

The Blythe

Stafford, ST18 0LT



Traditional semi detached home providing well proportioned accommodation suitable for a variety of potential buyers with some scope for personalisation, occupying a delightful cul de sac position backing onto fields.

£225,000



John German

For sale with no upward chain involved, viewing and consideration of this substantial home is strongly advised whether looking for your first home or moving up or down the property ladder. While maintained by the current owners but also providing scope for personalisation, the good sized plot which backs onto fields provides scope for extending the accommodation (subject to obtaining the necessary planning permission and consents).

Occupying a delightful cul de sac location on the rural outskirts of the highly popular village of Kingstone within easy access to its amenities including the Talbot first school, the Shrewsbury Arms public house and restaurant, plus the Blythe public house, the Manor Golf Club and the village church. The towns of Uttoxeter and Stafford are both within easy commutable distance, and several walks through the surrounding countryside are also on the doorstep.

A uPVC part obscured double glazed entrance door opens to the welcoming hall having a rear facing window providing natural light and a feature slate tiled floor that flows into the kitchen. Stairs rise to the first floor with a cupboard below and doors lead to the ground floor accommodation.

Across the front of the home are the two separate reception rooms, the well proportioned lounge which has a focal chimney breast with a cast multi-fuel burner which also runs the central heating system and a wide walk-in bay window providing light. The separate dining also has focal chimney breast and brick fireplace.

The kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden and fields, electric cooker and space for additional appliances, plus tiled splashbacks. A timber stable style door leads to the useful rear porch/utility that has fitted units and doors to both the garden and the useful store/WC.

To the first floor the landing has a rear facing window overlooking fields, a built-in airing cupboard and doors to the three good sized bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the bathroom, which has a white suite incorporating a panelled bath with an electric shower over, and complimentary tiled splashbacks.

Outside – To the rear a paved patio enjoys a good degree of privacy leading to the garden laid to lawn, with well stocked borders and a further paved seating area at the top of the garden taking full advantage of the view. Access to a useful brick built outhouse and space for sheds, plus gated access to the front.

To the front there are well stocked borders plus a gravelled bed to the side with shrubs, and a tarmac and paved hard landscaped garden enclosed to three sides.

What3words: broads.daydream.baseline

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

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Solid fuel

(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 B

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/10062024

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GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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