooker. The tiled floor adds durability and the kitchen opens through an archway to a utility area and into the sunroom.

Sunroom - 8'0" x 12'2" - The adjoining sunroom is a light and airy extension with large windows on three sides and doors leading to the garden. Its tiled floor and brick lower walls provide a solid, weatherproof feel, making it an ideal space to enjoy the garden views all year round.

Utility Room - 4'7" x 13'4" - The utility room provides practical space for laundry and storage. It has a tiled floor and an access door to the garden, making it a convenient area for household chores.

Hallway - 5'9" x 10'3" - The hallway leads from the front door into the main living spaces, with stairs rising to the first floor. It is a tiled corridor that connects the entrance with the kitchen and living room, providing a welcoming flow through the ground floor.

Bedroom - 12'0" x 9'9" - The master bedroom is a well-proportioned room with a large window overlooking the garden. It features built-in storage cupboards and neutral décor, offering a peaceful retreat with plenty of natural light.

Bedroom 2 - 11'9" x 7'11" - The second bedroom is slightly smaller but still comfortably sized, with a window providing garden views. It makes an ideal guest room, nursery, or home office space.

Bathroom - 5'10" x 4'7" - The bathroom includes a bathtub with overhead shower, a pedestal basin, and a window for natural light and ventilation. The walls are tiled in white with a decorative blue border, creating a fresh and clean environment.

Wc - 5'11" x 2'11" - The separate WC is a practical addition with a toilet and small washbasin, tiled for easy maintenance and located conveniently off the first-floor landing.

Rear Garden - The garden is long and well-maintained, featuring a lawn bordered by shrubs and small trees. A paved path runs through the length of the garden, providing access to the rear and complementing the greenery with easy maintenance. It is a lovely outdoor space for relaxing, gardening, or entertaining.

Front Exterior - The front exterior has a brick-paved driveway and a low brick wall with decorative wrought iron gates, offering parking and a neat boundary to the property. The brick façade of the house includes a bay window and a porch, creating a welcoming street frontage.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: End of terrace house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Living Room

4.10m x 3.10m (13'5" x 10'2")

This living room offers a bright and inviting space, featuring a large bay window that fills the room with natural light. The room benefits from a wooden floor and a charming fireplace, complemented by built-in shelving to one side, providing practical storage or display options.

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## Kitchen

3.50m x 2.10m (11'5" x 6'10")

The kitchen is a practical, galley-style space with ample cabinetry and work surfaces. It is fitted with a range of white cupboards and includes space for appliances such as a washing machine and cooker. The tiled floor adds durability and the kitchen opens through an archway to a utility area and into the sunroom.

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## Sunroom

2.40m x 3.70m (7'10" x 12'1")

The adjoining sunroom is a light and airy extension with large windows on three sides and doors leading to the garden. Its tiled floor and brick lower walls provide a solid, weatherproof feel, making it an ideal space to enjoy the garden views all year round.

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## Utility Room

1.40m x 4.10m (4'7" x 13'5")

The utility room provides practical space for laundry and storage. It has a tiled floor and an access door to the garden, making it a convenient area for household chores.

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## Hallway

1.80m x 3.10m (5'10" x 10'2")

The hallway leads from the front door into the main living spaces, with stairs rising to the first floor. It is a tiled corridor that connects the entrance with the kitchen and living room, providing a welcoming flow through the ground floor.

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## Bedroom

3.70m x 3.00m (12'1" x 9'10")

The master bedroom is a well-proportioned room with a large window overlooking the garden. It features built-in storage cupboards and neutral décor, offering a peaceful retreat with plenty of natural light.

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## Bedroom 2

3.60m x 2.40m (11'9" x 7'10")

The second bedroom is slightly smaller but still comfortably sized, with a window providing garden views. It makes an ideal guest room, nursery, or home office space.

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## Bathroom

1.80m x 1.40m (5'10" x 4'7")

The bathroom includes a bathtub with overhead shower, a pedestal basin, and a window for natural light and ventilation. The walls are tiled in white with a decorative blue border, creating a fresh and clean environment.

## **Wc**

*1.80m x 0.90m (5'10" x 2'11")*

The separate WC is a practical addition with a toilet and small washbasin, tiled for easy maintenance and located conveniently off the first-floor landing.

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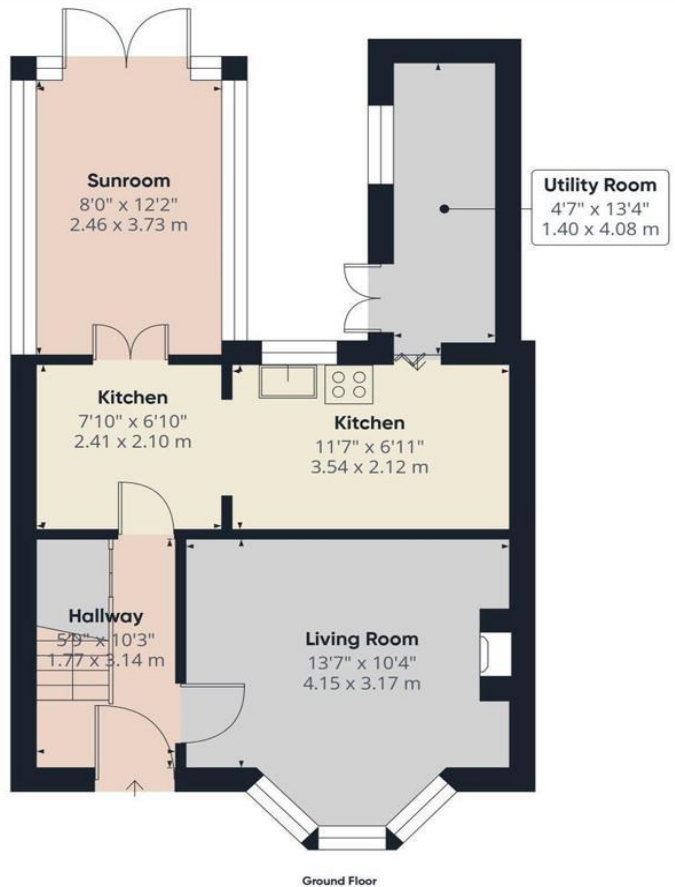
## **Rear Garden**

The garden is long and well-maintained, featuring a lawn bordered by shrubs and small trees. A paved path runs through the length of the garden, providing access to the rear and complementing the greenery with easy maintenance. It is a lovely outdoor space for relaxing, gardening, or entertaining.

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## **Front Exterior**

The front exterior has a brick-paved driveway and a low brick wall with decorative wrought iron gates, offering parking and a neat boundary to the property. The brick façade of the house includes a bay window and a porch, creating a welcoming street frontage.



Approximate total area<sup>(1)</sup>  
533 ft<sup>2</sup>  
49.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

John Amery Drive, Stafford, Staffordshire, ST17 9PE

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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