



John German

This semi-detached home is ideal for a family, with three double bedrooms, bathroom, light and spacious lounge, dining room and a well-appointed kitchen, together with a wide drive and pretty gardens. Situated in a popular village with train station, primary school, shops and pubs.

£240,000



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Set behind a double width drive and well tended front garden, the side door opens in the entrance hall which has a tiled floor. To the right is a guest WC, and to the left, the door opens into a spacious lounge with window framing views to front with a feature archway connecting to a good size dining room, ideal for families or entertaining.

The kitchen, with window and door to gardens, is fitted with plenty of cupboards, an integrated oven and hob and space for further appliances. This then leads through to a central hall with staircase to first floor, door off to a useful storage room and onto the remainder of the garage, which offers an ideal workshop/storage space. To the first floor, there are three double bedrooms and a well appointed bathroom with both a bath and separate shower. The house is beautifully presented throughout and ready to move in.

The rear gardens offer pretty outdoor space, with a low maintenance approach and a great space to relax.

**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:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA/02102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C      77 C

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Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

#### Agents' Notes

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