

Booth Lane

The Blythe, Stafford, ST18 0LU



A traditional semi detached with open countryside views located in a desirable hamlet, offered to the market with no upward chain.

Asking Price Of £260,000

John German 

This 1930's semi detached property occupies a delightful position in this desirable hamlet. For local schooling it falls in the catchment area for The Richard Clarke First School in the nearby village of Abbots Bromley and for secondary education it is Thomas Alleyne's in the nearby market town of Uttoxeter. Uttoxeter has many amenities including high street shops, supermarkets, eateries, coffee shops, a multi screen cinema and leisure centre.

Accommodation - Step inside the entrance hall with stairs to the first floor and a door opening into the lounge that has an electric fire and a uPVC double glazed window to the front. A door opens into the dining room having a stone fireplace with coals fire set on a tiled hearth and storage cupboards. A wide arch opens to the kitchen fitted with a range of base and eye level units, worksurfaces with an inset sink set below a rear facing window, tiled splash backs, fitted oven, hob and extractor plus space for further appliances. Leading off the dining room is a conservatory overlooking and giving access out to the rear garden.

On the first floor are three bedrooms, two of which are double sized rooms, served by the family bathroom fitted with a four piece suite, fully tiled walls and a front facing window.

Outside - Wrought iron gates open to an extensive block paved driveway leading to a single garage with an up and over door. Adjacent is a good sized lawned foregarden surrounded by mature planted beds. A side gate gives access to the rear garden that is predominantly laid to lawn and adjoins open fields. There is a coal shed, greenhouse and garden store. The side of the property is South facing so the property benefits from sunshine throughout the day.

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

Services: Oil fired central heating. Drainage is to a septic tank shared with the neighbour. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/09012022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Agents' Notes

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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.

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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.

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