

# Bridge Close

Weston, Stafford, ST18 0HY

John German



**FOR SALE**  
John German  
Sales & Lettings  
01785 236600



# Bridge Close

Weston, Stafford, ST18 0HY

Offers in excess of £365,000

Offering superb potential is this detached family home nestled in a quiet cul-de-sac in the desirable village of Weston.



John German are delighted to offer to the market with no upward chain, this three/ four bedroom detached family home offering generous living accommodation over two floors and occupying a delightful position in Bridge Close which is a quiet cul-de-sac in the highly desirable Staffordshire village of Weston.

Weston appeals to all age groups with its convenient position for commuting and modern day life. For commuters, the nearby county town of Stafford has a mainline intercity railway station offering regular services to London, taking only approximately 1 hour 20 minutes, making this an ideal location for commuters working in the capital. Further to this, Stafford is home to junctions 13 and 14 of the M6 motorway, providing easy access onto the national motorway network and nearby roads including the A51 and A518 leading to the nearby towns of Uttoxeter and Stone.

For families, this property in Weston offers nearby country walks along the canal and for schooling, the catchment area is St. Andrews' C of E Primary School situated within the village of Weston. For secondary school, it is the Weston Road Academy in the nearby county town of Stafford.

The property in brief comprises, entrance hall way, downstairs WC, large lounge/diner, kitchen, laundry room, two garages and upstairs three/ four bedrooms and a family bathroom.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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:** Stafford Borough Council / Tax Band E

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

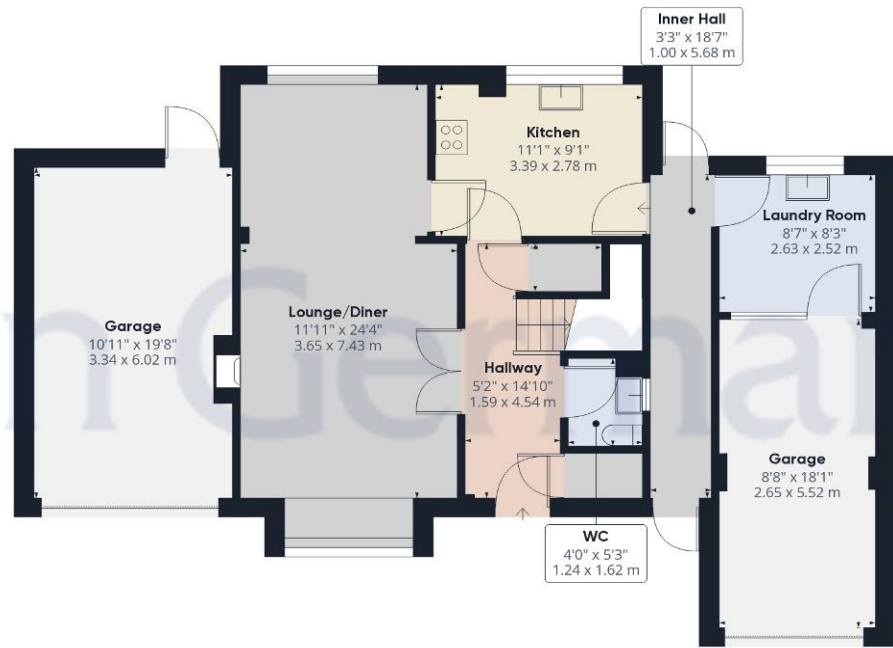
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/18042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor

Approximate total area<sup>(1)</sup>  
 1538.39 ft<sup>2</sup>  
 142.92 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### 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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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